



DADELAND WALK
**ARCHITECTURAL
STANDARDS**

AND DESIGN GUIDELINES
FOR LOT OWNERS

DADELAND WALK ASSOCIATION
Architectural Standards and Design Guidelines for Lot Owners
Adopted August 27, 2026

Section 1 - General Requirements	3
Section 2 - Items Not Requiring ACB Approval	5
Section 3 - Prohibited Items	6
Section 4 - ACB Application Requirements	8
Section 5 - Contractor, Permit & Documentation Requirements	10
Section 6 - Emergency Repairs	12
Section 7 - General Architectural Standards	14
7.1 General Maintenance Requirements.....	14
7.2 Windows	14
7.3 Front Entry Doors	16
7.4 Sliding Glass Doors	18
7.5 Patio Screen Enclosures.....	19
7.6 Front Trellis	21
7.7 Front Entry Gates	24
7.8 Rear Patio Gates	25
7.9 Exterior Walls, Building Envelope & Patio Walls	26
7.10 Roofs	28
7.11 Air Conditioning Equipment.....	31
7.12 Exterior Lighting	33
7.13 Front Patio Flooring.....	35
7.14 Exterior-Mounted Video Cameras	37
7.15 Gutters & Downspouts	40
7.16 Awnings, Canopies, Tarps & Shade Structures	42
7.17 Freestanding Patio Structures.....	44
7.18 Side Patio Openings Abutting Common Areas.....	47
7.19 Hurricane Protection Specifications	49
Section 8 - Approval Expiration, Extensions & Project Completion	50
Section 9 - Enforcement, Violations & Corrective Action	52
Section 10 - Existing Conditions, Nonconforming Installations & Future Compliance	55
Section 11 - Floor Plan Reference Guide	57
Section 12 - Exhibits & Architectural Details	58

DADELAND WALK ASSOCIATION
Architectural Standards and Design Guidelines for Lot Owners
Adopted August 27, 2026

SECTION 1 GENERAL REQUIREMENTS

1.1 Authority

The Architectural Control Board ("ACB") derives its architectural review and rulemaking authority primarily from Article VII, Section 13 of the Declaration of Restrictions and Protective Covenants for Dadeland Walk ("Declaration"), which authorizes the ACB to review and approve architectural matters and to promulgate such rules and regulations as it deems necessary to carry out the provisions and intent of that Section.

The ACB shall exercise such authority in accordance with the Declaration, the Association's other governing documents, Chapter 720, Florida Statutes, and other applicable law.

The ACB is an independent architectural review body responsible for reviewing architectural applications and issuing architectural decisions in accordance with the Association's governing documents and these Standards.

The Board of Directors retains responsibility for enforcement of violations, fines, suspension proceedings, and all other enforcement remedies authorized by the Association's governing documents and applicable law.

Nothing contained in these Standards shall be construed as expanding the ACB's authority beyond that granted by the Declaration, the other governing documents, or applicable law.

1.2 Scope

These Standards apply to all exterior alterations, modifications, additions, replacements, installations, improvements, and architectural features visible from Common Areas, neighboring Lots, private roads, sidewalks, or other portions of the community. Consistent with Section 720.3035(1)(b), Florida Statutes, the ACB shall not require approval of interior alterations or improvements that are not visible from the parcel frontage, an adjacent parcel, an adjacent common area, or a community golf course, except to the extent the work affects an exterior building component, structural component, Association maintenance responsibility, Common Area, or other matter lawfully subject to architectural review under the Association's governing documents or applicable law.

1.3 Exterior Building Components and Building Envelope Protection

Exterior building components and building-envelope elements subject to architectural review or otherwise protected under the Association's governing documents may include, as applicable:

- a. Exterior walls
- b. Stucco surfaces
- c. Waterproofing systems
- d. Roof systems
- e. Fascia components
- f. Structural framing

DADELAND WALK ASSOCIATION
Architectural Standards and Design Guidelines for Lot Owners
Adopted August 27, 2026

g. Exterior finishes

Certain exterior components may be maintained by the Association, while others may remain the maintenance, repair, or replacement responsibility of the Lot Owner under the Association's governing documents. Nothing in these Standards shall alter or reallocate those responsibilities.

No Owner, contractor, or vendor shall penetrate, modify, attach to, mount upon, drill into, or otherwise alter any exterior building component or building-envelope element subject to architectural review or protected under the Association's governing documents without prior written ACB approval when such approval is required by the Declaration or these Standards.

1.4 Owner Responsibility

Owners are responsible for ensuring that all approved work:

- a. Complies with these Standards;
- b. Complies with applicable permits and codes;
- c. Is performed by properly licensed contractors when required;
- d. Does not damage Association property;
- e. Is properly maintained after installation.

1.5 No Waiver

The existence of a condition within the community shall not, standing alone, establish that the condition was approved, is compliant with the Association's governing documents or these Standards, creates a binding precedent, or requires approval of a future application.

Failure of the Association, ACB, Board of Directors, or Management to enforce any provision shall not constitute a waiver of future enforcement rights except to the extent otherwise required by applicable law.

1.6 Illustrations and Exhibits

Illustrations, diagrams, sketches, photographs, renderings, and other visual materials contained in or attached to these Standards are intended solely to provide conceptual architectural guidance and clarification.

They are not engineering drawings, architectural construction documents, structural plans, product approvals, permit drawings, installation instructions, or representations or certifications of compliance with applicable building codes or governmental requirements.

Owners remain responsible for obtaining all plans, engineering, permits, approvals, product documentation, and professional services required for their particular project.

In the event of an inconsistency between an illustration or exhibit and the written text of these Standards, the written text shall control, subject always to the Association's governing documents and applicable law.

SECTION 2 - ITEMS NOT REQUIRING ACB APPROVAL

2.1 Routine Maintenance and Like-for-Like Repairs

ACB approval is not required for routine maintenance or repairs that do not alter the appearance, design, dimensions, materials, location, color, or architectural character of an existing approved feature.

Examples include:

- a. Repair of existing trellises using the same design, dimensions, materials, and approved color.
- b. Repair or replacement of damaged screen mesh within an existing approved screen enclosure.
- c. Replacement of existing hardware using substantially similar hardware and finish.
- d. Replacement of weatherstripping, door sweeps, rollers, locks, hinges, or similar maintenance components.
- e. Cleaning, pressure washing, or routine maintenance of approved exterior features.

2.2 Painting and Surface Maintenance

ACB approval is not required for:

- a. Touch-up painting using the Association-approved color on the same surface.
 - b. Repainting previously approved Owner-maintained surfaces using the same approved color.
 - c. Routine sealing, staining, or protective maintenance of approved exterior features using the same color and finish previously approved by the Association.
- Any change in color, finish, material, or appearance requires prior ACB approval.

2.3 Landscaping Maintenance

ACB approval is not required for routine landscape maintenance within existing landscape beds, including:

- a. Trimming shrubs and hedges.
- b. Pruning trees and plants.
- c. Replacing dead or damaged plants with substantially similar non-invasive species.
- d. Mulch replacement.
- e. Routine irrigation repairs within existing systems.

Landscaping may not encroach into sidewalks, Common Areas, neighboring Lots, drainage areas, utility easements, or otherwise interfere with the Association's maintenance responsibilities.

2.4 Emergency Protective Measures

Temporary emergency measures necessary to prevent immediate property damage, protect life or safety, or secure a residence may be performed without prior ACB approval.

Examples include:

- a. Temporary tarping to prevent water intrusion.
- b. Temporary boarding of broken windows or doors.
- c. Emergency plumbing repairs.
- d. Emergency electrical repairs.
- e. Emergency air-conditioning repairs necessary to restore habitability.

DADELAND WALK ASSOCIATION
Architectural Standards and Design Guidelines for Lot Owners
Adopted August 27, 2026

Emergency work remains subject to the notification requirements contained in Section 6 of these Standards.

2.5 Decorative Items Within Fully Enclosed Rear Patios

The following items may be installed within fully enclosed rear patios without ACB approval, provided they are not visible from Common Areas or neighboring Lots:

- a. Outdoor furniture.
- b. Decorative accessories.
- c. Portable planters.
- d. String lights are installed in a safe manner.
- e. Freestanding decorative items.

2.6 Minor Interior Improvements

ACB approval is not required for interior improvements that:

- a. Are entirely within the residence.
- b. Are not visible from the exterior.
- c. Do not affect structural components.
- d. Do not affect the building envelope.
- e. Do not require exterior equipment or installations regulated by these Standards.
- f. Do not impact Common Areas or Association-maintained property.

Nothing in this Section shall be construed to expand the ACB's authority over interior alterations beyond that permitted by the Association's governing documents and applicable law.

2.7 Clarification

Owners are encouraged to seek clarification from Management before commencing any project when uncertainty exists regarding approval requirements. The responsibility for determining whether approval is required rests solely with the Owner.

The items listed in this section are not intended to be exhaustive. Any exterior modification, alteration, installation, replacement, or improvement not specifically exempted herein shall require ACB review and approval prior to commencement of work.

SECTION 3 - PROHIBITED ITEMS

3.1 Architectural Appearance and Exterior Structures

The following items are prohibited:

- a. Exterior security bars, grilles, cages, or similar devices installed on windows, doors, or openings.
- b. Decorative murals, artwork, graphics, painted designs, or non-approved accent colors on exterior surfaces.
- c. Exterior siding, stone veneer, brick veneer, artificial stone, decorative cladding, or façade materials not approved by the Association.
- d. Reflective, mirrored, opaque, dark-tinted, or non-uniform window films visible from the exterior.
- e. Curtains, sheets, blankets, tarps, or similar materials used as exterior coverings.

DADELAND WALK ASSOCIATION
Architectural Standards and Design Guidelines for Lot Owners
Adopted August 27, 2026

f. Exterior modifications that materially alter the original architectural appearance of the dwelling without ACB approval.

3.2 Lighting and Electrical Installations

The following items are prohibited:

- a. Neon lighting.
- b. Flashing, blinking, strobe, or rotating lights.
- c. Color-changing lighting visible from the exterior, except temporary holiday lighting permitted by the Association's Rules and Regulations.
- d. Exposed electrical wiring.
- e. Exposed conduit that is not specifically approved by the ACB.
- f. Temporary extension cords used as permanent electrical installations.
- g. Exterior lighting that creates nuisance glare onto neighboring Lots or Common Areas.

3.3 Landscaping Restrictions

The following items are prohibited:

- a. Invasive plant species.
- b. Vegetation that obstructs sidewalks, roadways, or pedestrian access.
- c. Landscaping that extends into Common Areas without Association authorization.
- d. Landscaping that interferes with drainage patterns, utility easements, or Association maintenance activities.
- e. Installation of Bougainvillea after the effective date of these Standards, invasive vines, or climbing vegetation attached to exterior walls or Association-maintained structures. Non-invasive climbing plants may be permitted on approved trellis structures in accordance with Section 7.6.10.

3.4 Storage and Outdoor Equipment

The front patio, front entry courtyard, and other areas visible from Common Areas or the front of the residence shall not be used for the storage of personal property. The following items may **not** be stored in locations visible from Common Areas:

- a. Storage containers.
- b. Shelving units.
- c. Cabinets.
- d. Construction materials.
- e. Tools and equipment not actively in use.
- f. Bicycles.
- g. Kayaks, paddleboards, canoes, and similar recreational equipment.
- h. Outdoor refrigerators, freezers, or appliances.
- i. Fuel containers, propane tanks, or generators, except during emergencies or as otherwise permitted by law.
- j. Household items not intended for exterior use.

Exception: Temporary placement of such items for maintenance, cleaning, loading, unloading, or active recreational use shall not constitute a violation.

3.5 Patio and Flooring Restrictions

The following items are prohibited:

- a. Wall-to-wall carpeting installed on exterior patios, walkways, or entry areas.
- b. Loose gravel, rock, shell, or similar materials outside approved landscape areas.
- c. Flooring materials extending beyond approved patio boundaries.
- d. Any modification that alters drainage, grading, or water flow patterns.

3.6 Building Envelope Protection

The following activities are prohibited without prior written ACB approval:

- a. Drilling into exterior stucco surfaces.
- b. Penetrating waterproofing systems.
- c. Attaching fixtures, hardware, lighting, equipment, or structures to Association-maintained exterior components.
- d. Modifying exterior walls, fascia, roof structures, or structural components.
- e. Installing electrical equipment, conduit, piping, or mechanical systems visible from the exterior.

3.7 Visual Uniformity and Community Appearance

The ACB shall apply this section in a reasonable and consistent manner based on visibility, location, scale, condition, and impact on the community

- a. Any item that obstructs sightlines or pedestrian access.
- b. Any installation that creates visual clutter or detracts from the community's architectural character.
- c. Any exterior condition that, in the reasonable judgment of the ACB, materially disrupts the architectural harmony of the community.

3.8 Non-Exhaustive List

The items listed in this Section are not intended to exhaust every matter that may be subject to architectural review. A proposed exterior installation, structure, material, condition, or modification not specifically addressed by these Standards shall be evaluated pursuant to the authority granted to the ACB by Article VII, Section 13 of the Declaration and other applicable provisions of the governing documents.

In exercising that authority, the ACB may consider architectural compatibility, exterior appearance, visual harmony, landscaping, location, design, materials, colors, and other criteria properly within the architectural discretion granted by the Declaration. Nothing in this Section authorizes denial of an application on a basis outside the authority granted by the governing documents or applicable law.

SECTION 4 - ACB APPLICATION REQUIREMENTS

4.1 Approval Required Before Work Begins

Unless specifically exempted elsewhere in these Standards, Owners must obtain written ACB approval before:

- a. Commencing work.
- b. Ordering custom materials.

DADELAND WALK ASSOCIATION
Architectural Standards and Design Guidelines for Lot Owners
Adopted August 27, 2026

- c. Installing any exterior improvement.
- d. Altering the exterior appearance of a Lot.
- e. Modifying any architectural feature regulated by these Standards.

Owners are strongly encouraged not to order custom materials, specialty products, or non-refundable items before receiving written ACB approval. Any materials ordered, purchased, or contracted prior to approval shall be at the Owner's sole risk.

No verbal approval, contractor representation, permit issuance, prior owner installation, or existence of a similar installation elsewhere within the community shall constitute ACB approval.

4.2 Application Submission

All applications shall be submitted through Management on forms approved by the Association. Applications shall be completed in full and include all information necessary for the ACB to evaluate the proposed project. Incomplete applications shall not be reviewed.

4.3 Required Information

Each application shall include, at a minimum:

- a. Owner name and property address.
- b. Description of the proposed project.
- c. Proposed materials.
- d. Proposed colors and finishes.
- e. Product brochures, specifications, photographs, or samples when applicable.
- f. Drawings, sketches, renderings, or plans sufficient to illustrate the proposed installation.
- g. Contractor information, if applicable.
- h. Any additional information reasonably requested by the ACB.

4.4 Site Plans and Drawings

When necessary to evaluate a request, the ACB may require:

- a. Dimensioned sketches.
- b. Site plans.
- c. Elevation drawings.
- d. Product specifications.
- e. Engineering details.
- f. Manufacturer installation requirements.

The level of documentation required shall be proportional to the complexity of the proposed project.

4.5 ACB Review Criteria

The ACB shall review applications based upon factors that may include:

- a. Architectural compatibility.
- b. Community appearance.
- c. Visual harmony with surrounding Lots.
- d. Compliance with the governing documents.
- e. Compliance with these Standards.
- f. Structural and maintenance considerations affecting Association property.
- g. Impact upon neighboring Lots and Common Areas.

DADELAND WALK ASSOCIATION
Architectural Standards and Design Guidelines for Lot Owners
Adopted August 27, 2026

4.6 Approval or Denial

Following review, the ACB shall issue one of the following decisions: **Approved, Approved Subject to Conditions, or Denied**. The ACB is not obligated to approve an application solely because a similar installation exists elsewhere within the community.

4.7 Resubmission Following Denial

An Owner whose application has been denied may submit a revised application addressing the concerns identified by the ACB. Each resubmission shall be reviewed as a new application.

4.8 Reliance on Submitted Information

The ACB shall be entitled to rely upon the accuracy of information, drawings, specifications, and representations submitted by the Owner. Any material change to an approved project requires submission of a new application and additional approval before the change is implemented.

SECTION 5 - CONTRACTOR, PERMIT & DOCUMENTATION REQUIREMENTS

5.1 Licensed Contractors Required

Any work requiring licensure under Florida law, Miami-Dade County regulations, or applicable building codes shall be performed by a properly licensed contractor authorized to perform the specific scope of work.

Examples may include, but are not limited to:

- a. General contractors.
- b. Roofing contractors.
- c. Electrical contractors.
- d. Mechanical or air-conditioning contractors.
- e. Plumbing contractors.
- f. Aluminum contractors.
- g. Window and door contractors.
- h. Glass and glazing contractors.
- i. Solar contractors.
- j. Low-voltage contractors.

The ACB reserves the right to require proof of licensure for any project submitted for review.

5.2 Permits and Governmental Approvals

Owners are solely responsible for determining and obtaining all permits, inspections, governmental approvals, and code compliance requirements associated with a project. Where permits are required, copies of permit applications, issued permits, or permit documentation shall be provided to Management upon request. The issuance of an ACB approval shall not be construed as verification that permits are not required.

5.3 Permit Closure

Where a governmental permit is required, the Owner shall provide evidence that all required inspections have been completed and that the permit has been properly closed. Failure to close required permits may constitute a violation of these Standards.

5.4 Certificate of Insurance

Contractors performing work requiring ACB approval shall maintain insurance appropriate for the scope of work being performed. The ACB may require a Certificate of Insurance for projects involving significant construction activities, work affecting Association-maintained property, or other projects where insurance documentation is reasonably necessary. Insurance requirements may include:

- a. Commercial General Liability Insurance.
- b. Workers' Compensation Insurance.
- c. Automobile Liability Insurance, when applicable.
- d. Any additional coverage reasonably required based upon the nature of the project.

5.5 Workers' Compensation Coverage

Contractors shall maintain Workers' Compensation Insurance as required by law or provide a valid exemption certificate where permitted by law. The Owner remains responsible for verifying contractor compliance.

5.6 Product Approvals

Exterior products subject to Florida Building Code or High Velocity Hurricane Zone ("HVHZ") requirements shall include appropriate product approvals. Acceptable approvals may include:

- a. Miami-Dade Notice of Acceptance ("NOA").
- b. Florida Product Approval ("FPA").
- c. Other governmental approvals recognized by applicable building codes.

Products requiring impact resistance, wind-load compliance, or HVHZ approval shall comply with all applicable code requirements in effect at the time of installation.

5.7 Notice of Acceptance (NOA)

A Miami-Dade Notice of Acceptance ("NOA") is an official product approval demonstrating compliance with High Velocity Hurricane Zone requirements applicable within Miami-Dade County. Where required by code, products shall possess a current and valid NOA or other approved product approval applicable to the proposed installation.

5.8 Required Supporting Documentation

Depending upon the nature of the project, the ACB may require submission of one or more of the following:

- a. Contractor licenses.
- b. Permit applications or issued permits.
- c. Certificates of Insurance.
- d. Workers' Compensation documentation.
- e. Product approvals.

DADELAND WALK ASSOCIATION
Architectural Standards and Design Guidelines for Lot Owners
Adopted August 27, 2026

- f. Manufacturer specifications.
- g. Product brochures.
- h. Material samples.
- i. Color samples.
- j. Site plans.
- k. Elevation drawings.
- l. Engineering reports.
- m. Structural calculations.
- n. Installation details.
- o. Photographs or renderings.

The ACB may require additional information reasonably necessary to evaluate a proposed project.

5.9 Responsibility for Damage

Owners shall be responsible for any damage caused by their contractors, subcontractors, suppliers, vendors, or agents. This responsibility includes, but is not limited to:

- a. Damage to buildings.
- b. Damage to stucco surfaces.
- c. Damage to waterproofing systems.
- d. Damage to roofs.
- e. Damage to utility systems.
- f. Damage to landscaping.
- g. Damage to sidewalks, roads, or Common Areas.
- h. Damage to Association-maintained property.

Any such damage shall be repaired at the Owner's expense to the satisfaction of the Association.

5.10 Compliance with Approved Plans

All work shall be performed substantially in accordance with the plans, specifications, materials, colors, and representations submitted to and approved by the ACB. Material deviations from approved plans require submission of a revised application and additional ACB approval before implementation. Neither the Association, Management, the Board of Directors, nor the ACB assumes responsibility for the design, construction, installation, safety, or performance of any Owner improvement approved under these Standards.

SECTION 6 - EMERGENCY REPAIRS

6.1 Emergency Repairs Permitted Without Prior ACB Approval

An Owner may perform emergency repairs without prior ACB approval when immediate action is reasonably necessary to:

- a. Protect life or safety.
- b. Prevent further property damage.
- c. Restore essential services.
- d. Secure the residence from unauthorized entry.
- e. Maintain habitability of the residence.

DADELAND WALK ASSOCIATION
Architectural Standards and Design Guidelines for Lot Owners
Adopted August 27, 2026

Examples include:

- a. Emergency air-conditioning repairs.
- b. Plumbing leaks or burst pipes.
- c. Electrical hazards.
- d. Temporary roof leak mitigation.
- e. Temporary weatherproofing.
- f. Emergency replacement of broken locks.
- g. Temporary boarding of damaged windows or doors.
- h. Emergency remediation following fire, storm, flood, or similar casualty events.

6.2 Temporary Emergency Measures

Temporary emergency measures shall be limited to those reasonably necessary to stabilize the condition and prevent further damage. Temporary repairs shall not become permanent installations unless subsequently approved by the ACB when required by these Standards.

6.3 Notification Requirement

Owners shall notify Management in writing within five (5) business days after performing emergency work affecting:

- a. Exterior appearance.
- b. Structural components.
- c. The building envelope.
- d. Roofing systems.
- e. Windows or doors.
- f. Mechanical equipment visible from the exterior.
- g. Any component otherwise regulated by these Standards.

The notification shall describe the emergency condition and the corrective measures taken.

6.4 Documentation

The ACB may require supporting documentation including:

- a. Photographs.
- b. Contractor invoices.
- c. Insurance claim information.
- d. Permit documentation.
- e. Product information.
- f. Written descriptions of the work performed.

6.5 Permanent Repairs Requiring Approval

If emergency work results in:

- a. A change in appearance;
- b. Different materials;
- c. Different colors;
- d. Different dimensions;
- e. Different configurations; or
- f. Any exterior modification otherwise requiring approval,

DADELAND WALK ASSOCIATION
Architectural Standards and Design Guidelines for Lot Owners
Adopted August 27, 2026

The Lot Owner shall submit a complete ACB application within thirty (30) days after the emergency condition has been stabilized, unless additional time is approved by the ACB.

6.6 Code and Permit Compliance

Emergency work remains subject to all applicable permitting, inspection, and code requirements.

Nothing in this section waives any governmental approval, permit, inspection, licensing, or code compliance requirement.

6.7 ACB Authority

The ACB may determine that modification, correction, replacement, or removal is necessary to achieve compliance with these Standards.

6.8 No Waiver

The performance of emergency work without prior approval shall not constitute a waiver of the Association's architectural standards, review authority, or enforcement rights.

SECTION 7 – GENERAL ARCHITECTURAL STANDARDS

7.1 General Maintenance Requirements

All owner-installed architectural improvements regulated by these Standards shall be maintained in good condition and free from:

- a. Structural deterioration.
- b. Corrosion.
- c. Broken components.
- d. Missing components.
- e. Cracked or damaged surfaces.
- f. Excessive fading.
- g. Peeling finishes.
- h. Unsafe conditions.
- i. Visible neglect.

The Association may require repair, replacement, restoration, or maintenance of deteriorated improvements that adversely affect community appearance, create maintenance concerns, or present safety hazards. Unless otherwise specifically stated, all architectural improvements shall be maintained in accordance with this Section.

7.2 WINDOWS

7.2.1 Approval Required

ACB approval is required prior to:

- a. Replacement of existing windows.
- b. Modification of window size or configuration.
- c. Installation of new windows.
- d. Alteration of any exterior window opening

.

DADELAND WALK ASSOCIATION
Architectural Standards and Design Guidelines for Lot Owners
Adopted August 27, 2026

e. Any change affecting the exterior appearance of a window.

7.2.2 Impact Requirements

All replacement windows shall be impact-rated and approved for use within the Florida High Velocity Hurricane Zone (HVHZ). Products shall comply with all applicable Florida Building Code requirements and shall possess the current Miami-Dade Notice of Acceptance (NOA) or other approved product approval required by law.

Replacement windows constituting hurricane protection under Section 720.3035, Florida Statutes, shall also be governed by Section 7.19 of these Standards. An application conforming to the Association's adopted hurricane-protection specifications shall not be denied on the basis of discretionary aesthetic criteria that would conflict with applicable law.

7.2.3 Approved Frame Colors

Approved exterior frame colors are limited to Dark Bronze or White. No other frame colors shall be permitted unless specifically approved by the ACB.

7.2.4 Approved Window Configurations

Replacement windows shall substantially conform to the approved configurations illustrated in Exhibit A-1.

Approved configurations include:

- a. Horizontal sliding windows.
- b. Fixed windows where originally constructed.
- c. Approved corner window configurations where applicable to the floor plan.

The ACB may approve substantially similar configurations that preserve the architectural appearance of the community.

7.2.5 Prohibited Configurations

Unless specifically approved by the ACB, the following are prohibited:

- a. Double-hung windows.
- b. Vertical sliding windows.
- c. Reflective commercial storefront systems.
- d. Highly visible non-residential window systems.
- e. Window configurations that materially alter the architectural character of the building.

7.2.6 Glass Requirements

Window glazing shall be:

- a. Clear.
- b. Lightly tinted.
- c. Low-E impact glass with a residential appearance.

The following are prohibited:

- a. Mirrored glass.
- b. Reflective glass.
- c. Opaque glass.
- d. Colored glass.

DADELAND WALK ASSOCIATION
Architectural Standards and Design Guidelines for Lot Owners
Adopted August 27, 2026

e. Dark commercial-style tinting visible from the exterior.

7.2.7 Existing Openings

Windows shall fit within the existing approved openings.

Enlargement, reduction, relocation, or reconfiguration of window openings requires specific ACB approval and any required governmental approvals.

7.2.8 Window Coverings and Treatments

Curtains, draperies, blinds, shades, shutters, and other window treatments visible from the exterior shall be maintained in a neat and orderly condition and shall present a residential appearance compatible with the community.

The following are prohibited when visible from the exterior:

- a. Aluminum foil.
- b. Cardboard.
- c. Newspaper.
- d. Sheets, blankets, tarps, or similar temporary coverings.
- e. Reflective materials.
- f. Temporary coverings not intended for permanent residential use.
- g. Materials displaying advertising, commercial messages, signs, logos, or similar displays visible from the exterior.

Window coverings may be of any color, style, or design on the interior-facing side provided the exterior-facing appearance remains neat and residential in character. The ACB may require removal or replacement of any window covering determined to materially detract from the architectural appearance of the community.

7.3 FRONT ENTRY DOORS

7.3.1 Approval Required

ACB approval is required prior to:

- a. Replacement of an existing front entry door.
- b. Modification of an existing front entry door.
- c. Replacement or modification of entry door sidelights.
- d. Installation of decorative glass inserts.
- e. Any alteration affecting the exterior appearance of the front entry system.

7.3.2 Impact Requirements

All replacement front entry doors and sidelights shall be impact-rated and approved for use within the Florida High Velocity Hurricane Zone (HVHZ). Products shall comply with all applicable

Florida Building Code requirements and possess a current Miami-Dade Notice of Acceptance (NOA), Florida Product Approval (FPA), or other approved product approval required by law.

DADELAND WALK ASSOCIATION
Architectural Standards and Design Guidelines for Lot Owners
Adopted August 27, 2026

Replacement entry doors, sidelights, and related assemblies constituting hurricane protection under Section 720.3035, Florida Statutes, shall also be governed by Section 7.19 of these Standards. An application conforming to the Association's adopted hurricane-protection specifications shall not be denied on the basis of discretionary aesthetic criteria that would conflict with applicable law.

7.3.3 Approved Door Styles

Front entry doors may include:

- a. Solid panel impact-rated doors.
- b. Impact-rated doors incorporating glass inserts.
- c. Full-lite impact-rated glass doors.
- d. Double entry doors where the existing opening dimensions and building configuration permit such installation.
- e. Architecturally compatible residential door styles approved by the ACB.

Door designs shall maintain the residential architectural character of the community and shall not create a commercial, industrial, institutional, or otherwise incompatible appearance.

7.3.4 Approved Colors

Approved exterior front door colors are limited to:

- a. White.
- b. Bronze.
- c. Brown.
- d. Black

All replacement front entry doors shall utilize one of the approved colors listed above.

The following are prohibited unless specifically approved by the ACB:

- a. Red or red-toned colors, including burgundy, maroon, brick red, terracotta, wine, or similar shades.
- b. Bright colors.
- c. Fluorescent colors.
- d. Multi-colored finishes.
- e. Decorative murals or artwork.
- f. Colors that materially detract from the architectural uniformity of the community.

7.3.5 Glass Inserts

Where glass inserts are incorporated into a front entry door:

- a. All glazing shall be impact rated.
- b. Glass shall be clear or lightly tinted.
- c. Decorative impact-rated glass, including beveled glass, frosted glass, etched glass, leaded glass, and limited stained-glass designs, may be permitted if determined by the ACB to be architecturally compatible with the community.

DADELAND WALK ASSOCIATION
Architectural Standards and Design Guidelines for Lot Owners
Adopted August 27, 2026

d. Any decorative glass incorporated into a front entry door, sidelight, or double-door system shall be part of an impact-rated assembly approved under the applicable Miami-Dade Notice of Acceptance (NOA), Florida Product Approval (FPA), or other approved product approval recognized by applicable code requirements.

The following are prohibited:

- a. Mirrored glass.
- b. Reflective glass.
- c. Opaque glass.
- d. Highly tinted glass.
- e. Decorative glass containing excessive colors, highly ornate patterns, murals, logos, images, lettering, or designs that materially detract from the architectural uniformity of the community.
- f. Decorative glass that is not part of an approved impact-rated door assembly.

7.3.6 Entry Door Sidelights

All replacement entry doors shall be impact-resistant and comply with applicable Florida Building Code requirements for the High Velocity Hurricane Zone (HVHZ). Any sidelights installed as part of the entry door system shall also be impact-resistant and shall comply with applicable Florida Building Code requirements for the High Velocity Hurricane Zone (HVHZ).

7.3.7 Security Devices

Security devices visible from the exterior shall remain architecturally compatible with the entry door system. Any video doorbell device shall comply with Section 7.14 of these Standards. The Association may require repair, repainting, or replacement of deteriorated components that adversely affect community appearance.

7.4 SLIDING GLASS DOORS

7.4.1 Approval Required

ACB approval is required prior to:

- a. Replacement of an existing sliding glass door.
- b. Modification of an existing sliding glass door.
- c. Alteration of the size or configuration of an existing opening.
- d. Installation of a new sliding glass door where one did not previously exist.
- e. Any alteration affecting the exterior appearance of a sliding glass door system.

7.4.2 Impact Requirements

All replacement sliding glass doors shall be impact-rated and approved for use within the Florida High Velocity Hurricane Zone (HVHZ). Products shall comply with all applicable Florida Building Code requirements and possess a current Miami-Dade Notice of Acceptance (NOA) or other approved product approval required by law.

Replacement sliding glass doors constituting hurricane protection under Section 720.3035, Florida Statutes, shall also be governed by Section 7.19 of these Standards. An application conforming to

DADELAND WALK ASSOCIATION
Architectural Standards and Design Guidelines for Lot Owners
Adopted August 27, 2026

the Association's adopted hurricane-protection specifications shall not be denied on the basis of discretionary aesthetic criteria that would conflict with applicable law.

7.4.3 Approved Frame Colors

Approved exterior frame colors are limited to Dark Bronze or White

Model D units with front patio sliding glass doors shall utilize Dark Bronze frames only.

No other frame colors shall be permitted unless specifically approved by the ACB.

7.4.4 Approved Configurations

Replacement sliding glass doors shall substantially maintain the original approved opening size, location, and configuration. Sliding glass doors shall remain consistent with the architectural design of the building and surrounding units.

7.4.5 Glass Requirements

Glass shall be:

- a. Clear.
- b. Lightly tinted.
- c. Low-E impact-rated glass with a residential appearance.

The following are prohibited:

- a. Mirrored glass.
- b. Reflective glass.
- c. Opaque glass.
- d. Colored glass.
- e. Dark commercial-style tinting visible from the exterior.

7.4.6 Modification of Openings

Enlargement, reduction, relocation, or reconfiguration of existing sliding glass door openings requires:

- a. Prior written ACB approval.
- b. Any required government permits.
- c. Compliance with applicable structural and building code requirements.

The ACB may deny modifications that materially alter the architectural appearance of the building.

7.4.7 Security and Screening Devices

Security bars, grilles, cages, or other exterior security devices are prohibited. Any associated screen door shall comply with the standards established for patio screen doors contained within these Architectural Standards.

Final approval must be obtained from the ACB prior to installation.

7.5 PATIO SCREEN ENCLOSURES

7.5.1 Approval Required

ACB approval is required prior to:

- a. Installation of a new patio screen enclosure.

DADELAND WALK ASSOCIATION
Architectural Standards and Design Guidelines for Lot Owners
Adopted August 27, 2026

- b. Replacement of an existing patio screen enclosure.
- c. Modification of an existing patio screen enclosure.
- d. Alteration of the size, footprint, height, configuration, or appearance of an existing enclosure.
- e. Installation of enclosure components visible from Common Areas.

7.5.2 Approved Frame Color

All patio screen enclosure framing shall be:

- a. Bronze

No other frame color shall be permitted unless specifically approved by the ACB.

All replacement components shall match the existing approved enclosure color and finish.

7.5.3 Approved Design and Configuration

Patio screen enclosures shall substantially conform to the approved enclosure designs illustrated in the applicable exhibits. Replacement enclosures shall:

- a. Maintain the original enclosure footprint.
- b. Maintain the approved enclosure height.
- c. Maintain the approved enclosure configuration.
- d. Remain architecturally compatible with adjacent units and surrounding structures.

The ACB may require modifications to proposed designs to maintain architectural consistency throughout the community.

7.5.4 Screen Material

Screen mesh shall be:

- b. Charcoal or dark-colored screening compatible with the approved enclosure design.

The following are prohibited unless specifically approved by the ACB:

- a. Colored screening.
- b. Decorative screening.
- c. Privacy screening.
- d. Fabric screening.
- e. Opaque screening materials.
- f. Plastic sheeting.

7.5.5 Side Closure Panels Between Adjacent Enclosures

Where side closure panels are installed between adjacent patio screen enclosures, they shall conform to the approved details illustrated in the Architectural Standards exhibits.

Approved closure methods may include:

- a. Architectural closure details approved by the ACB.
- b. Narrow screen infill panels matching the enclosure frame color and finish.
- c. Other closure systems specifically approved by the ACB.

All closure panels shall be professionally installed and maintained in good condition.

7.5.6 Structural Integrity

Patio screen enclosures shall be maintained in accordance with Section 7.1. Torn screen mesh and structural components affecting enclosure integrity shall be promptly repaired or replaced.

7.5.7 Building Envelope Protection

Installation, repair, replacement, or modification of patio screen enclosures shall not compromise:

- a. Waterproofing systems.
- b. Exterior wall systems.
- c. Roof systems.
- d. Structural components.
- e. Association-maintained building envelope components.

Any penetration into Association-maintained components shall require prior approval and shall be properly sealed to prevent water intrusion.

7.5.8 Removal of Enclosures

Owners may remove an approved patio screen enclosure only with prior ACB approval.

Upon removal:

- a. All attachment points shall be properly sealed.
- b. All damaged surfaces shall be restored.
- c. Waterproofing systems shall be restored as necessary.
- d. The area shall be returned to a clean and architecturally acceptable condition.

7.5.9 Prohibited Installations

The following are prohibited:

- a. Unapproved enclosure colors.
- b. Temporary enclosure materials.
- c. Plastic panels not specifically approved by the ACB.
- d. Fabric walls or coverings.
- e. Decorative panels inconsistent with community standards.
- f. Unapproved privacy walls or privacy screens.
- g. Enclosures that extend beyond the approved patio footprint.
- h. Enclosures that create drainage or waterproofing issues.

7.6 FRONT TRELLIS

7.6.1 Approval Required

ACB approval is required prior to:

- a. Replacement of an existing trellis.
- b. Modification of an existing trellis.
- c. Reconstruction of a trellis.
- d. Installation of weather protection panels.
- e. Alteration of the approved trellis design.
- f. Any attachment affecting the appearance or structure of a trellis.

7.6.2 Approved Trellis Designs

Front entry trellises shall substantially conform to the approved trellis models illustrated in the applicable exhibits.

Approved trellis designs are identified as:

- a. Model A
- b. Model B
- c. Model C
- d. Model D

Replacement trellises shall maintain the approved dimensions, spacing, layout, orientation, and architectural appearance associated with the applicable model.

7.6.3 Approved Materials

Replacement trellis components shall be constructed of pressure-treated lumber, composite materials, aluminum, or other materials approved by the ACB that substantially replicate the approved appearance.

7.6.4 Approved Color

All trellises shall be painted and maintained in the Association-approved trellis color. Owners performing complete repainting or replacement shall obtain the Association-approved color before commencing work.

7.6.5 Structural Integrity

Trellises shall be maintained in accordance with Section 7.1. Any condition affecting structural integrity shall be corrected promptly.

7.6.6 Building Envelope Protection

The Association-maintained building envelope includes exterior walls, stucco surfaces, waterproofing systems, and structural components adjacent to the trellis. No installation, attachment, modification, drilling, anchoring, fastening, or penetration shall compromise:

- a. Waterproofing systems.
- b. Stucco finishes.
- c. Structural components.
- d. Building envelope's integrity.

Any work involving penetration of these components requires prior written ACB approval.

7.6.7 Weather Protection Panels

Clear weather protection panels may be installed only with prior ACB approval. Approved panels shall:

- a. Be constructed of clear, transparent polycarbonate or similar approved material.
- b. Maintain a glass-like appearance.
- c. Preserve visibility through the trellis structure.
- d. Be installed in a flat and unobtrusive manner.
- e. Remain architecturally compatible with the community.

DADELAND WALK ASSOCIATION
Architectural Standards and Design Guidelines for Lot Owners
Adopted August 27, 2026

The following are prohibited:

- a. Tinted panels.
- b. Mirrored panels.
- c. Opaque panels.
- d. Colored panels.
- e. Corrugated panels.
- f. Raised or curved roof-like structures.
- g. Installations creating the appearance of a canopy, awning, enclosure, roof extension, or secondary roofline.

7.6.8 Installation Requirements for Weather Protection Panels

Approved weather protection panels shall:

- a. Be professionally installed.
- b. Be securely attached to the trellis structure.
- c. Comply with applicable wind-load requirements.
- d. Comply with applicable permitting requirements.
- e. Prevent adverse drainage impacts.
- f. Be maintained in good condition.

Installations may not create water runoff onto neighboring Lots or Common Areas.

7.6.9 Decorative Attachments

Small decorative items attached to trellises shall not require ACB approval provided they do not require structural modification of the trellis, create maintenance concerns, or adversely affect the architectural appearance of the community.

7.6.10 Climbing Plants and Vegetation

Non-invasive climbing plants may be installed on trellises, provided they are properly maintained and do not create a maintenance concern, safety hazard, nuisance condition, or damage to Association-maintained property.

The following are prohibited:

- a. Bougainvillea installed after the effective date of these Standards.
- b. Invasive vines.
- c. Climbing vegetation attached to exterior walls or Association-maintained structures.

7.6.11 Existing Bougainvillea

Bougainvillea existing on a Lot as of the effective date of these Standards may remain as a grandfathered condition, provided it is properly maintained and does not create a maintenance concern, safety hazard, nuisance condition, encroachment, or interfere with Association maintenance, repairs, painting, landscaping, or access to Association-maintained components.

If a grandfathered Bougainvillea is removed, dies, becomes diseased, is substantially damaged, or is removed in connection with Association maintenance or repair activities, replacement with Bougainvillea shall not be permitted.

7.7 FRONT ENTRY GATES

7.7.1 Approval Required

ACB approval is required prior to:

- a. Replacement of an existing front entry gate.
- b. Modification of an existing front entry gate.
- c. Reconstruction of an existing front entry gate.
- d. Alteration of gate dimensions, configuration, materials, or appearance.
- e. Installation of decorative features or attachments visible from Common Areas.

7.7.2 Approved Configuration

Front entry gates shall substantially conform to the approved gate configuration illustrated in the applicable exhibit.

Replacement gates shall maintain:

- a. The approved vertical picket design.
- b. The approved overall dimensions.
- c. The approved orientation.
- d. The approved architectural appearance.
- e. The approved relationship to the front entry trellis system.

The ACB may require modifications to proposed replacements to maintain architectural consistency.

7.7.3 Approved Materials

Front entry gates shall be constructed of Aluminum or other ACB-approved material that substantially replicates the approved appearance. Materials shall be durable and suitable for exterior use in South Florida conditions.

7.7.4 Approved Color

The front entry gate shall match the Association-approved trellis color. The gate and trellis shall maintain the same color and finish to preserve a uniform architectural appearance. Owners performing repainting or replacement shall utilize the Association-approved color.

7.7.5 Gate Hardware

Gate hardware shall be maintained in good working condition.

7.7.6 Hinge Requirements

Front entry gates shall utilize a continuous full-length hinge or substantially similar hinge system consistent with the approved architectural design illustrated in the applicable exhibit. Replacement hinges shall maintain the approved appearance and functionality of the gate system.

7.7.7 Decorative Attachments

The following are prohibited unless specifically approved by the ACB:

- a. Decorative panels.
- b. Privacy screening.
- c. Fabric coverings.

DADELAND WALK ASSOCIATION
Architectural Standards and Design Guidelines for Lot Owners
Adopted August 27, 2026

- d. Decorative inserts.
- e. Ornamental attachments inconsistent with community standards.
- f. Advertising signs or displays.
- g. Decorative coverings that obscure the approved gate design.

7.7.8 Modifications Prohibited

The following modifications are prohibited unless specifically approved by the ACB:

- a. Enlargement of the gate's opening.
- b. Reduction of the gate opening.
- c. Relocation of the gate.
- d. Conversion to a different gate style.
- e. Installation of solid panels.
- f. Installation of privacy barriers.
- g. Alterations that materially change the approved architectural appearance.

7.7.9 Security Devices

Approved locks and security hardware may be installed provided they do not materially alter the appearance of the gate. Visible security devices shall remain architecturally compatible with the approved gate design.

7.8 REAR PATIO GATES

7.8.1 Required Architectural Feature

Rear patio gates are a required architectural feature where originally installed by the developer.

Removal of an existing rear patio gate without replacement is prohibited.

Any replacement gate shall comply with the requirements of these Standards and maintain the architectural character of the community.

7.8.2 Approval Required

ACB approval is required prior to:

- a. Replacement of an existing rear patio gate.
- b. Modification of an existing rear patio gate.
- c. Reconstruction of an existing rear patio gate.
- d. Alteration of gate dimensions, materials, appearance, or configuration.
- e. Removal and replacement of an existing rear patio gate.

7.8.3 Approved Configuration

Rear patio gates shall substantially conform to the approved louver-style gate illustrated in the applicable exhibit. Replacement gates shall maintain:

- a. The approved louver configuration.
- b. The approved dimensions.
- c. The approved architectural appearance.
- d. The approved orientation and location.

DADELAND WALK ASSOCIATION
Architectural Standards and Design Guidelines for Lot Owners
Adopted August 27, 2026

The ACB may require modifications to proposed replacements to maintain community-wide architectural consistency.

7.8.4 Approved Materials

Rear patio gates shall be constructed of Aluminum. No other material shall be permitted unless specifically approved by the ACB.

7.8.5 Approved Color

Rear patio gates shall be maintained in the approved color. Replacement gates and replacement components shall match the approved color and finish.

7.8.6 Gate Hardware

Gate hardware shall be maintained in good working condition and compatible with the approved gate design.

7.8.7 Prohibited Modifications

The following are prohibited unless specifically approved by the ACB:

- a. Removal without replacement.
- b. Conversion to a different gate style.
- c. Installation of solid panels.
- d. Decorative coverings.
- e. Privacy screening attached to the gate.
- f. Enlargement or reduction of the gate opening.
- g. Alterations that materially change the approved architectural appearance.

7.9 EXTERIOR WALLS, BUILDING ENVELOPE & PATIO WALLS

7.9.1 Approval Required

ACB approval is required prior to:

- a. Drilling into exterior walls.
- b. Mounting fixtures, equipment, or decorative items.
- c. Installing electrical devices or conduit.
- d. Installing tile, stone, veneer, or cladding.
- e. Penetrating stucco surfaces.
- f. Modifying patio walls.
- g. Installing any item that affects the building envelope.
- h. Any alteration affecting the exterior appearance of Association-maintained surfaces.

7.9.2 Building Envelope Defined

For purposes of these Standards, the building envelope includes, but is not limited to:

- a. Exterior walls.
- b. Stucco systems.
- c. Waterproofing systems.
- d. Structural framing.

DADELAND WALK ASSOCIATION
Architectural Standards and Design Guidelines for Lot Owners
Adopted August 27, 2026

- e. Exterior finishes.
- f. Fascia components.
- g. Exterior architectural surfaces.

Although certain wall surfaces may be located within an Owner's Lot, the structural wall components, stucco systems, and waterproofing systems remain Association-maintained components. Architectural approval does not constitute authorization to alter, penetrate, modify, or attach to Association-owned property where separate Board approval is required under the governing documents.

7.9.3 Front Patio Walls

The interior-facing surfaces of front patio walls shall be maintained in the Association-approved exterior paint color. Owners may perform cosmetic repainting of front patio wall surfaces using the Association-approved color without ACB approval. Any change in color requires prior ACB approval.

7.9.4 Rear Patio Walls

Owners may perform cosmetic repainting of rear patio wall surfaces without ACB approval provided:

- a. The work is limited to surface painting.
- b. No structural modifications are made.
- c. No waterproofing systems are affected.
- d. The installation remains compliant with these Standards.

Any modification affecting the structure, stucco system, waterproofing system, or exterior appearance requires ACB approval.

7.9.5 Prohibited Wall Modifications

The following are prohibited without prior written ACB approval:

- a. Stone veneer.
- b. Brick veneer.
- c. Decorative cladding.
- d. Exterior tile installations.
- e. Decorative wall panels.
- f. Mounted shelving.
- g. Structural attachments.
- h. Decorative architectural treatments inconsistent with community standards.
- i. Any installation that may affect waterproofing or structural integrity.

7.9.6 Attachment Restrictions

No Owner shall attach, mount, anchor, drill, bolt, fasten, or otherwise secure any item to the building envelope without prior written ACB approval. Examples include:

- a. Lighting fixtures.
- b. Security equipment.
- c. Cameras.
- d. Decorative fixtures.

DADELAND WALK ASSOCIATION
Architectural Standards and Design Guidelines for Lot Owners
Adopted August 27, 2026

- e. Electrical equipment.
- f. Conduit.
- g. Utility equipment.
- h. Trellis components.
- i. Shade structures.
- j. Storage devices.

7.9.7 Minor Decorative Attachments

Small lightweight decorative items may be displayed without ACB approval provided they are installed without drilling, fastening, anchoring, or penetrating any building surface and do not adversely affect the appearance of the community.

7.9.8 Waterproofing Protection

All Owners shall take reasonable measures to avoid damage to waterproofing systems.

Any installation affecting waterproofing components shall:

- a. Be professionally installed.
- b. Utilize approved installation methods.
- c. Maintain watertight integrity.
- d. Prevent water intrusion.
- e. Comply with applicable code requirements.

7.9.9 Maintenance Responsibility

Owners shall promptly report visible conditions that may affect the building envelope, including:

- a. Cracked stucco.
- b. Water intrusion.
- c. Deteriorated sealants.
- d. Visible structural damage.
- e. Deteriorated waterproofing components.

Nothing herein transfers Association maintenance responsibilities to individual Owners.

7.9.10 Decorative Items Visible from Common Areas

Any permanent decorative item visible from Common Areas shall remain architecturally compatible with the community. The ACB may require modification or removal of any permanent decorative item determined to be inconsistent with these Standards.

Temporary seasonal decorations otherwise permitted by the Association's Governing Documents, Rules and Regulations, or applicable law are not governed by this Section.

7.10 ROOFS

7.10.1 Approval Required

ACB approval is required prior to:

- a. Roof replacement.
- b. Roof tile replacement involving a change in material, profile, or color.

DADELAND WALK ASSOCIATION
Architectural Standards and Design Guidelines for Lot Owners
Adopted August 27, 2026

- c. Installation of rooftop equipment.
- d. Installation of roof penetrations.
- e. Installation of solar equipment.
- f. Installation of roof-mounted mechanical equipment.
- g. Any modification affecting the exterior appearance of the roof system.

7.10.2 Approved Roof Tile

Replacement roof tiles shall match the Association-approved roofing system.

Approved roof tile:

- a. Westlake/Boral Galena Terracotta Spanish "S" cement roof tile; or
- b. The Association's approved equivalent in effect at the time of replacement.

Replacement tiles shall match the approved color, profile, texture, and appearance of the existing roof system.

7.10.3 Roof Appearance

The architectural appearance of the roof system shall remain consistent throughout the community.

The following are prohibited unless specifically approved by the ACB:

- a. Mixed tile profiles.
- b. Mixed tile colors.
- c. Decorative roof treatments.
- d. Visible alterations that create architectural inconsistency.

7.10.4 Roofline Modifications

Modifications to the roofline are prohibited unless specifically approved by the ACB and all required governmental approvals are obtained.

Prohibited modifications include:

- a. Altering roof pitch.
- b. Raising roof elevations.
- c. Lowering roof elevations.
- d. Structural roof extensions.
- e. Architectural additions visible from Common Areas.

7.10.5 Roof Penetrations

Any roof penetration requires prior ACB approval. Examples include:

- a. Mechanical equipment.
- b. Venting systems.
- c. Utility penetrations.
- d. Solar installations.
- e. Antennas.
- f. Communication equipment.

All penetrations shall be properly flashed, sealed, and installed in accordance with applicable building code requirements.

7.10.6 Rooftop Equipment

Rooftop equipment permitted by these Standards shall:

- a. Be professionally installed.
- b. Be properly secured.
- c. Be maintained in good condition.
- d. Minimize visibility from Common Areas where reasonably possible.
- e. Comply with applicable building code requirements.

Nothing in this section shall prohibit equipment protected by Florida law; however, such equipment remains subject to reasonable architectural review regarding placement, screening, and appearance as permitted by law.

7.10.7 Contractor Access

ACB approval does not authorize access to neighboring roofs, Lots, patios, or structures. Contractors shall obtain permission directly from affected Owners when access to neighboring property is required. The Association, Board of Directors, Management, and ACB assume no responsibility for obtaining access rights between neighboring Owners.

7.10.8 Protection of Roof Systems

Contractors performing work on rooftops shall take reasonable measures to protect:

- a. Roof tiles.
- b. Waterproofing systems.
- c. Flashings.
- d. Drainage systems.
- e. Adjacent structures.
- f. Association-maintained components.

Any damage resulting from Owner-authorized work shall be repaired at the Owner's expense.

7.10.9 Gutters and Drainage Components

Where gutters, downspouts, drainage components, or roof drainage systems are associated with roof work, such components remain consistent with applicable Architectural Standards. Roof work shall not alter approved drainage patterns or create drainage impacts affecting neighboring Lots or Common Areas.

7.10.10 Hurricane Protection

Roof systems or roof improvements constituting hurricane protection under Section 720.3035, Florida Statutes, shall be reviewed in accordance with both this Section and Section 7.19 of these Standards.

Nothing contained in this Section shall be interpreted to prohibit or deny a hurricane-protection improvement that conforms to duly adopted hurricane-protection specifications and is protected under applicable law.

DADELAND WALK ASSOCIATION
Architectural Standards and Design Guidelines for Lot Owners
Adopted August 27, 2026

The ACB may continue to apply lawful objective specifications concerning roof profile, color, materials, visibility, installation, and architectural compatibility to the extent permitted by Section 720.3035, Florida Statutes.

7.11 AIR CONDITIONING EQUIPMENT

7.11.1 Approval Required

Except as otherwise provided by Section 720.3035, Florida Statutes, ACB approval is required prior to:

- a. Replacement of an air-conditioning condenser.
- b. Relocation of air-conditioning equipment.
- c. Installation of new air-conditioning equipment.
- d. Modification of rooftop equipment.
- e. Installation of line-set covers, equipment screens, or related exterior components.
- f. Any alteration affecting the exterior appearance of the air-conditioning system.

Notwithstanding the foregoing, ACB approval shall not be required for the installation, replacement, or maintenance of a central air-conditioning, refrigeration, heating, or ventilation system when approval may not lawfully be required under Section 720.3035(1)(b), Florida Statutes, including where the system is not visible from the parcel frontage, an adjacent parcel, an adjacent common area, or a community golf course and is substantially similar to a system previously approved or recommended by the Association or ACB.

Any system otherwise exempt from prior ACB approval remains subject to applicable governmental permitting, code requirements, and any lawful architectural limitations expressly permitted by applicable law.

7.11.2 Permits and Code Compliance

All air-conditioning installations shall comply with:

- a. Florida Building Code.
- b. Miami-Dade County requirements.
- c. Applicable permitting requirements.
- d. Applicable inspection requirements.
- e. Manufacturer installation requirements.

Required permits shall be obtained and properly closed following completion of the work.

7.11.3 Equipment Location

Replacement air-conditioning equipment shall remain in the same general location as the existing approved installation unless relocation is approved by the ACB. The ACB may deny relocations that:

- a. Increase equipment visibility.
- b. Create maintenance concerns.
- c. Adversely affect neighboring Lots.
- d. Create architectural inconsistency.

7.11.4 Rooftop Condensers

Rooftop condensers are permitted where originally installed and where otherwise permitted by applicable law and code requirements. Replacement of rooftop equipment shall:

- a. Be professionally installed.
- b. Be properly anchored.
- c. Comply with applicable wind-load requirements.
- d. Minimize visual impact where reasonably possible.
- e. Remain consistent with the architectural character of the community.
- f. Be located on approved flat roof areas behind parapet walls where such parapet walls exist.
- g. Be positioned to minimize visibility from adjacent Lots and Common Areas.

Illustrative examples of acceptable rooftop condenser configurations are provided in Exhibits J-1, J-2, and J-3.

7.11.4.1 Mechanical Chases

Mechanical chases serving rooftop air-conditioning equipment may be permitted subject to ACB approval.

Mechanical chases shall:

- a. Be professionally installed.
- b. Be limited to the minimum size reasonably necessary to accommodate refrigerant lines, condensate piping, electrical connections, and related equipment.
- c. Be architecturally compatible with the building.
- d. Be painted or finished to match adjacent building surfaces.
- e. Be maintained in good condition.

Illustrations contained in Exhibits J-1, J-2, and J-3 are conceptual only and are intended to illustrate general placement, orientation, and screening objectives. Alternative configurations may be considered by the ACB provided the installation achieves substantially the same architectural appearance and visibility limitations.

7.11.5 Equipment Profile and Visibility

Replacement rooftop HVAC systems shall utilize low-profile equipment whenever reasonably available. Equipment configurations that minimize visibility from adjacent Lots and Common Areas are preferred.

The top of the equipment shall not be readily visible from adjacent Lots or Common Areas when viewed from beyond the parapet wall line of sight illustrated in Exhibits J-1, J-2, and J-3.

Equipment that extends significantly above the parapet wall or materially increases rooftop visibility may be denied if determined by the ACB to be architecturally incompatible.

7.11.6 Line Sets, Conduit, and Piping

Line sets, conduit, piping, disconnects, and associated equipment shall:

- a. Be professionally installed.
- b. Be properly secured.
- c. Be routed in a neat and orderly manner.

DADELAND WALK ASSOCIATION
Architectural Standards and Design Guidelines for Lot Owners
Adopted August 27, 2026

- d. Be concealed where reasonably possible.
- e. Be maintained in good condition.

Line-set covers shall be painted in a color compatible with the adjacent wall, roofline, or mounting surface.

7.11.7 Screening and Concealment

Where practical and approved by the ACB, screening elements may be utilized to reduce the visibility of rooftop equipment.

Any screening system shall:

- a. Be architecturally compatible.
- b. Be professionally installed.
- c. Comply with applicable code requirements.
- d. Not interfere with equipment operation.
- e. Not create maintenance concerns.

7.11.8 Prohibited Installations

The following are prohibited:

- a. Exposed loose wiring.
- b. Unsupported conduit.
- c. Unsupported piping.
- d. Improperly secured equipment.
- e. Equipment creating unsafe conditions.
- f. Installations that materially detract from the appearance of the community.
- g. Temporary or makeshift installations.

7.11.9 Roof Access

ACB approval does not authorize access to neighboring roofs, structures, patios, or Lots.

Any contractor requiring access to neighboring property shall obtain permission directly from the affected Owner. The Association, Board of Directors, Management, and ACB assume no responsibility for securing access rights between neighboring Owners.

7.12 EXTERIOR LIGHTING

7.12.1 Approval Required

ACB approval is required prior to:

- a. Installation of new exterior lighting.
- b. Replacement of existing exterior lighting fixtures.
- c. Relocation of exterior lighting fixtures.
- d. Installation of additional exterior lighting.
- e. Any modification affecting the exterior appearance of an exterior lighting system.

7.12.2 Required Front Entry Lighting

Each residence shall maintain at least one operational front entry light fixture. Replacement fixtures shall comply with these Standards. See Exhibit I-1.

7.12.3 Optional Storage Area Lighting

Lighting fixtures installed above front patio storage areas or storage doors are optional. Where installed, such fixtures shall comply with all requirements contained within this section.

7.12.4 Approved Fixture Colors

Approved fixture colors are limited to Bronze or Matte Black. The ACB may approve substantially similar finishes that maintain architectural consistency throughout the community.

7.12.5 Approved Fixture Style

Exterior lighting fixtures shall be:

- a. Simple in design.
- b. Residential appearance.
- c. Low-profile.
- d. Architecturally compatible with the community.

The following fixture types are generally prohibited unless specifically approved by the ACB:

- a. Ornate decorative fixtures.
- b. Commercial-style fixtures.
- c. Industrial-style fixtures.
- d. Oversized fixtures.
- e. Novelty fixtures.

7.12.6 Wiring Requirements

All exterior lighting shall be installed in a manner that conceals wiring to the greatest extent possible. Visible wiring, conduit, raceways, tubing, or similar components are prohibited unless specifically approved by the ACB. Electrical installations shall not create visual clutter or detract from the architectural appearance of the building.

7.12.7 Installation Requirements

All electrical work shall:

- a. Comply with applicable Florida Building Code requirements.
- b. Comply with applicable Miami-Dade County requirements.
- c. Be performed in accordance with applicable permitting requirements.
- d. Be professionally installed when required by law.

ACB approval addresses architectural appearance only and does not constitute approval of electrical methods, code compliance, or permitting requirements.

7.12.8 Light Output and Direction

Exterior lighting shall be directed primarily toward the Owner's Lot and immediate entry area. Lighting shall not create excessive glare, nuisance lighting, or unreasonable impacts upon neighboring Lots or Common Area. The ACB may require adjustment, shielding, relocation, or replacement of lighting that creates excessive light spillover.

7.12.9 Prohibited Lighting

The following are prohibited:

- a. Neon lighting.
- b. Flashing lights.
- c. Blinking lights.
- d. Rotating lights.
- e. Strobe lights.
- f. Color-changing lighting visible from Common Areas, except temporary holiday lighting authorized by the Association.
- g. Commercial advertising lighting.
- h. Exposed temporary wiring used as a permanent installation.

7.12.10 Optional Address Number Lighting

Lighting fixtures installed above address numbers located on front patio walls are optional. Where installed, such fixtures shall substantially conform to the approved location illustrated in Exhibit I-2 and shall comply with all requirements contained within this Section.

Address number lighting may be solar-powered, battery-powered or other ACB-approved lighting technologies that are architecturally compatible with the community. Installation of new hardwired electrical connections, wiring, conduit, raceways, or penetrations into Association-maintained walls for address number lighting is prohibited.

7.13 FRONT PATIO FLOORING

7.13.1 Approval Required

ACB approval is required prior to:

- a. Installation of new front patio flooring.
- b. Replacement of existing front patio flooring.
- c. Modification of previously approved flooring.
- d. Installation of tile, pavers, stone, concrete coatings, or other hardscape materials within the front patio area.

7.13.2 Approved Flooring Materials

Approved matte flooring materials include:

- a. Porcelain tile.
- b. Ceramic tile.
- c. Natural stone.
- d. Concrete finishes.
- e. Other materials specifically approved by the ACB.

All flooring materials shall be suitable for exterior use and capable of withstanding South Florida weather conditions.

7.13.3 Approved Colors

Approved flooring colors shall be limited to neutral tones that are architecturally compatible with the community.

Examples include:

- a. Light gray.
- b. Medium gray.
- c. Beige.
- d. Tan.
- e. Off-white.
- f. Natural stone tones.
- g. Cement finishes.

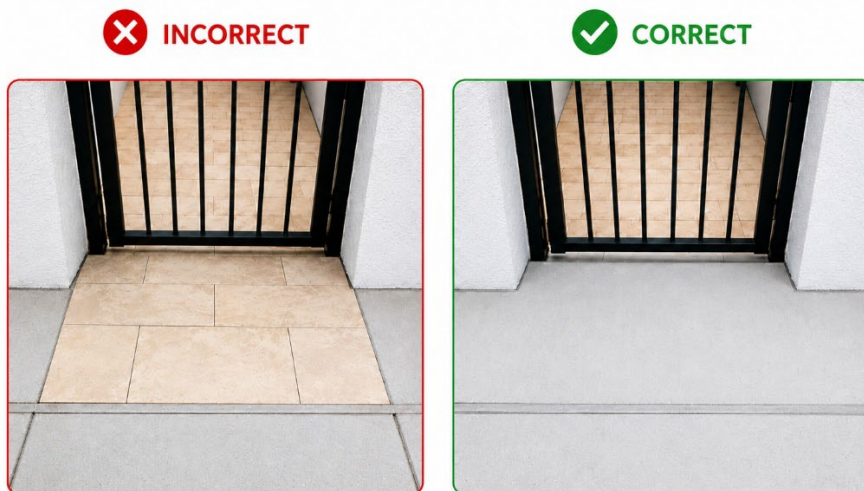
The ACB may deny colors that create excessive contrast or are inconsistent with the architectural character of the community.

7.13.4 Installation Area

Front patio flooring shall remain entirely within the front patio area. Flooring installations shall begin at the interior side of the front entry gate and extend inward toward the residence. Flooring materials shall not extend beyond the front entry gate onto sidewalks, Common Areas, landscape areas, driveways, or any Association-maintained surface.

Figure 7.13-A – Front Patio Flooring Installation Illustration

Acceptable and Unacceptable Front Patio Flooring Installation



7.13.5 Installation Requirements

All flooring installations shall:

- a. Be professionally installed.
- b. Be level and free of trip hazards.
- c. Maintain proper drainage.

DADELAND WALK ASSOCIATION
Architectural Standards and Design Guidelines for Lot Owners
Adopted August 27, 2026

- d. Not interfere with door operation.
- e. Not adversely affect adjacent structures.
- f. Not create water intrusion or drainage issues.

The ACB may require additional information regarding installation methods where necessary to evaluate a proposed project.

7.13.6 Drainage Protection

Flooring installations shall not:

- a. Alter drainage patterns.
- b. Create ponding water.
- c. Block drainage pathways.
- d. Direct water toward structures.
- e. Create conditions that may adversely affect neighboring Lots or Common Areas.

Any installation creating drainage concerns may be required to be modified or removed.

7.13.7 Prohibited Flooring Materials and Designs

The following are prohibited unless specifically approved by the ACB:

- a. Bright or fluorescent colors.
- b. Highly reflective finishes.
- c. Artificial turf.
- d. Loose gravel.
- e. Decorative shell surfaces.
- f. Loose stone installations.
- g. Flooring materials extending beyond approved boundaries.

7.13.8 Prohibited Patterns

The following are prohibited:

- a. Mosaic patterns.
- b. Murals.
- c. Decorative images.
- d. Logos.
- e. Multi-colored decorative artwork.
- f. Custom graphic designs.
- g. Any flooring pattern that materially detracts from the architectural uniformity of the community.

7.14 EXTERIOR-MOUNTED VIDEO CAMERAS

7.14.1 Approval Required

ACB approval is required prior to:

- a. Installation of hardwired camera systems.
- b. Installation of exterior conduit, wiring, raceways, or associated equipment.
- c. Installation of any hardwired camera or any camera located outside the approved locations identified in Section 7.14.4.

DADELAND WALK ASSOCIATION
Architectural Standards and Design Guidelines for Lot Owners
Adopted August 27, 2026

- d. Relocation of approved camera devices requiring modification of the mounting location.
- e. Any camera installation affecting the building envelope or exterior appearance of the residence.

Battery-operated or rechargeable cameras installed in approved locations identified in Section 7.14.4 and complying with these Standards shall not require prior ACB approval..

7.14.2 Approved Camera Colors

Camera housing shall be limited to the following colors:

- a. Black
- b. Bronze
- c. White

The camera color shall be compatible with the adjacent mounting surface and minimize visual impact.

7.14.3 Camera Appearance

Exterior-mounted cameras shall be:

- a. Small in scale.
- b. Low-profile in appearance.
- c. Residential in design.
- d. Architecturally compatible with the community.
- e. Oversized, commercial, industrial, or visually intrusive camera systems are prohibited.

7.14.4 Approved Front Entry Locations

Video cameras may be installed only in the following approved locations:

- a. Adjacent to the front entry door.
- b. As part of an approved video doorbell device.
- c. On the front entry trellis.
- d. Other locations specifically approved by the ACB.

Camera placement shall minimize visibility from Common Areas whenever reasonably possible.

7.14.5 Trellis-Mounted Cameras

Battery-operated or rechargeable cameras may be installed on approved front entry trellis structures provided:

- a. The installation does not damage the trellis.
- b. The installation does not penetrate Association-maintained building components.
- c. The camera remains minimally visible.
- d. The camera is directed primarily toward the Owner's front entry area.
- e. The installation remains architecturally compatible with the community.

7.14.6 Video Doorbell Devices

Battery-operated video doorbells may be installed adjacent to the front entry door without ACB approval. Hardwired video doorbells shall require ACB approval.

Video doorbells shall:

- a. Be professionally installed when hardwired.

- b. Be maintained in good condition.
- c. Remain architecturally compatible with the residence.
- d. Utilize concealed wiring where applicable.

7.14.7 Wiring Requirements

All hardwired camera installations shall utilize concealed wiring. Visible conduit, raceways, tubing, exposed wiring, or similar installations are prohibited unless specifically approved by the ACB. All wiring shall be installed in a neat and professional manner.

7.14.8 Building Envelope Protection

No camera installation shall:

- a. Damage stucco surfaces.
- b. Compromise waterproofing systems.
- c. Damage structural components.
- d. Create maintenance concerns.
- e. Affect Association-maintained building envelope components.

Any installation involving penetration of exterior walls or building envelope components requires prior ACB approval.

7.14.9 Prohibited Mounting Locations

The following mounting locations are prohibited unless specifically approved by the ACB:

- a. Exterior perimeter walls.
- b. Mail station structures.
- c. Community light poles.
- d. Gatehouse structures.
- e. Entrance gate equipment.
- f. Association-owned structures.
- g. Community trees.
- h. Fences not owned by the Lot Owner.
- i. Any Common Area structure.

7.14.10 Prohibited Installations

The following are prohibited:

- a. Cameras with exposed wiring.
- b. Cameras with exposed conduit.
- c. Oversized camera housings.
- d. Commercial surveillance equipment.
- e. Floodlight-style camera systems not approved by the ACB.
- f. Temporary or makeshift installations.
- g. Installations that create visual clutter.
- h. Installations that materially detract from the architectural appearance of the community.

7.14.11 Privacy and Legal Compliance

Owners are solely responsible for ensuring compliance with all applicable federal, state, county, and local laws governing video surveillance, audio recording, privacy, and monitoring activities. ACB approval pertains solely to architectural appearance and installation requirements and shall not be construed as approval of surveillance practices, recording activities, or legal compliance.

7.15 GUTTERS & DOWNSPOUTS

7.15.1 Approval Required

ACB approval is required prior to:

- a. Installation of new gutters or downspouts.
- b. Replacement of gutters or downspouts with a different style, size, or configuration.
- c. Relocation of existing gutters or downspouts.
- d. Modification of roof drainage systems.
- e. Any alteration affecting the exterior appearance of the drainage system.

7.15.2 Approved Colors

Gutters and downspouts shall be painted or finished in a color that matches the adjacent exterior surface or other Association-approved color. Replacement components shall maintain a uniform appearance consistent with surrounding structures.

7.15.3 Approved Style

Gutters and downspouts shall be simple and low-profile in design. Decorative, ornate, oversized, or highly visible commercial-style systems are prohibited unless specifically approved by the ACB.

7.15.4 Placement and Configuration

Gutters and downspouts shall follow the original architectural placement and drainage design of the unit.

Downspouts shall:

- a. Be located at building corners or approved architectural locations.
- b. Be installed vertically and neatly against the structure.
- c. Minimize visual impact where reasonably possible.
- d. Maintain consistency with neighboring units where applicable.

7.15.4.1 Scuppers and Roof Drainage Systems

Existing roof drainage systems, including scuppers, collector heads, leader heads, downspouts, roof drainage openings, and associated drainage components originally installed as part of the building design, shall be maintained in their original configuration unless otherwise approved by the ACB.

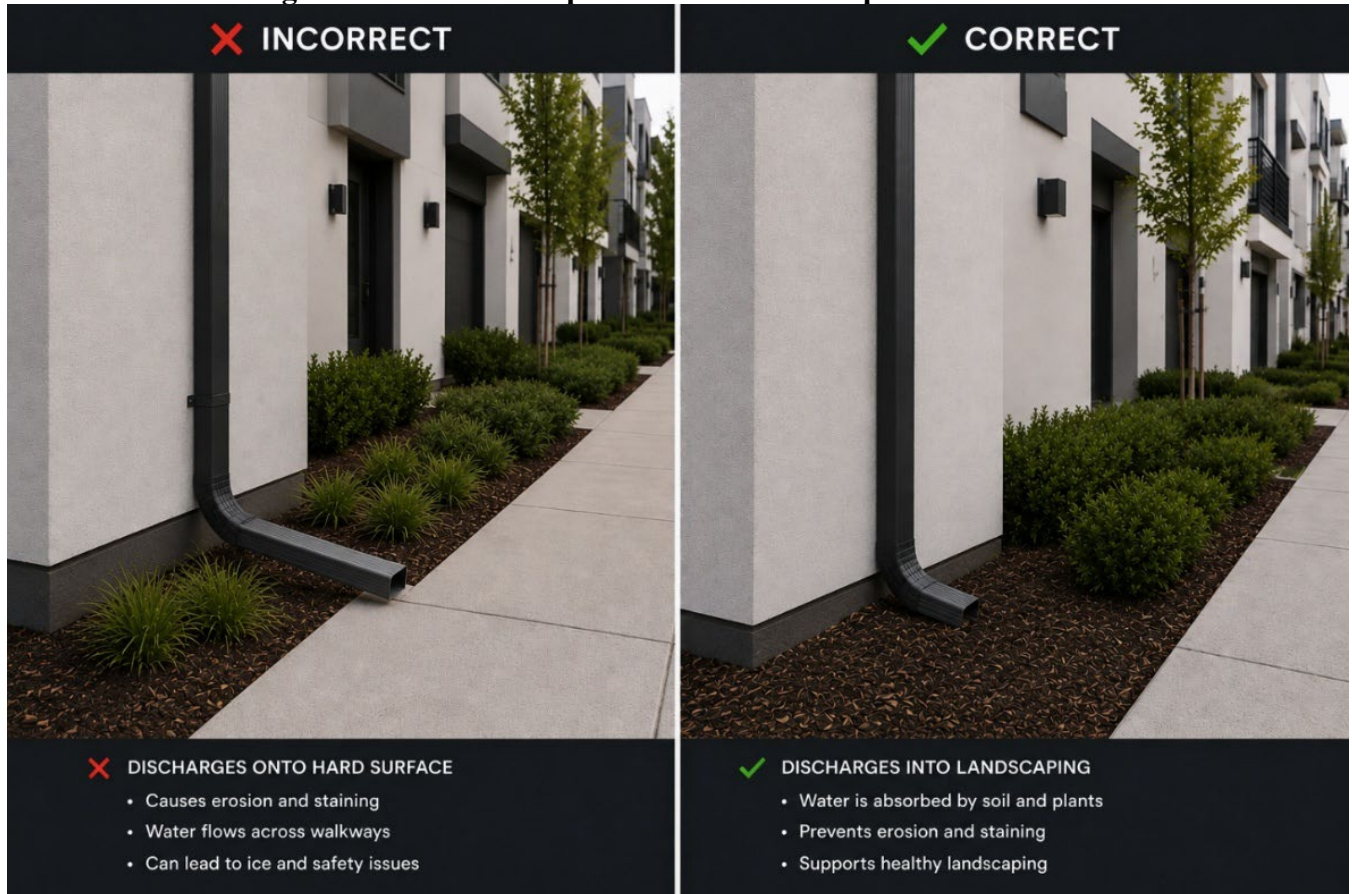
Replacement components shall substantially match the existing approved design, location, appearance, and function of the original drainage system.

DADELAND WALK ASSOCIATION
Architectural Standards and Design Guidelines for Lot Owners
Adopted August 27, 2026

Owners shall not relocate, remove, obstruct, disconnect, extend, or otherwise modify roof drainage components in a manner that alters the original drainage path or drainage function.

The original roof drainage system shall be maintained so that stormwater continues to be conveyed from the roof to the ground in substantially the same manner as originally designed.

Figure 7.15-A – Downspout Termination Requirements



7.15.5 Drainage Requirements

Gutters and downspouts shall be installed and maintained to:

- Properly direct water away from structures.
- Prevent water intrusion.
- Prevent erosion.
- Protect neighboring Lots and Common Areas.
- Maintain existing drainage patterns.

Downspouts shall discharge into approved drainage areas, landscaped areas, or other locations designed to receive stormwater runoff. Downspouts shall not discharge onto sidewalks, walkways, roadways, neighboring Lots, or other locations that create erosion, nuisance conditions, standing water, maintenance concerns, or damage to Association property

7.15.6 Extensions and Splash Blocks

Downspout extensions, splash blocks, and drainage accessories may be installed provided they:

- a. Are neutral in color.
- b. Are architecturally unobtrusive.
- c. Do not create trip hazards.
- d. Do not adversely affect drainage patterns.
- e. Remain properly maintained.

Downspout extensions and drainage accessories shall remain within the Owner's Lot unless otherwise approved by the Association.

7.15.7 Attachment Requirements

All gutters, downspouts, brackets, fasteners, and support components shall be securely attached and maintained in good condition. Installations shall be capable of withstanding normal weather conditions and applicable wind-load requirements.

7.15.8 Prohibited Installations

The following are prohibited unless specifically approved by the ACB:

- a. Decorative gutter systems.
- b. Highly visible commercial-style drainage systems.
- c. Unapproved colors.
- d. Improperly secured installations.
- e. Drainage systems that discharge water onto neighboring Lots.
- f. Installations creating drainage, erosion, or maintenance concerns.

7.16 AWNINGS, CANOPIES, TARPS & SHADE STRUCTURES

7.16.1 Approval Required

ACB approval is required prior to:

- a. Installation of any awning.
- b. Installation of any canopy.
- c. Installation of any shade structure.
- d. Installation of any exterior weather-protection covering.
- e. Modification or replacement of an existing approved structure.
- f. Any installation affecting the exterior appearance of a residence.

7.16.2 Architectural Review Authority

The ACB may review proposed shade structures solely for architectural compatibility, appearance, location, visibility, and consistency with these Standards. Nothing contained herein authorizes attachment to Association-maintained structures, walls, roofs, fascia, soffits, or other Association-owned components. Where a proposed installation requires attachment to Association-owned property, separate approval from the Board of Directors may be required in addition to ACB approval.

DADELAND WALK ASSOCIATION
Architectural Standards and Design Guidelines for Lot Owners
Adopted August 27, 2026

7.16.3 Permitted Installations

Subject to ACB approval, certain shade structures may be permitted where they:

- a. Are architecturally compatible with the community.
- b. Do not adversely affect neighboring Lots.
- c. Do not interfere with drainage systems.
- d. Do not create structural concerns.
- e. Do not damage Association-maintained components.
- f. Comply with applicable code and permitting requirements.

7.16.4 Attachment Restrictions

No awning, canopy, tarp, shade structure, or similar covering shall:

- a. Attach to exterior walls.
 - b. Attach to roof structures.
 - c. Attach to fascia components.
 - d. Attach to soffits.
 - e. Attach to Association-maintained building envelope components.
 - f. Penetrate waterproofing systems.
 - g. Rely upon Association-maintained structures for support.
- Unless specifically authorized by the Board of Directors and approved by the ACB.

7.16.5 Canopy Frames and Support Structures

Canopy frames, support systems, skeletal structures, support posts, or partially completed installations are prohibited unless the approved covering material is fully installed and maintained. Exposed framework without the approved covering material shall constitute a violation of these Standards.

7.16.6 Drainage Protection

Approved installations shall not:

- a. Alter drainage patterns.
 - b. Direct water onto neighboring Lots.
 - c. Direct water onto Common Areas.
 - d. Create ponding conditions.
 - e. Interfere with existing drainage systems.
- Any installation creating drainage concerns may be required to be modified or removed.

7.16.7 Prohibited Installations

The following are prohibited:

- a. Tarps used as permanent coverings.
- b. Tensioned fabric systems.
- c. Freestanding structures extending beyond approved boundaries.
- d. Installations attached to Association-maintained structures.
- e. Installations creating a roof extension appearance.
- f. Installations creating architectural inconsistency.

DADELAND WALK ASSOCIATION
Architectural Standards and Design Guidelines for Lot Owners
Adopted August 27, 2026

- g. Temporary coverings intended as permanent improvements.
- h. Any installation that adversely affects the architectural harmony of the community.

7.16.8 Freestanding Structures

Freestanding patio structures may be permitted only if they comply with the requirements of Section 7.17 of these Standards. Approval of a freestanding structure under Section 7.17 shall not authorize attachment to any Association-maintained component.

7.17 FREESTANDING PATIO STRUCTURES

This Section governs all freestanding patio shade structures, including umbrellas, shade sails, pergolas, pavilions, and similar structures.

7.17.1 Approval Required

ACB approval is required prior to:

- a. Installation of a freestanding patio structure.
- b. Replacement of a freestanding patio structure.
- c. Modification of an existing freestanding patio structure.
- d. Enlargement of an existing freestanding patio structure.
- e. Installation of any associated covering material.

7.17.2 Permitted Locations

Freestanding patio structures are permitted only within rear patios.

Freestanding patio structures are not permitted within:

- a. Front patios.
- b. Common Areas.
- c. Sidewalk areas.
- d. Parking areas.
- e. Landscape areas outside the Owner's patio.

7.17.3 Freestanding Requirement

All structures governed by this section shall be completely freestanding.

The structure shall not:

- a. Attach to exterior walls.
- b. Attach to patio walls.
- c. Attach to roofs.
- d. Attach to fascia components.
- e. Attach to trellises.
- f. Attach to any Association-maintained component.
- g. Penetrate the building envelope.

7.17.4 Front Patio and Rear Patio Shade Structures

Portable freestanding patio umbrellas and approved shade sails may be permitted within rear patio areas subject to compliance with these Standards. Patio umbrellas, shade sails, canopies, awnings, pergolas, pavilions, and similar shade structures are prohibited within front entry courtyards, front patios, front walkways, and other areas located forward of the residence entry door. New canopies, awnings, and other shade structures attached to or supported by the building envelope, exterior walls, stucco surfaces, roofs, fascia, soffits, waterproofing systems, or other Association-maintained components are prohibited. Existing attached awnings and canopies as of the effective date of these Standards may remain. If such an installation is substantially damaged, deteriorated beyond reasonable repair, removed, or replaced, it shall not be reinstalled except in compliance with the standards then in effect. Decorative canopy or awning frames without fabric, roofing, screening, or shade material are prohibited unless specifically approved by the ACB.

7.17.5 Rear Patio Boundary Restrictions

Approved rear patio shade structures shall remain entirely within the Owner's rear patio area and shall not:

- a. Extend into a Common Area.
- b. Extend into a neighboring Lot.
- c. Obstruct drainage, maintenance access, utility access, or Association-maintained facilities.
- d. Create a safety hazard or nuisance to neighboring Owners.

7.17.6 Approved Materials

Approved materials may include:

- a. Aluminum.
- b. Powder-coated metal.
- c. Composite materials.
- d. Other ACB-approved materials designed for exterior use.

Materials shall be durable, weather resistant, and architecturally compatible with the community.

7.17.7 Approved Colors

Colors shall be limited to neutral tones compatible with the architectural appearance of the community.

- a. Bronze.
- b. Black.
- c. White.
- d. Beige.
- e. Neutral earth tones.

Bright, fluorescent, highly reflective, or visually dominant colors are prohibited.

7.17.8 Visibility Restrictions

Freestanding patio structures shall remain architecturally compatible with the community. In determining visual impact, the ACB may consider size, height, color, material, location, visibility from Common Areas, sidewalks, roadways, and adjacent Lots.

DADELAND WALK ASSOCIATION
Architectural Standards and Design Guidelines for Lot Owners
Adopted August 27, 2026

The ACB may require modification, relocation, or removal of any structure that is determined to be inconsistent with the architectural character of the community, creates an unreasonable visual impact, or otherwise fails to comply with these Standards.

7.17.9 Covering Materials

Approved covering materials may include:

- a. Architectural fabric approved by the ACB.
- b. Neutral-colored weather-resistant materials.
- c. Other approved covering systems compatible with community standards.

The following are prohibited:

- a. Tarps.
- b. Plastic sheeting.
- c. Temporary coverings.
- d. Brightly colored coverings.
- e. Reflective coverings.

7.17.10 Drainage Requirements

Freestanding patio structures shall not:

- a. Alter drainage patterns.
- b. Create water intrusion.
- c. Direct runoff onto neighboring Lots.
- d. Direct runoff onto Common Areas.
- e. Interfere with existing drainage systems.

The Owner shall be responsible for correcting any drainage issues caused by the installation.

7.17.11 Structural Safety

All freestanding patio structures shall:

- a. Be properly anchored.
- b. Be capable of withstanding normal wind loads.
- c. Comply with applicable building codes.
- d. Comply with applicable permitting requirements.
- e. Be maintained in a safe condition.

The ACB may require engineering documentation when appropriate.

7.17.12 Prohibited Installations

The following are prohibited:

- a. Structures attached to Association-maintained components.
- b. Structures exceeding approved height limitations.
- c. Structures extending beyond patio boundaries.
- d. Temporary structures intended as permanent installations.
- e. Structures creating drainage concerns.
- f. Structures creating architectural inconsistency.
- g. Structures creating safety hazards.

7.18 SIDE PATIO OPENINGS ABUTTING COMMON AREAS

7.18.1 Approval Required

ACB approval is required prior to:

- a. Installation of a gate within a side patio opening.
- b. Installation of a decorative panel.
- c. Installation of a privacy panel.
- d. Installation of fencing or enclosure elements.
- e. Modification of an existing approved installation.
- f. Replacement of an existing approved installation.

7.18.2 Approved Materials

Approved materials are limited to:

- a. Powder-coated aluminum.
- b. Wrought iron.
- c. Composite materials designed for exterior use.
- d. Other durable exterior-grade materials specifically approved by the ACB that substantially replicate the approved architectural appearance.

The following are prohibited unless specifically approved by the ACB:

- a. Bamboo.
- b. Reed fencing.
- c. Fabric screening.
- d. Plastic sheeting.
- e. Temporary materials.
- f. Decorative lattice panels.
- g. Materials that are prone to deterioration, warping, rotting, or excessive maintenance.

7.18.3 Approved Colors

Approved colors are limited to Bronze or Matte Black. No other colors shall be permitted unless specifically approved by the ACB.

7.18.4 Approved Design

Installations shall maintain a simple and architecturally compatible appearance. The following may be permitted subject to ACB approval:

- a. Decorative metal panels.
- b. Decorative gates.
- c. Privacy panels meeting the requirements of these Standards.
- d. Architecturally compatible ornamental metalwork.

All installations shall substantially conform to the approved exhibits incorporated into these Standards.

DADELAND WALK ASSOCIATION
Architectural Standards and Design Guidelines for Lot Owners
Adopted August 27, 2026

7.18.5 Height Restrictions

The maximum height of any gate, panel, enclosure, or similar installation shall not exceed six (6) feet as measured from the finished patio surface. No portion of the installation may exceed this height limitation unless specifically approved by the ACB.

7.18.6 Location Restrictions

Installations shall:

- a. Remain entirely within the existing side patio opening.
- b. Not extend beyond the building wall.
- c. Not extend into a Common Area.
- d. Not encroach upon neighboring Lots.
- e. Not obstruct pedestrian access.

No new walls, columns, structural extensions, or similar construction shall be permitted.

7.18.7 Attachment Restrictions

To protect the Association-maintained building envelope, the following are prohibited unless specifically authorized in writing by the ACB as part of an approved architectural application:

- a. Drilling into stucco surfaces.
- b. Penetrating waterproofing systems.
- c. Attaching to structural walls.
- d. Attaching to structural columns.
- e. Attaching to soffits.
- f. Attaching to Association-maintained components.

Any approved attachment shall be limited to the installation method, location, and materials authorized by the ACB and shall not compromise the structural integrity, weather resistance, or maintenance responsibilities of any Association-maintained component.

This restriction shall not apply to improvements specifically approved by the ACB and installed in accordance with the approved plans, specifications, and applicable permit requirements.

Approved installations shall utilize mounting methods approved by the ACB and designed to minimize impact to building components.

7.18.8 Privacy Panels

Privacy panels may be permitted provided they:

- a. Are constructed of approved materials.
- b. Maintain an architecturally compatible appearance.
- c. Do not create a solid wall appearance.
- d. Do not materially obstruct visibility from Common Areas.
- e. Comply with all height restrictions.

The ACB may deny privacy panels that create excessive visual impact or are inconsistent with community standards.

7.18.9 Prohibited Installations

The following are prohibited:

- a. Wood fencing.
- b. PVC fencing.
- c. Vinyl fencing.
- d. Chain-link fencing.
- e. Lattice panels.
- f. Bamboo panels.
- g. Reed panels.
- h. Fabric coverings.
- i. Plastic coverings.
- j. Temporary materials.
- k. Installations exceeding six (6) feet in height.
- l. Installations extending into Common Areas.
- m. Installations attached to Association-maintained structural components without approval.

7.19 HURRICANE PROTECTION SPECIFICATIONS

7.19.1 Purpose and Authority

This Section establishes hurricane-protection specifications pursuant to Section 720.3035, Florida Statutes, and the architectural authority granted to the ACB by Article VII, Section 13 of the Declaration. The purpose of these specifications is to permit hurricane-protection improvements while preserving reasonable architectural consistency and compliance with applicable law.

7.19.2 Covered Hurricane Protection Improvements

Hurricane protection governed by this Section may include, without limitation, the following improvements to the extent recognized by applicable law:

- a. Impact-resistant windows and doors;
- b. Hurricane shutters and other protective window or door systems;
- c. Reinforced garage doors;
- d. Roof systems or roof improvements qualifying as hurricane protection under applicable law;
- e. Exterior fixed generators;
- f. Fuel tanks associated with approved hurricane-protection systems; and
- g. Other hurricane-protection products or improvements recognized by Section 720.3035, Florida Statutes.

7.19.3 Objective Specifications

Hurricane-protection improvements shall comply with the objective specifications established in these Architectural Standards concerning location, dimensions, materials, colors, visibility, installation method, and architectural compatibility, to the extent such specifications are permitted by Section 720.3035, Florida Statutes.

7.19.4 Conforming Applications

An application for hurricane protection that conforms to the specifications adopted by the Association or ACB pursuant to Section 720.3035, Florida Statutes, shall not be denied.

7.19.5 Building Code and Product Approval

All hurricane-protection improvements shall comply with applicable Florida Building Code, Miami-Dade County, High Velocity Hurricane Zone, permitting, product-approval, and inspection requirements.

7.19.6 Coordination with Other Sections

Where a hurricane-protection improvement is also governed by another Section of these Standards, including the Sections concerning windows, doors, roofs, or generators, the provisions shall be interpreted together. In the event of a conflict, applicable law shall control.

SECTION 8 - APPROVAL EXPIRATION, EXTENSIONS & PROJECT COMPLETION

8.1 Approval Validity Period

Unless otherwise stated in the approval letter, ACB approvals shall remain valid for ninety (90) days from the date of approval. If work does not commence within the approval period, the approval shall automatically expire.

8.2 Commencement of Work

Approved work shall commence within the approved validity period. For purposes of this section, commencement of work means the actual start of construction, installation, or approved improvement activities and not merely the purchase of materials, execution of contracts, or obtaining permits.

8.3 Completion of Work

Projects shall be completed within the timeframe established by the ACB approval letter or, if no completion date is specified, within a reasonable period considering the scope of work. Projects shall not remain substantially incomplete for extended periods.

8.4 Extension Requests

Owners may request an extension of an approved project if additional time is reasonably necessary to complete the work.

Extension requests shall:

- a. Be submitted in writing.
- b. Be submitted before expiration of the approval.
- c. Describe the reasons additional time is required.
- d. Include the anticipated completion date.

8.5 Granting Extensions

The ACB may approve, deny, or modify extension requests based upon the circumstances presented.

Extensions may be granted for reasons including:

DADELAND WALK ASSOCIATION
Architectural Standards and Design Guidelines for Lot Owners
Adopted August 27, 2026

- a. Contractor delays.
- b. Material shortages.
- c. Permit delays.
- d. Weather conditions.
- e. Other circumstances beyond the Owner's reasonable control.

The granting of an extension shall be at the sole discretion of the ACB.

8.6 Expired Approvals

If an approval expires before commencement or completion of the project, the Owner shall submit a new application before proceeding with any additional work. The ACB may require compliance with the Architectural Standards in effect at the time of the new application.

8.7 Changes to Approved Plans

Any material change to an approved project requires prior written approval from the ACB before implementation.

Material changes may include:

- a. Different materials.
- b. Different colors.
- c. Different dimensions.
- d. Different configurations.
- e. Different installation methods.
- f. Different locations.
- g. Different equipment.

The ACB may require submission of a revised application.

8.8 Completion in Accordance with Approved Plans

All work shall be completed substantially in accordance with:

- a. Approved plans.
- b. Approved specifications.
- c. Approved materials.
- d. Approved colors.
- e. Conditions contained within the approval.

Deviations from approved plans may constitute a violation of these Standards.

8.9 Inspection Rights

The Association, Management, ACB, or their authorized representatives may inspect approved work for the limited purpose of determining compliance with:

- a. Approved plans.
- b. Architectural Standards.
- c. Conditions of approval.
- d. Visible architectural requirements.

Nothing herein shall create an obligation for the Association or ACB to inspect any project.

8.10 Project Completion Responsibilities

Upon completion of the project, the Owner shall ensure that:

- a. All work is complete.
- b. Construction debris has been removed.
- c. Materials have been removed.
- d. Required permits have been finalized and closed.
- e. The project complies with approved plans.
- f. Damaged areas have been restored.

8.11 Failure to Complete Approved Work

If approved work is not completed in accordance with the approval or these Standards, the Association may:

- a. Require corrective action.
- b. Require submission of a revised application.
- c. Require restoration to the approved condition.
- d. Refer the matter for enforcement in accordance with the governing documents.

8.12 Owner Responsibility

The Owner remains solely responsible for:

- a. Timely completion of the project.
- b. Compliance with approved plans.
- c. Compliance with permits.
- d. Compliance with governmental requirements.
- e. Correction of deficiencies.
- f. Maintenance of the completed improvement.

8.13 No Vested Rights

The issuance of an approval does not create a permanent right to maintain a condition that later becomes non-compliant due to modifications, deterioration, unauthorized changes, safety concerns, or violations of these Standards.

SECTION 9 - ENFORCEMENT, VIOLATIONS & CORRECTIVE ACTION

9.1 Authority of the Architectural Control Board

The ACB derives its authority directly from the Association's governing documents and is responsible for the administration, interpretation, and application of the Architectural Standards.

The ACB shall have authority to:

- a. Review architectural applications.
- b. Approve architectural applications.
- c. Deny architectural applications.
- d. Determine whether an installation, alteration, modification, replacement, or condition complies with the Architectural Standards.
- e. Interpret and apply the Architectural Standards.
- f. Establish architectural compliance determinations.

DADELAND WALK ASSOCIATION
Architectural Standards and Design Guidelines for Lot Owners
Adopted August 27, 2026

- g. Require submission of applications where required by these Standards.
- h. Identify architectural deficiencies and the corrective measures necessary to achieve compliance with the Architectural Standards.

9.2 Authority of the Board of Directors

The Board of Directors retains authority over Association operations and enforcement remedies authorized by the governing documents and applicable law. Where an architectural violation or non-compliant condition has been identified by the ACB, the Board of Directors may pursue enforcement remedies authorized by the governing documents and applicable law.

Such remedies may include:

- a. Compliance demands.
- b. Hearings.
- c. Fines.
- d. Suspension of use rights.
- e. Legal action.
- f. Self-help remedies, if authorized by the governing documents.
- g. Any other remedy authorized by the governing documents or applicable law.

The Board shall not substitute its architectural judgment for that of the ACB in matters delegated to the ACB under the governing documents.

9.3 Violations

The following may constitute violations of these Architectural Standards:

- a. Commencing work without required ACB approval.
- b. Failure to comply with approved plans.
- c. Installation of prohibited items.
- d. Failure to maintain approved improvements.
- e. Failure to comply with conditions of approval.
- f. Failure to obtain required permits when required by law.
- g. Failure to correct identified architectural deficiencies.
- h. Modification of an approved project without required ACB approval.

9.4 Unauthorized Work

Any exterior modification, alteration, installation, replacement, or improvement commenced without required ACB approval shall constitute unauthorized work.

Unauthorized work may require:

- a. Submission of an architectural application.
- b. Modification of the installation.
- c. Removal of the installation.
- d. Restoration of the affected area.
- e. Other corrective measures necessary to achieve compliance.

The existence of unauthorized work shall not obligate the ACB to approve the installation after the fact.

DADELAND WALK ASSOCIATION
Architectural Standards and Design Guidelines for Lot Owners
Adopted August 27, 2026

9.5 Notice of Non-Compliance

When the ACB determines that a condition does not comply with the Architectural Standards, the matter may be referred to Management for notification to the Owner regarding the identified deficiency and corrective measures necessary to achieve compliance.

- a. The condition observed.
- b. The applicable Architectural Standard.
- c. The corrective action required.
- d. The timeframe for compliance.
- e. Potential enforcement procedures available under the governing documents.

Nothing herein shall require multiple notices before enforcement procedures are initiated.

9.6 Corrective Action

Owners shall timely correct architectural conditions determined by the ACB to be inconsistent with these Standards. Corrective action may include:

- a. Repair.
- b. Repainting.
- c. Removal.
- d. Replacement.
- e. Restoration.
- f. Submission of an architectural application.
- g. Obtaining required permits.
- h. Bringing an installation into compliance with approved standards.

9.7 Restoration Requirements

Where unauthorized work has been performed, the ACB may determine that restoration of the affected area is necessary to achieve compliance with the Architectural Standards. Such determination may be referred to Management and the Board of Directors for compliance and enforcement action in accordance with the governing documents. Restoration shall be performed at the Owner's expense.

9.8 Failure to Comply

Failure to comply with these Standards, an approved application, or an ACB determination may result in enforcement action as authorized by the governing documents and applicable law.

9.9 No Waiver

The provisions of Section 1.5 (No Waiver) shall apply to all matters governed by these Standards.

9.10 Governing Documents Control

In the event of a conflict between these Standards and the Declaration, Articles of Incorporation, Bylaws, Rules and Regulations, or applicable law, the governing documents and applicable law shall control. The authority of the ACB and Board of Directors shall be interpreted consistently with the governing documents creating and governing each body.

SECTION 10 - EXISTING CONDITIONS, NONCONFORMING INSTALLATIONS & FUTURE COMPLIANCE

10.1 Existing Conditions

The Association recognizes that certain architectural installations, modifications, alterations, improvements, or conditions may exist within the community that were:

- a. Installed under prior architectural standards.
- b. Installed pursuant to prior approvals.
- c. Installed before adoption of these Architectural Standards.
- d. Installed when approval records are no longer available.
- e. Installed under prior architectural interpretations or policies.

The existence of such conditions shall not automatically establish compliance with these Architectural Standards.

10.2 No Automatic Approval or Precedent

The existence of any installation, modification, alteration, improvement, or condition within the community shall not constitute:

- a. Approval.
- b. Authorization.
- c. Waiver.
- d. Architectural precedent.
- e. A vested right.
- f. Permission for similar installations elsewhere within the community.

Each application shall be reviewed based upon the governing documents and Architectural Standards in effect at the time of review.

10.3 Previously Approved Improvements

Architectural improvements that were previously approved by the ACB or its predecessor architectural authority may remain in place in their approved form.

Owners shall maintain such improvements in a safe, clean, structurally sound, and aesthetically acceptable condition. If Association records are unavailable, the burden of demonstrating prior approval shall rest with the Owner. The ACB may consider available records, permits, photographs, historical evidence, or other documentation when evaluating claims of prior approval.

10.4 Maintenance and Repair of Existing Improvements

Routine maintenance, repair, repainting, replacement of hardware, replacement of screen mesh, replacement of individual damaged components, and other similar like-for-like repairs shall not automatically require compliance with subsequently adopted Architectural Standards.

Such work shall not materially alter the appearance, dimensions, materials, configuration, or architectural character of the existing approved improvement.

10.5 Replacement, Reconstruction, or Modification

When an existing architectural improvement is substantially replaced, reconstructed, enlarged, relocated, materially modified, or otherwise altered beyond routine maintenance and repair, the improvement shall comply with the Architectural Standards in effect at the time the application is submitted. The ACB shall determine whether proposed work constitutes routine maintenance or a substantial modification requiring compliance with current standards.

10.6 Unsafe, Damaged, or Deteriorated Conditions

Regardless of when installed or approved, any architectural improvement determined by the ACB to be:

- a. Unsafe.
- b. Structurally unsound.
- c. Deteriorated.
- d. Damaged.
- e. Creating maintenance concerns.
- f. Creating drainage concerns.
- g. Affecting the building envelope.
- h. Creating a safety hazard.

may be required to be repaired, restored, modified, replaced, or removed to achieve compliance with these Standards.

10.7 Unauthorized Installations

Nothing contained in this section shall be interpreted as approving, validating, legalizing, or grandfathering an installation that was originally installed without required approval. The ACB reserves the right to review existing conditions and determine whether corrective action is necessary to achieve compliance with the governing documents and Architectural Standards.

10.8 Future Compliance Requirements

An existing installation that does not conform to current Architectural Standards may be permitted to remain in place until one or more of the following occurs:

- a. The installation is replaced.
- b. The installation is substantially reconstructed.
- c. The installation is enlarged.
- d. The installation is relocated.
- e. The installation is materially modified.
- f. The installation creates a safety concern.
- g. The installation creates a maintenance concern.
- h. Compliance is otherwise required by the governing documents or applicable law.

At that time, the installation may be required to comply with the Architectural Standards then in effect.

10.9 Association Records

The absence of historical approval records shall not, by itself, establish that an installation was either approved or unapproved.

DADELAND WALK ASSOCIATION
Architectural Standards and Design Guidelines for Lot Owners
Adopted August 27, 2026

When evaluating an existing condition, the ACB may consider:

- a. Association records.
- b. Historical photographs.
- c. Permit records.
- d. Architectural drawings.
- e. Inspection records.
- f. Testimony or other credible evidence.

10.10 Governing Documents Control

In the event of a conflict between this section and the Declaration, Articles of Incorporation, Bylaws, Rules and Regulations, or applicable law, the governing documents and applicable law shall control. The authority of the Architectural Control Board and Board of Directors shall be interpreted consistently with the governing documents creating and governing each body.

SECTION 11 - FLOOR PLAN REFERENCE GUIDE

11.1 Architectural Models

The community contains residential units generally identified as:

- a. Model A – Exhibit L1
- b. Model B – Exhibit L-2
- c. Model C – Exhibit L-3
- d. Model D – Exhibit L-4

The floor plans contained in the exhibits identify typical configurations associated with each model.

11.2 Reference Use Only

The floor plan exhibits are intended solely to assist Owners, contractors, Management, and the ACB in identifying:

- a. Typical locations of exterior openings, including windows and doors.
- b. Typical patio configurations.
- c. General floor plan layouts associated with specific unit models.

The exhibits are not intended to establish ownership boundaries, structural information, exact field conditions, construction requirements, or architectural details of windows, doors, gates, trellises, or other exterior improvements.

11.3 Variations

The Association recognizes that individual units may contain minor variations resulting from:

- a. Original construction conditions.
- b. Prior approved modifications.
- c. Building location.

DADELAND WALK ASSOCIATION
Architectural Standards and Design Guidelines for Lot Owners
Adopted August 27, 2026

- d. Field conditions.
 - e. Repairs or replacements performed over time.
- Such variations shall not automatically constitute approval for future modifications.

11.4 Architectural Standards Control

In the event of a conflict between a floor plan exhibit and these Architectural Standards, the Architectural Standards shall control. The exhibits are intended to supplement, not replace, the Architectural Standards.

11.5 ACB Interpretation

The ACB shall have authority to interpret the application of floor plan exhibits when reviewing architectural applications.

11.6 Exhibit Reference

The floor plan exhibits incorporated into these Standards include:

- a. Exhibit– Model A Floor Pla
- b. Exhibit – Model B Floor Plan
- c. Exhibit – Model C Floor Plan
- d. Exhibit – Model D Floor Plan

Additional exhibits may be adopted, amended, or revised by the ACB as authorized by the governing documents.

SECTION 12 - EXHIBITS & ARCHITECTURAL DETAILS

12.1 Incorporation of Exhibits

The exhibits contained within these Standards are incorporated herein by reference and are intended to assist Owners, contractors, Management, and the ACB in understanding approved architectural designs, configurations, materials, and appearance standards.

12.2 Status of Exhibits

All exhibits, illustrations, renderings, diagrams, photographs, details, and architectural reference materials contained within these Standards are provided solely for architectural reference purposes. In the event of a conflict between an exhibit and the written Architectural Standards, the written Architectural Standards shall control unless otherwise expressly stated.

The exhibits are not:

- a. Engineering drawings.
- b. Structural drawings.
- c. Permit documents.
- d. Construction specifications.
- e. Surveys.
- f. Architectural plans.

DADELAND WALK ASSOCIATION
Architectural Standards and Design Guidelines for Lot Owners
Adopted August 27, 2026

- g. Code compliance documents.
- h. Wind-load calculations.
- i. Construction details.

12.3 Architectural Exhibits

The exhibits may include, but are not limited to:

Windows

Exhibit A-1 – Approved Window Configurations

Sliding Glass Doors

Exhibit B-1 – Approved Sliding Glass Door Configurations

Storage Door

Exhibit C1- Front Entrance Side Storage Door

Exhibit C2- Front Storage Door Light Fixture

Back Patio Screen Enclosures/Screen Door

Exhibit D-1 – Approved Patio Screen Enclosure Configurations

Exhibit D-2 – Detail A – Optional Side Closure Between Enclosures

Exhibit D-3 – Detail B – Optional Recommended Screen Closure

Exhibit D-4 – Approved Patio Screen Door

Trellises

Exhibit E-1 – Approved Trellis Models A, B, C and D

Front Entry Gates

Exhibit F-1 – Approved Front Entry Gate

Rear Patio Gates /Screen Door

Exhibit F-2 – Approved Rear Patio Louver Gate

Exhibit F-3 – Approved Rear Patio Screen Door

DADELAND WALK ASSOCIATION
Architectural Standards and Design Guidelines for Lot Owners
Adopted August 27, 2026

Side Patio Openings

Exhibit G-1 – Optional Side Patio Opening Fence/Gate

Exhibit G-2 - Optional Side Patio Opening Fence/Gate

Exterior Lighting

Exhibit H-1 – Approved Exterior Lighting Fixtures

Exhibit H-2 – Optional Exterior Address Number Lighting

Cameras

Exhibit I-1 – Approved Security Camera Placement

Floor Plans

Exhibit L1 – Model A Floor Plan

Exhibit L2– Model B Floor Plan

Exhibit L3– Model C Floor Plan

Exhibit L4 – Model D Floor Plan

12.4 Revisions to Exhibits

The ACB may revise, replace, update, add, or remove exhibits as necessary to clarify architectural standards, provided such revisions remain consistent with the governing documents.

12.5 Governing Documents Control

In the event of a conflict between an exhibit and the governing documents, the governing documents shall control. In the event of a conflict between an exhibit and the written Architectural Standards, the written Architectural Standards shall control unless otherwise expressly stated.

ARCHITECTURAL ILLUSTRATIONS & EXHIBITS

Visual Reference Guide

These illustrations are provided as visual references to assist Owners, contractors, Management, and the Architectural Control Board in interpreting and applying the Architectural Standards.

The illustrations are intended to depict approved configurations, design concepts, placement requirements, and architectural objectives. In the event of a conflict between an illustration and the written Architectural Standards, the written Architectural Standards shall control.

WINDOW CONFIGURATIONS

ARCHITECTURAL REFERENCE ILLUSTRATION

EXHIBIT A-1

1 STANDARD HORIZONTAL SLIDER WINDOW



2 WIDE HORIZONTAL SLIDER WINDOW



3 TALL HORIZONTAL SLIDER WINDOW



4 CORNER WINDOW



5 WIDE THREE-PANEL HORIZONTAL SLIDER WINDOW



DADELAND WALK ASSOCIATION
Architectural Standards and Design Guidelines for Lot Owners
Adopted August 27, 2026

OPTION 1

LIFT RAIL – NO VISIBLE HANDLE

Clean, minimal appearance.
Lift lower sash by placing
fingers under the meeting rail.



OPTION 2

RECESSED PULL

Small recessed finger pull
centered on the meeting rail.
Minimal visibility from exterior.



A2

ARCHITECTURAL
REFERENCE ILLUSTRATION

WINDOW CONFIGURATION
DOUBLE HUNG

Illustrations are for architectural reference only.
Details, hardware, and manufacturer designs
may vary.

DADELAND WALK ASSOCIATION
Architectural Standards and Design Guidelines for Lot Owners
Adopted August 27, 2026

EXHIBIT B-1

ARCHITECTURAL REFERENCE – BACK SLIDING DOORS AND TRANSOM WINDOWS



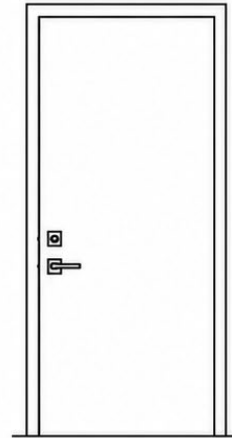
ARCHITECTURAL REFERENCE ONLY
Not intended for construction or dimensional use.

EXHIBIT C-1

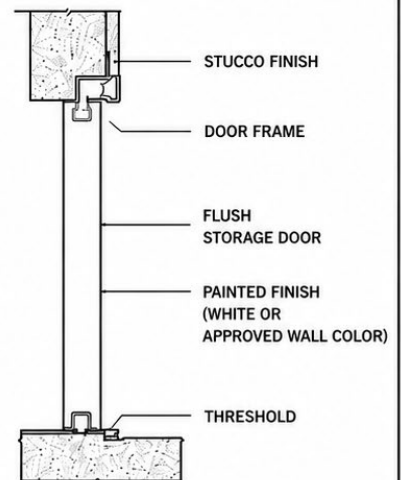
FRONT STORAGE DOOR



ARCHITECTURAL ILLUSTRATION



FRONT ELEVATION



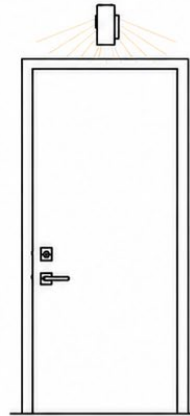
VERTICAL SECTION

EXHIBIT C-2
FRONT STORAGE DOOR
WITH EXTERIOR LIGHT FIXTURE

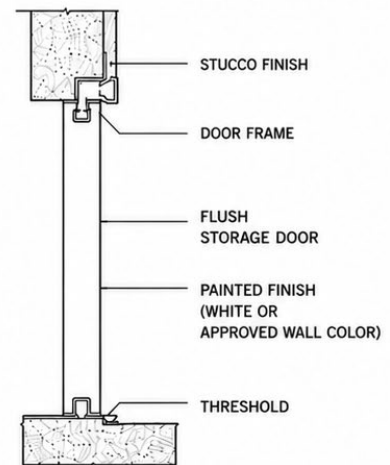


FINISH: WHITE OR APPROVED WALL COLOR
LIGHT FIXTURE FINISH: BLACK OR MATTE BRONZE

ARCHITECTURAL ILLUSTRATION



FRONT ELEVATION



VERTICAL SECTION

EXHIBIT D-1

APPROVED PATIO SCREEN ENCLOSURE CONFIGURATIONS

ARCHITECTURAL REFERENCE ILLUSTRATION
(FOR STYLE, ORIENTATION & CONFIGURATION ONLY)



EXHIBIT D-2

OPTIONAL SIDE CLOSURE BETWEEN ADJACENT SCREEN ENCLOSURES

DETAIL A – RECOMMENDED SIDE SCREEN OR CLOSURE BAR

TOP VIEW (PLAN)



FRONT VIEW (ELEVATION)



DETAIL A – RECOMMENDED SIDE SCREEN OR CLOSURE BAR



DETAIL B – RECOMMENDED SCREEN CLOSURE



NOTES:

- Screen enclosure side closures shall consist of either a matching screen mesh panel or a matching closure bar installed between adjacent screen enclosures.
- Color and finish shall match the approved screen enclosure frame.
- Installation is strongly encouraged where screen enclosures are installed on adjacent units to reduce the accumulation of leaves, debris, and other materials between enclosures.
- Patio screen enclosures are privately owned improvements.



PATIO SCREEN ENCLOSURES ARE PRIVATELY OWNED IMPROVEMENTS.

THE ASSOCIATION IS NOT RESPONSIBLE FOR MAINTENANCE OR CLEANING BETWEEN NEIGHBORING SCREEN ENCLOSURES.

EXHIBIT D-3

OPTIONAL PATIO ROOF ACCESS OPENING

ARCHITECTURAL REFERENCE ILLUSTRATION
(FOR STYLE, ORIENTATION & CONFIGURATION ONLY)



BACK PATIO SCREEN DOOR

APPROVED SCREEN DOOR CONFIGURATION

Approved Frame Color: Bronze



ARCHITECTURAL REFERENCE ILLUSTRATION

EXHIBIT
D-4

APPROVED FRAME COLOR:
BRONZE

DADELAND WALK ASSOCIATION
Architectural Standards and Design Guidelines for Lot Owners
Adopted August 27, 2026

EXHIBIT E-1

**FRONT ENTRY TRELLIS
MODEL A**

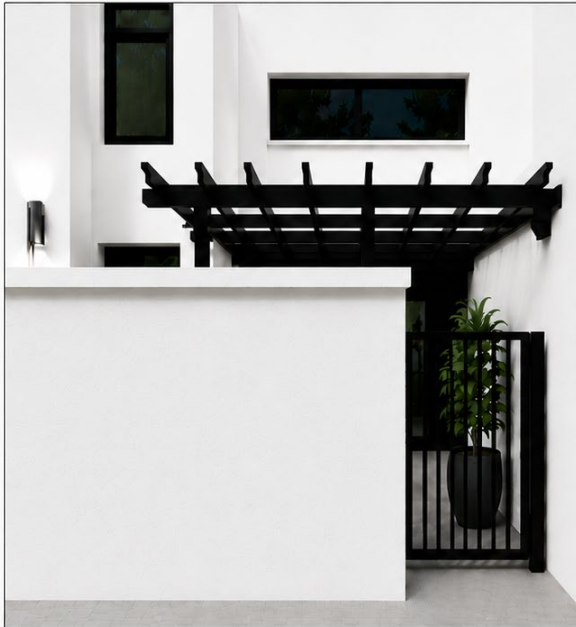
Architectural Reference Illustration



EXHIBIT E-2
FRONT ENTRY TRELLIS
ARCHITECTURAL REFERENCE ILLUSTRATION
ELEVATIONS

(FOR STYLE, ORIENTATION & CONFIGURATION ONLY)

FRONT ELEVATION



INTERIOR ELEVATION (VIEW FROM GATE)

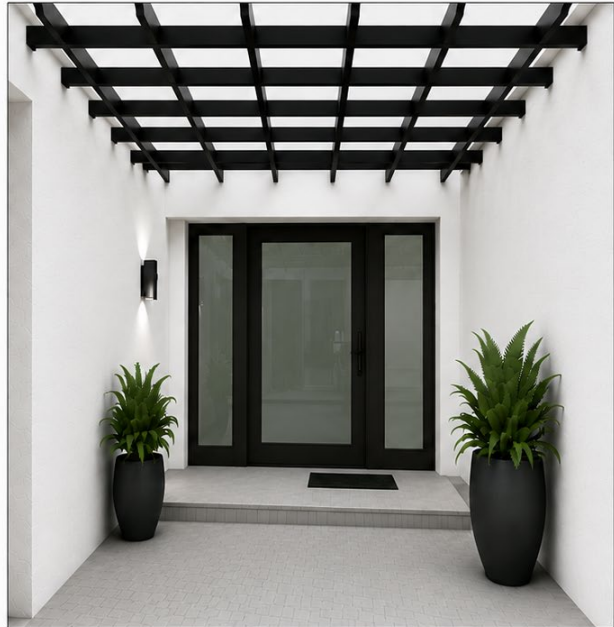


EXHIBIT E-3

**FRONT ENTRY TRELLIS
MODEL C**

ARCHITECTURAL REFERENCE ILLUSTRATION



EXHIBIT E 4

FRONT ENTRY TRELLIS
MODEL D

Architectural Reference Illustration



FRONT ENTRY GATE

APPROVED GATE CONFIGURATION

Approved Color: Match Back Patio Gate and Trellis Finish



ARCHITECTURAL REFERENCE ILLUSTRATION

EXHIBIT

F-1

BACK PATIO LOUVER GATE DOOR

APPROVED GATE CONFIGURATION

Approved Color: Match Front Gate and Trellis Finish



ARCHITECTURAL REFERENCE ILLUSTRATION

EXHIBIT
F-2
BACK

EXHIBIT F-3

BACK PATIO SCREEN DOOR

APPROVED SCREEN DOOR CONFIGURATION

Approved Frame Color: Bronze



ARCHITECTURAL REFERENCE ILLUSTRATION

APPROVED FRAME COLOR:
BRONZE

EXHIBIT G-1

END UNIT SIDE PATIO FENCE OR GATE



ARCHITECTURAL REFERENCE ILLUSTRATION

EXHIBIT G-2

END UNIT SIDE PATIO FENCE OR GATE

FOR VISUAL REFERENCE ONLY • NOT TO SCALE



ARCHITECTURAL REFERENCE ILLUSTRATION

EXHIBIT I-2

OPTIONAL EXTERIOR ADDRESS NUMBER LIGHTING

Architectural Illustration



DADELAND WALK ASSOCIATION
Architectural Standards and Design Guidelines for Lot Owners
Adopted August 27, 2026

EXHIBIT J-1

ROOF MOUNTED A/C PACKAGE UNIT

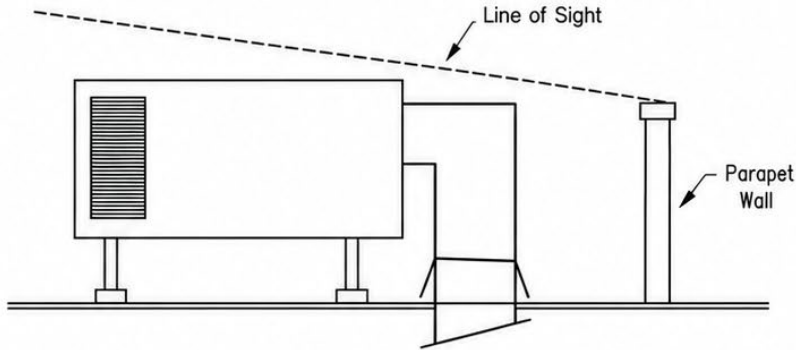


EXHIBIT J-2

ROOF MOUNTED A/C PACKAGE UNIT

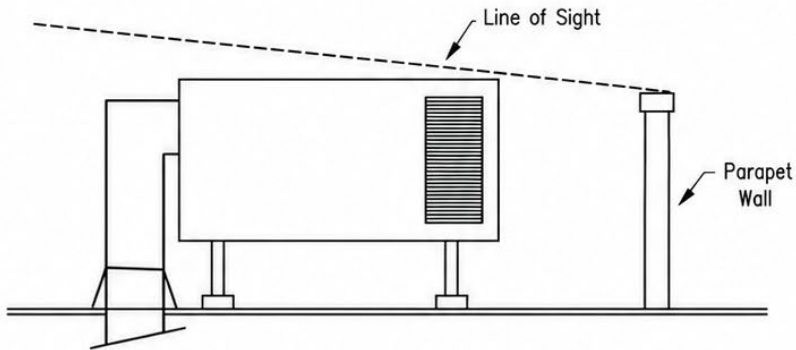
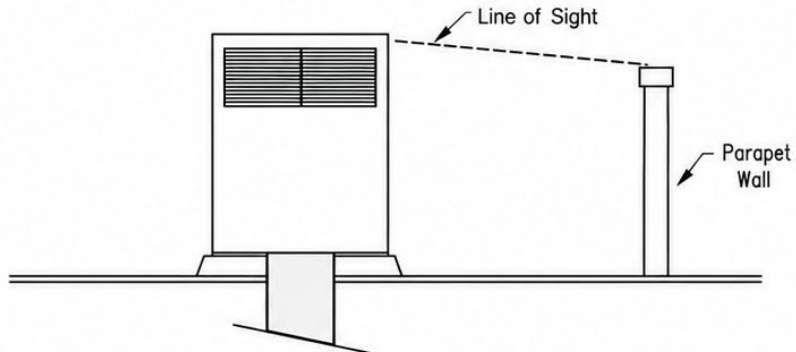


EXHIBIT J-3

ROOF MOUNTED A/C PACKAGE UNIT



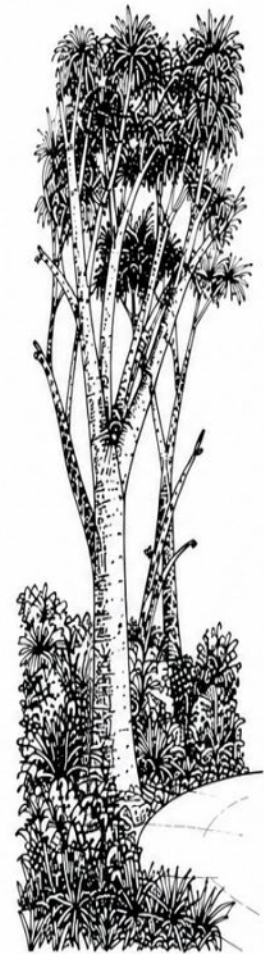
NOTE:

This illustration is conceptual only and is not intended to establish engineering requirements, specific dimensions, or installation methods. Final design, permitting, structural support, and code compliance shall be determined by the Owner's licensed contractor and any required design professional.

DADELAND WALK ASSOCIATION
Architectural Standards and Design Guidelines for Lot Owners
Adopted August 27, 2026



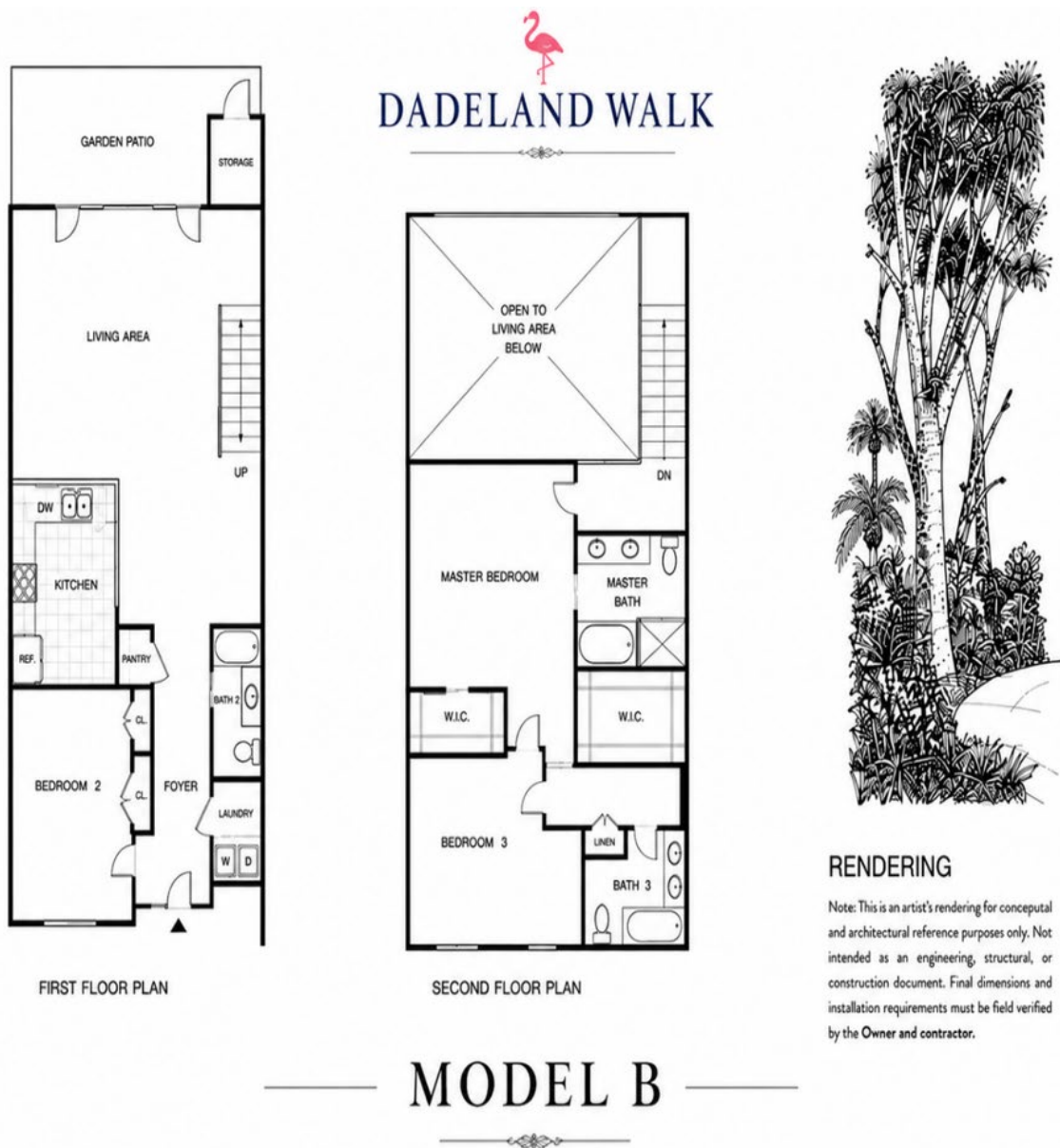
MODEL A



RENDERING

Note: This is an artist's rendering for conceptual and architectural reference purposes only. Not intended as an engineering, structural, or construction document. Final dimensions and installation requirements must be field verified by the **Owner** and **contractor**.

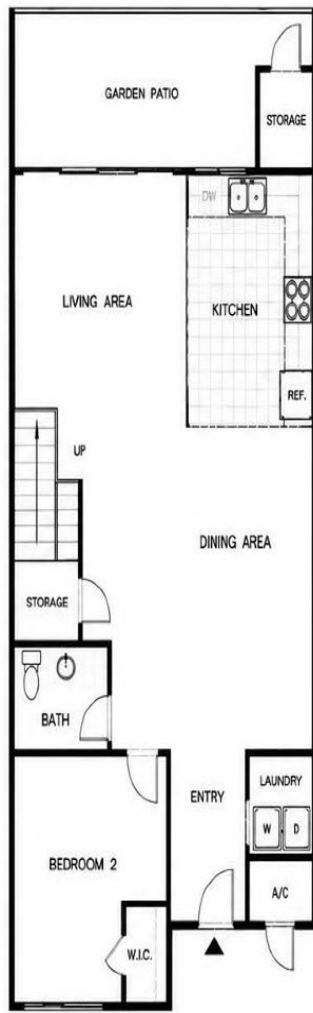
DADELAND WALK ASSOCIATION
Architectural Standards and Design Guidelines for Lot Owners
Adopted August 27, 2026



RENDERING

Note: This is an artist's rendering for conceptual and architectural reference purposes only. Not intended as an engineering, structural, or construction document. Final dimensions and installation requirements must be field verified by the Owner and contractor.

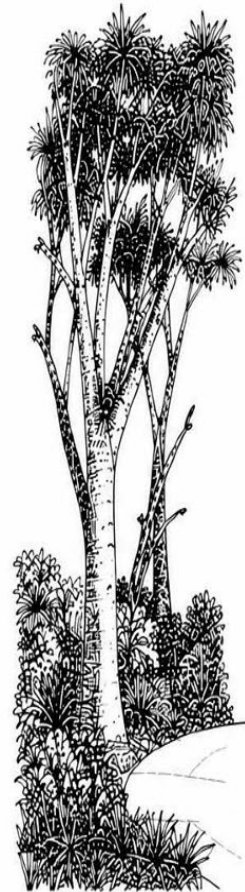
DADELAND WALK ASSOCIATION
Architectural Standards and Design Guidelines for Lot Owners
Adopted August 27, 2026



FIRST FLOOR PLAN



SECOND FLOOR PLAN

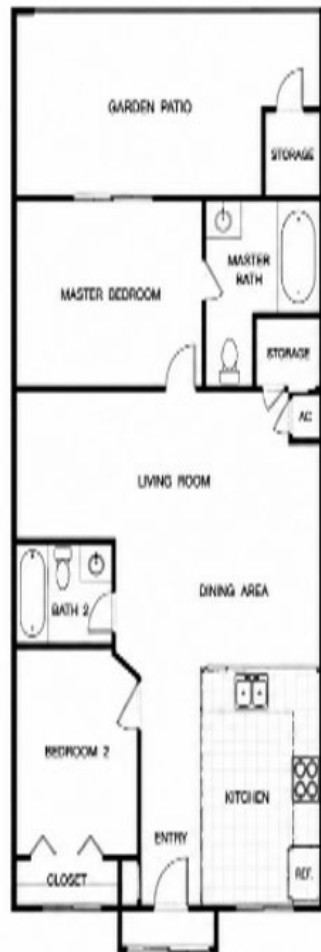


RENDERING

Note: This is an artist's rendering for conceptual and architectural reference purposes only. Not intended as an engineering, structural, or construction document. Final dimensions and installation requirements must be field verified by the Owner and contractor.

MODEL C

DADELAND WALK ASSOCIATION
Architectural Standards and Design Guidelines for Lot Owners
Adopted August 27, 2026



RENDERING

Note: This is an artist's rendering for conceptual and architectural reference purposes only. Not intended as an engineering, structural, or construction document. Final dimensions and installation requirements must be field verified by the Owner and contractor.

MODEL D