

Introduction

Since the inception of Kings Ridge, Master Architectural Guidelines were adopted for the purpose of maintaining an aesthetically pleasing community that will protect the investment of all Homeowners. Cambridge Neighborhood has adopted these guidelines.

The Guidelines provide a structure of acceptable standards that must be maintained throughout the neighborhoods. These standards encompass anything visible from the outside. But there are two components within these Guidelines: the **requirements for making a submission for an Architectural Change** and the **ongoing maintenance requirements**.

The ongoing maintenance items have been identified and extracted from the Kings Ridge Master Guidelines, to create a listing of those Cambridge Rules of Maintenance. These items and guidelines are not intended to be all inclusive but rather represent the most frequently violated or ignored. The categories have been grouped together in alphabetical order to make it easier for a homeowner to understand their requirements for the property.

Information in this document came from the Declaration of Covenants, Restrictions and Easement for Cambridge Neighborhood, Filed Feb 2, 1990 in Lake County Book 1684 page 101 – 124, and can be found on the Cambridge WEB site (from this point on referred to as DCRECN). Also, the Kings Ridge Master Architectural Guidelines (from this point on referred to as ACC guidelines). One last document is the Community, Clubhouse, and ACC Rules and Regulations found on the Kings Ridge WEB site under Kings Ridge Documents Rules and Regulations (from this point on referred to as KRRRD).

Also included within the Rules of Maintenance are the corresponding reference guidelines for each rule. This will enable homeowners to understand where the rule(s) originated.

Updates:

Rev 8/1/23 sections 4.4, 6.2, 8.1, 13.2, 18.1, 21.3 and 34.1

1. Animals

Ref: KRRRD Homesite Use Guidelines #6, DCRECN Article XIII 13.7 Pets

1. No animals of any type shall be raised, bred, or kept within Cambridge except the normal fish tanks and 2 domestic pets (e.g., dog, cat, or bird) may be kept or harbored in a home or on a homesite so long as such pet does not constitute a nuisance. Any pet must be carried or kept on a leash six (6) feet or less when outside of a home.
2. Any pet must not be an unreasonable nuisance or annoyance to other residents of the community.
3. No pet or animal shall be "tied out" on the exterior of the home, in the common areas, or left unattended in a yard or on a porch or patio. No dog runs or enclosures shall be permitted on any homesite. No pets including cats shall be permitted outside a home except on a leash six (6) feet or less.
4. The person walking the pet shall clean up all matter created by the pet. Each Owner shall be responsible for the activities of its pet.

2. Automotive EV Chargers

Ref: Introduction to ACC Guidelines, General Site Improvement Standards #11

1. Automotive EV chargers must be installed and kept within the garage. Exterior installation is not permitted.

3. Coach and Porch Lights

Ref: DCRECN Article VII 7.6 and ACC Guidelines 2.2 Coach and Porch Light Fixtures

1. Keep light fixtures clean and in good condition.
2. Light bulbs can only be white, yellow, or flame effect.

4. Driveways and Walkways

Ref: DCRECN Article VII 7.6 and ACC guidelines 3.1 Driveways, Walkways, Alcoves & Patios, 3.2 Brick, Concrete, and Hard Tile Pavers, and 4.7 Plant Beds, SECO Boxes & FL Landscaping

1. Keep driveways and walkways clean and free of dirt, mold, and, mildew.
2. Driveways should be kept in good condition.
3. If the driveway is paved, coated, or painted the colors must visually blend with the house color scheme.
4. Edging must comply with guideline 4.7.
5. The paint on painted driveways must be maintained.

5. Exterior Home

Ref: DCRECN Article VII 7.6 and ACC Guidelines 1.0 Process & Responsibilities For All Guidelines

1. **Any** changes to the outside of your home requires both NARC and ACC approval.
2. Entire outside of home should be kept clean of fungus and mildew. This includes screens on a front porch, screen doors, garage screens, or lanai.
3. Nothing (e.g., unused materials) should be stored anywhere outside the home.
4. Window or wall air conditioning units or window fans are not allowed.

6. Exterior Mechanical/Electrical Equipment

Ref: ACC Guidelines 4.6 Exterior Mechanical/Electrical Equipment

1. Screen equipment from view with shrubs similar to existing design.

7. Flags in-ground, on home or on mailbox

Ref: ACC Guidelines 2.3 Display of Flags

1. Any homeowner may display one (1) portable, removable Flag of the United States or official flag of the State of Florida, and a second portable official flag in a respectful manner, not larger than 4.5' feet by 6' feet in size, which represents: the United States, Army, Navy, Air Force, Marine Corps, or Coast Guard or a POW-MIA flag. All flags must be displayed in a respectful manner. Comply with applicable provisions of the United States Code, Title 4, and chapter one, with respect to displaying the Flag of the United States; <http://uscode.gov>.
2. Should the homeowner elect to utilize flagpole holder(s) attached to the home for other decorative seasonal or holiday flags or banners, they may be displayed on that pole in lieu of the flags noted in paragraph #1 above.
3. Displaying flags by hanging vertically from a home wall surface or gutter or behind window is not allowed.
4. Maintain any and all flags in good condition at all times.
5. Flags attached to the mailbox stand may only be American flags and displayed only within seven days before, until seven days after a national holiday.
6. Small flags such as "Welcome" flags, attached to a metal rod and inserted in the mulch area are a lawn ornament.

8. Front Porch / Entry Decorations & Furnishings

Ref: ACC Guidelines, 2.5 Front Porch/Entry Decorations & Furnishings

1. **Only six items** are permitted on or within the front open porch and or /alcove, including potted plants (See Guideline 4.8). These items may be 3 wall mounted items and 3 free standing. Items shall be placed in the covered entry and shall not extend into the front entry walkway.
2. Homes with full front porches: porch furniture must be outdoor furniture. Patio furniture shall be maintained in good condition in perpetuity. Furniture shall not extend into the front entry walkway.
3. Wall hangings shall not exceed 3 feet in height, width and depth. Freestanding items shall not exceed 4 feet in width, height or depth.
4. Ceiling fans placed on the front porch (screened or unscreened), limited to two must be exterior style approved. The fan(s) blades must be no less than 7 feet from the floor and if a light attachment is included that must be no less than 6 feet 8 inches from the floor. (Per US electric code)

9. Garbage and Recycling Containers

Ref: DCRECN Article XIII Use Restrictions 13.5, and Introduction to ACC Guidelines General Site Improvement Standards #10

1. Garbage and Recycling: Containers must be kept within the garage at all times. The day before collection place on curb - no earlier than 5:00 p.m. After collection, return containers to garage the same day, as soon as possible.
2. No yard waste, trash bags, or any other item may be placed by the street **before 5:00 pm the day before trash collection.**

10. Garden Hoses

Ref: ACC Guidelines, 2.6 Garden Hose Reels / Racks

1. Hoses must be neatly stored when not in use. An exception will be made for soaking or drip type installations completely contained within the existing beds.
2. Hand wound hoses must be coiled on a wall bracket designed for that purpose. The hoses must be coiled neatly and evenly on the bracket any time the hose is not actually in use. No hose may be left on the ground.
3. The type of hose reel that is contained in a box placed on the ground is permitted so long as the box is placed so as not to interfere with lawn maintenance.
4. Portable hose reels may be used if placed behind the home, in the mulch area, or against the side of the house in the mulch area where it will not be seen from the street, or interfere with landscape maintenance.

11. Grills

Ref: ACC Guidelines 4.1 Barbecue Grills

1. Barbecue grills are permitted in the following locations:
 - a. Outside in the rear yard or in a side yard between houses (if not visible from next door neighbor's back porch or screened addition), and located within 12 feet of the rear wall, set on a small patio.
 - b. On the rear porch.
 - c. Within a screened addition.
 - d. Barbecue grills may not be located in front yards or street side yard of a corner lot.
2. Protect barbecue grills when not in use with a purpose made cover of off-white, gray, or black color. If located in an unprotected area securely anchor the grill to the house.

12. Gutters and Downspouts

Ref: DCRECN Article VII 7.6 and ACC Guidelines 2.7 Gutters and Downspouts

1. Keep gutters cleaned out and free from mold, mildew, and stains.
2. Hanging anything from roof edge gutters is not allowed except temporary holiday decorations.
3. Maintain and repair all gutters, downspouts, and splash blocks in good condition.
4. Homeowner shall assure that drainage from downspouts is directed towards the natural drainage pattern causing no erosion or ponding. Additionally, drainage cannot interfere with or cause damage to any property in the neighborhood.

13. Holiday Decorations

Ref: ACC Guidelines 2.8 Holiday Decorations

1. Holiday decorations may be displayed in a tasteful and respectful manner anywhere on the home or on the premises. Homeowner shall be responsible for any and all damages to the property by the maintenance company, and to homeowner's holiday decorations or to any other adjacent premises arising from the display of holiday decorations.
2. Decorations can be displayed four (4) weeks before a religious holiday and Halloween, and removed no later than two (2) weeks after the holiday. Christmas decorations can go up the Friday before Thanksgiving.
3. Decorations may be displayed no earlier than one week before the actual holiday date (e.g., Fourth of July, any U. S. holiday; St. Patrick's Day, St. Valentine's Day, etc.) and promptly removed no later than one week after the holiday or occasion.
4. Decorations may be illuminated internally or externally and may be animated. Maintain animated and inflatable decorations in working order at all times during the display.
5. Sound effects at a reasonable volume level are permitted until 11:00 p.m. daily.

14. House Numbers

Ref: DCRECN Article VII 7.6 and ACC Guidelines 2.21 House number replacement

1. Numbers should be kept in good condition.
2. House numbers must be dark green background with white frame and numbers, matching the neighborhood design.

15. Landscape General

Ref: ACC Guidelines 4.7 Plant Beds, SEGO Boxes and Florida Friendly Landscaping

1. All plants and bushes must utilize Florida Friendly Landscaping ([https:// ffl.ifas.ufl.edu](https://ffl.ifas.ufl.edu)). Florida-friendly landscaping encompasses the use of drought- tolerant turf, flowers, vines, ground covers, shrubs, and trees that might result in the reduction of irrigation.

16. Landscape/Plants and Bushes

Ref: ACC Guidelines 4.7 Plant Beds, SEGO Boxes and Florida Friendly Landscaping, and 4.4 Landscape ornaments, statues, and yard decorations

1. Plants and bushes must be in the mulched areas.
2. Artificial flowers or plants are not permitted anywhere in the landscape.
3. Gazing balls, brightly colored high reflective material, or plastic materials are not permitted.
4. Pots of any variety may not be placed anywhere in the landscape. Exception: Solid color pot (purpose made), blends with the house color scheme and laid on its side, without plants is allowed in the mulched bed.
5. Dead plants and bushes need to be replaced with the same genus/species or an ACC application approval to replace with different variety.
6. Live flowering annual and perennial plants are permitted and may not exceed thirty inches in height. NARC approval is not required to plant.
7. No plants/bushes are allowed around SEGO/Utility boxes

17. Landscape/Potted Plants

Ref: ACC Guidelines 4.4 Landscape Ornaments, Statues, and Yard Decorations and 4.8 Potted Plants

1. Two potted plants may be placed in an entryway to the front door. If you have a full front porch area then you may have up to a maximum of four potted plants.
2. Two potted plants may be placed on back patio/lanai. If the area exceeds 125 square feet, one additional potted plant will be permitted for each additional 75 square feet of patio with a limit of four potted plants.
3. Potted plant pots must not be greater than 2 feet in height, with a neutral color or colors complementary to those of the house.
4. No potted plants allowed in the grass, on the driveway, walkway or mulched beds.
5. Seasonal plants in pots must be removed when their season is over.
6. Any empty pots must be removed.
7. Artificial flowers or plants are not permitted.

18. Landscape: Bird Feeders / Houses/Baths / Fountains / Statuary /Bench/ Boulders / Shepherd's Hooks

Ref: ACC Guidelines 4.4 Landscape Ornaments, Statues, and Yard Decorations and 4.2 Birdhouses and Bird Feeders

1. A maximum of six (6) lawn items are allowed per home in mulched areas – up to three (3) in the front and the rest in the back or side. All items must be maintained in good condition at all times. Maximum height of forty inches above grade for any item.
2. Items must blend with or complement the bed and the home. The statues, ornaments, or yard decoration must be made of weather resistant and non-reflective material.
3. *Bird House and/or Bird Feeder* – One per house in lieu of one item must be located in the rear yard. Located not higher than eight feet from ground. The bird house/ bird feeder size is a maximum height of thirty inches and a maximum width of eighteen inches.
4. *Bird Bath* - One (1) per house (front or rear) in lieu of one item. Purpose- made for use intended. Maximum height from above grade to rim is 28 inches.
5. *Boulders* - Two (2) per house (front or side if corner lot) in lieu of one item each may be placed in mulched beds.
6. *Fountains* - One (1) per house (rear) in lieu of one (1) item. Purpose made for use intended. Maximum height from above grade to top is 48 inches. Hours of operation: 9:00 a.m. until 9:00 p.m.
7. *Garden Bench* - Only 1 per house in lieu of 1 item (front or rear). The bench may not exceed thirty-six (36) inches in height above grade and may not to exceed five (5) feet in length. The bench may be made of wrought iron, wood, concrete or a composite material that imitates wrought iron or wood.
8. *Shepherd's Hooks* - Two (2) per house in lieu of one item each permitted only in back yard or 1 may be in side yard if corner lot, with up to two (2) prongs per hook, used for displaying hanging plants only.

19. Landscape/Beds around home

Ref: ACC Guidelines, 4.7 Plant Beds, SEGO Boxes and Florida Friendly Landscaping

1. Hedges: A 2 1/2-foot-wide mulched planting bed around the entire perimeter of the lanai or porch must be maintained with hedge shrub plantings.
2. Landscape Stone: (river rock, lava rock, or similar decorative material): These materials are **only** permitted in the front of the house in areas that abut permanent hard surfaces on all sides.
3. Landscape Edging - Maximum height of edging is six (6) inches above grade. Edging may not touch any grass. Plastic, metal, or wood edging is not permitted.
4. Mulch - Mulch must be replaced after any landscaping changes and must match the neighborhood color selection. The use of rubber mulch is prohibited.

20. Landscape/Lighting

Ref: ACC Guidelines 4.3 Landscape Lighting

1. Lights must be in a mulched area only with a maximum height of twelve inches. No lights are permitted on trees or shrubs.
2. Lights must be placed no closer than 8 inches to the edge of the bed. Lights fixtures must not be closer than three feet from each other.
3. Decorative lights looking like birds, animals or flowers, or any designs of nature are **not** permitted.
4. Twinkling, flashing or color-changing lights are not permitted. White, yellow, and flame effect lights are permitted.

21. Mailboxes and Communications Receptacle

Ref: DCRECN Article VII 7.6 and ACC Guidelines 4.5 Mailboxes and Mailbox Planting Beds

1. Both of these receptacles must be kept clean and free of mold and mildew and in good condition.
2. Any plantings around the base of the post shall not be more than thirty inches from support post with the area mulched.
3. Edging must comply with guideline 4.7.

22. Parking POV

Ref: KRRRD Community Association Rules, Parking and Road Regulations

1. On-street parking on Common Area roadways shall be strictly prohibited absent special exception granted by the Board due to temporary circumstances.
2. Vendors providing a service to the homeowner may park in the street while temporarily visiting home occupants.
3. Parking (and driving) on unpaved areas is not permitted under any circumstances at any time, as this may damage grass and plants and more critically, the irrigation system.

23. Pathways

Ref: ACC Guidelines 3.3 Pathways

1. Pathway only in rear yard for access to garden area.

24. Patio and Porch Furniture

Ref: Introduction to Kings Ridge Community Association Architectural Guidelines Standards & Criteria, General site improvement standards # 7, ACC guidelines 1.5 Screened front porch/entryway and 2.5 front porch/entry decoration & furnishings

1. Patio and porch furniture is permitted in the patio and porch areas only. Patio furniture cannot be left unattended outside the patio and porch areas.
2. Excessive furnishings creating a cluttered appearance is not permitted.
3. Homes without full front porch are allowed a maximum of three items.

25. PODS/Dumpsters

Ref: Introduction to Kings Ridge Community Association Architectural Guidelines Standards & Criteria, General site improvement standards #12

1. Portable/ Temporary Storage Containers/ Dumpsters. Only one (1) portable/ temporary storage container/ dumpster is allowed at a residence for no longer than three (3) days.
2. Placement of temporary storage container may only be placed on the driveway and may not extend on to the roadway.
3. Residents requesting a temporary storage container must notify the Cambridge Board with the requested dates the container will arrive and be picked up. Resident must also notify front gate of drop off and pickup dates.

26. Recreational Vehicles and Tow Trailers

Ref: KRRRD Community Association Rules, Parking and Road Regulations

1. If the driveway can physically accommodate the RV, then the RV may be temporarily parked in the driveway for a maximum of 24 hours. Parking on the grass areas not permitted, nor may the RV extend into the street. Parking in the street overnight is not permitted at any time and only during the daylight hours for the purpose of loading or unloading.
2. Guests or homeowner may not occupy RV at any time while parked in the driveway.
3. RV parking time may be extended in increments of 24 hours for sufficient reason upon request to, and approval of, the neighborhood President or his/her designee. Maximum stay is 48 hours.
4. Boats, vans and trailers may be temporarily parked in the driveway only for loading and unloading. Vehicles are not to extend into the street overnight.

27. Screen/Storm door

Ref: DCRECN Article VII 7.6 and ACC Guidelines 1.4 Screen/Storm Door to Existing Front Door

1. Screen door must be white or the color of front door.
2. Screen door must be clean and kept in good condition.

28. Security Light Fixtures and Cameras

Ref: ACC Guidelines 2.14 Security Light Fixtures/Cameras

1. Lights shall not remain on for more than 7 minutes for any activation. Lights shall not be left on where neighbors will be impacted.
2. Lights / Security cameras must be white in color and mounted to the metal soffit under the eave or rake of the roof.

3. Security Cameras (inside or out) must face owners' property and shall not be aimed at any neighbors' windows or property.

29. Solar Shade, Awnings and Screen Devices

Ref: DCRECN Article VII 7.6 and ACC Guidelines 2.11 Solar Shade, Awnings and Screen Devices

1. Homeowner shall maintain all devices in good condition.
2. Awning must be fully retracted when not in use.

30. Signage

Ref: ACC Guidelines 4.9 Signage

1. For Sale sign must be in mulch area.
2. Security sign must be placed in mulch area in front and rear of home with one window sticker allowed.
3. No political signs.
4. Vendor signs are allowed during work; however, the sign must be removed once the work is completed.
5. Any accessories (e.g., tubes, pockets or sale pending notices) are not permitted.
6. Display of any other signage on the home or homesite in a window or in/on a parked vehicle is not permitted.

31. Swimming Pools and Hot Tubs

Ref: DCRECN Article VII 7.6 and ACC Guidelines 1.7 Swimming Pools and Hot Tubs/Spas

1. Homeowner shall maintain all equipment in good condition in perpetuity.

32. Trees - Canopy

Ref: Introduction to Kings Ridge Community Association Architectural Guidelines Standards & Criteria, Commencement and Time of Construction and ACC Guidelines 4.10 Canopy Trees

1. Canopy Trees must be replaced within 180 days from the date the original was removed.
2. Trees must be mulched with a two-foot radius around the tree.
3. Tree branches must be trimmed to a height of 30 inches above ground for lawn maintenance.

33. Trees - Understory and Fruit

Ref: ACC Guidelines 4.10.1 Understory and Other

1. Fruit must be removed the day it has fallen to prevent rodents.
2. Homeowner shall provide a two-foot radius of mulched bed around each tree and maintain added trees to include: fertilizing, watering, mulching and trimming. Exception: Do not mulch citrus trees.
3. Bottom branches must be kept pruned to a height of 24 to 30 inches above ground to accommodate lawn maintenance.

34. Water Softeners and Refiners

Ref: Introduction to Kings Ridge Community Association Architectural Guidelines Standards & Criteria, General site improvement standards #3

1. Water Softeners and Refiners: Must be installed and kept per guideline 4.6.

35. Weather Protective Device (Storm Shutters)

Ref: ACC Guidelines 2.17 Weather Protective Devices (Storm Shutters)

1. These devices need to be removed (or opened) no later than 7 days following a storm.