

Guidelines to the Shadowood Homeowners Association Deed Restrictions

I. INTRODUCTION

The Board of Directors, after considerable deliberation of the Shadowood Covenants, Conditions, and Restrictions, (Deed Restrictions) has established these guidelines as a reference so that all owners can more easily understand and comply with the Deed Restrictions. These guidelines will also clarify how we will consistently and equitably interpret and apply the restrictions. Please note that these guidelines do NOT replace or change our official Shadowood Covenants, Conditions, and Restrictions, (Deed Restrictions). They are intended to increase clarity, eliminate any perceptions of selective enforcement, and help everyone to be on the same page regarding how to comply with the restrictions and when and how the Board will handle violations.

Your Association, by the authority of the Board of Directors, has contracted with The Vanguard Management Group, Inc. (Vanguard) to enforce the Deed Restrictions. Vanguard, in consultation with the Association's Deed Restriction Committee and Board, will apply these guidelines to determine when a deed restriction violation has occurred and to notify the homeowner of the need to remediate the violation.

After sufficient notice, homes that remain in noncompliance will either be subject to a possible fine, following action by the Association's Fining Committee, or the matter shall be relegated to the Association's attorney.

Please review the guidelines in light of the conditions of your home and make the changes if any, within the next 30 days. Vanguard will commence notification of homeowners of non-compliance April 1st. If you are unable to remediate the condition for which you are notified, please contact Vanguard within 30 days of the notification to work out an acceptable timetable.

II. YARD/LAWN

____Mow your lawn when the lawn height exceeds six inches. Remove cut grass from the sidewalk, driveway and yard.

____Trim the edges along the curb, sidewalk, house, and driveway when the grass extends over two inches.

____Don't permit weeds to grow in the cracks or expansion joints of your curb, sidewalk, or driveway.

____Keep front yard hedges at no more than 5-feet in height. Trim hedges when new growth extends more than five inches above the hedge top. Privacy hedges, **not visible from the street** installed adjacent to porches, screened enclosures, lanais, pools/spas or docks are not subject to these specific requirements but need to be maintained and kept groomed.

____Maintain full coverage of plant beds and mulch beds with garden plants and mulch so that there are no bare areas. Plants that will grow to cover the bed areas within one growing season, or brown mulch, are acceptable. Do not allow your beds to be covered with bare dirt or weeds. If you are unable to maintain you beds as outlined here, consider returning them to turf. Mulch should be refreshed when its coverage is less than 100% of the mulched area.

____Remove weeds when they are present in any or all hedges or beds at a height in excess of two inches and/or exceeding twelve plants/runners per square foot.

____Trim foundation areas along the sides of your home and the bottom of fences if a mower cannot cut the grass.

____Prune/remove tree branches lower than 6 ft from the ground. Trim trees when: palm fronds and branches have been damaged by frost; limbs are rubbing roofs or homes; limbs are interfering with pedestrians using sidewalks or vehicles in the street; branches are dead or appear dead.

____Signs: no sign of any kind may be erected anywhere on the property, including docks and seawalls, except for *For Sale* or *For Rent* signs, which do not exceed 6-inches by 9-inches. Flags and banners containing any written content or lettering are considered to be signs and are subject to the restrictions on signs, except for: American flags; state flags; U.S. military and POW/MIA; college/university; sports team; seasonal/holiday/welcome.

____Flagpoles: flagpoles may be installed up to 16 feet in height above ground, with a maximum diameter of 6.5 inches

III. TRASH/CLUTTER/STORAGE

____Trash cans, recycle containers and yard waste may only be placed by the street on the evening prior to normal pickup. By the end of the trash pickup day, remove cans and containers from the street and store in your garage or otherwise out of sight of the street and neighboring homes until the next pickup. Remove excessive yard waste or other yard waste that is not picked up on the normal collection day the street area until the next collection day. Moving it or storing it across the street on County ROW is not permitted.

IV. PARKING & STORAGE - VEHICLES/BOATS/COMMERCIAL VEHICLES/TRAILERS/LAWN MAINTENANCE & RECREATIONAL EQUIPMENT

_____Parking of golf carts, bicycles, and properly registered (exhibiting current non-expired license plate or equivalent) and operational automobiles, vans, motorcycles, and light duty trucks, ONLY is permitted in the open carports and driveways of Shadowood homes. Parking or STORAGE of any unregistered, automobile, truck, motorcycle, watercraft, trailer (of any kind), RV, lawn maintenance equipment or other/similar equipment on or within open carports or driveways for more than 3 consecutive days (see below) is PROHIBITED. Residents are permitted storage of the above within the enclosed garage of a residence provided that the garage door is intact, functional and remains closed when not in use.

_____No trucks (greater in GVWR than non-commercial dually pickup trucks) and no commercial vehicles (vehicles of any kind exhibiting commercial business branding, labeling, advertising or so equipped to provide commercial services) shall be stored or parked on any Shadowood lot or common area, except when parked within the enclosed garage of the residence provided that the garage door is intact, functional and remains closed when not in use.

_____There shall be no street (within active travel lanes) parking of any vehicle, commercial or otherwise except when engaged in the transporting and delivery of goods or providing contracted services to or from a Shadowood Residence and only within normal daytime business hours.

_____No RV or structure of a temporary character, trailer base, tent, shack, garage, barn or other outbuilding or any portion of same shall be used, parked or stored on any lot anytime as a residence either temporarily or permanently.

_____Watercraft, trailers or habitable motor vehicles (owned/registered by the Shadowood homeowner only) will be permitted to be parked in/on the driveway of a Shadowood lot for repairs and cleaning for a period of time not to exceed 3 days. Storage beyond 3 days is PROHIBITED. If more than 3 days is needed to complete repairs or maintenance, written approval the Shadowood Deed Restriction Committee must be obtained PRIOR to commencement of the short-term storage event.

_____Similarly, no vehicle, watercraft, trailer, habitable motor vehicle should be parked or stored in the Citrus County Right-Of-Way across the streets from Shadowood homes for more than 3 days. While not a violation of the Shadowood Deed Restrictions, such parking is a violation of Citrus County Code, and the Board will notify County Code Compliance of such violations. In addition, parking or storage of any personal property on the lands owned by the Riverhaven Community Club adjacent to Clubview Drive and the Citrus County Right of Way alongside it, constitutes a trespass and is not permitted.

V. PROPERTY MAINTENANCE AND IMPROVEMENTS

____All exterior improvements to your home must be pre-approved by the Architectural Review Committee. Your request must be in the form of a written ARC application and must be completed according to the instructions on the application. Incomplete applications will not be processed and commencing modifications without approval of a complete application is a violation subject to penalties including fines. The two-page ARC application is available on the website or by contacting Vanguard.

____Maintain your mailbox. Repaint mailboxes when the exterior paint is flaking or peeling, or the mailbox or pedestal is damaged, using the same paint color and materials, or replace the mailbox.

____Maintain your home exterior paint. Clean or repaint the home when the paint is flaking or peeling, or the primer or unpainted surface is showing through, or mildew or dirt is apparent. Repainting is needed if cleaning does not restore the condition to like-new. The only acceptable exterior paint colors to be used in Shadowood are the colors contained in the *Color Palette for Shadowood*. Prior ARC approval is required before any exterior surface is repainted, unless it is being repainted with the same colors previously used, so long as those colors were compliant with the color palette. Homeowners are encouraged to check with the ARC if they are unsure of what colors are on their homes or whether their colors comply with the Shadowood color palette. The ARC application should include color samples and reference to the Shadowood palette numbers. Repair damages to the exterior, dented, rotted, or torn soffits, fascia or shutters prior to painting.

____Maintain roofs and replace shingles when necessary. Remove mildew before a build-up occurs, because mildew is unsightly and damages the asphalt that protects the roof. The only approved roof materials, including the color of these materials, are those which match natural earth tone materials and colors installed throughout Shadowood. Similarly, maintain soffits, fascia, gutters, shutters, and trim, and repair or repaint when discolored, rotted, or otherwise damaged. ARC approval is required to replace a roof or roof materials, or to install or repair/replace soffits, fascia, gutters, shutters, or other trim.

____Repair damaged roofs and remove temporary coverage materials placed over damaged roof areas as soon as possible. Keep Vanguard informed as to the schedule and progress of such repairs.

____Window treatments (shades, drapery linings, and other treatments) visible from the exterior of a home should be natural wood or other neutral color. Do not use foil or other reflective material on any windows for sunscreens, blinds, shades, or any other purpose. Maintain window treatments in good repair.

_____Temporary hurricane shutters are permitted. When possible, install shutters beginning when a storm which threatens Florida has been officially given a name and remove them by 5 days after the storm threat has passed. Installation of permanent hurricane shutters requires ARC approval, and may not be approved if their appearance is not in keeping with the community guidelines and color palettes.

_____Basketball hoops and similar portable sports equipment may be kept outside provided they are kept in the driveway between the sidewalk and the garage. No equipment is allowed in the street.

_____Remove all holiday decorations and lighting within a reasonable period of time following the end of the holiday for which they are displayed. Under most circumstances 30 days following the holiday should be sufficient. Notify Vanguard if there is a need to retain the decorations for a longer period, and work out a timetable to complete removal.

_____Pets are not allowed to roam the neighborhood. Owners are expected to clean up after their pets.

_____Do not conduct any activity on any lot or lots which may be or may become an annoyance or nuisance to the neighborhood. In the event of any question as to what may or may become a nuisance, such question shall be decided upon by the Shadowood Board of Directors and its determination shall be final.

_____Do not place or maintain any refuse pile or unsightly objects anywhere on a Shadowood residential lot. Keep the property, buildings, docks, improvements and appurtenances in good, safe, clean, neat and attractive condition.

_____Shadowood residences *may* be leased for single family residential occupation only. Owners *may* lease their residential property for periods of not less than 90-days and no more than twice per calendar year. All lease tenants are subject to reasonable pre-occupancy approval by the Shadowood Board. Owners are required to deliver to the HOA through their authorized Agent (Vanguard Property Management) at least 30 days before the lease is to commence, an informational form including credit information completed by the prospective tenant, a copy of the proposed written lease agreement and notarized acknowledgment of receipt of, and intent to comply with, the Shadowood Deed Restrictions by the prospective lease tenant and Shadowood property owner. **ANY INCOMPLETE SUBMITTAL PACKAGE WILL NOT BE ACCEPTED OR REVIEWED.** If the HOA does not object within 21 business days after receiving the required lease documents, tenant will be deemed approved by the HOA.

VI. POOLS, SPAS AND HOT TUBS

_____Construction of above-ground pools will not be approved.

_____Hot tubs and spas will be approved provided they are pre-approved by the ARC and are shielded completely from neighbors' view by placement within the residence or approved fencing or vegetation from the time of installation.

_____For pool screen and lanai enclosures, the only acceptable color is bronze (brown). Screens and lanai enclosures require prior ARC approval.

_____Tents, trailers and temporary structures of any kind are prohibited from being placed or maintained on any lot.

VII. FENCES

_____No fences, hedges or shrubbery shall be erected or maintained on any lot or lots which shall be in excess of five (5) feet in vertical height from the adjacent ground surface. Fences shall conform to and be in keeping with the type of structure and design of the residence to which it is appurtenant and in all respects be aesthetically pleasing in appearance. No wall type or solid board fences that restrict the view of other Owners may be added to any Shadowood residence or lot. No fences shall be added to any front or rear yard which face the street or canal of a Shadowood residence or lot.

_____Special requirements exist for fences. All fences are subject to prior Architectural Review Committee approval prior to installation.

VIII. GENERAL

_____ In the event that any Owner shall fail or refuse to correct and remediate any noticed violation of the restrictions and guidelines as described above, within 30-days of such written notice, then the Association Board of Directors (their Contractors, Workman or similar Assigns) may enter upon said residential lots to complete required cleanup/maintenance and or repairs or removal of non-compliant material or vehicles at the sole expense of the Property Owner and such entry shall not be deemed trespass.