

Royal St. Augustine Lot Owners Association Inc. Architectural Review and Approval Guidelines

Introduction

These Architectural Review and Approval Guidelines are provided to homeowners to generally describe the Association's "architectural improvement and/or modification criteria" for Lots within the community and are consistent with the Covenants and governing documents. In making any decision to approve an architectural improvement/modification application, the Architectural Review Board (ARB) must take into consideration the impact of any proposed improvement or modification to a lot on the surrounding neighbors, the neighborhood itself, and the Royal St. Augustine Lot Owners Association as a whole. The ARB will take into consideration any other facts and circumstances that it feels pertain to a particular improvement or modification request. Therefore, each application for an improvement or modification will be reviewed on its own merit. All Applications, supporting documents, approvals or denials will be maintained, for future reference, by the Association and/or its Management Company for the minimum period required by Florida law. A completed application form and all supplemental project documentation **MUST** be submitted to the Management Company named below. If the project application package is complete upon submission, ARB review and decision may occur at the next regularly scheduled ARB Meeting, or within 30 days of a complete filing, as scheduled by the ARB. The project application package should be submitted to: **Alliance Realty & Management, 2695 Dobbs Rd., St Augustine, FL 32086. Phone: 904-429-7624; Fax: 904-217-7712; Email: hoaapplications@alliancerm.biz**

I. Construction Setbacks:

- A. Setback lines for a dwelling are defined in Article X, Section 10.4, (Declaration of Covenants and Restrictions for Royal St. Augustine - Single Family Lots). The Setback from lot lines is dependent upon the subdivision to which the proposed upgrade applies. The setback line requirements generally apply to all types of construction projects to include such items as concrete/patio slabs, swimming pools/spas, screen enclosures, room additions, and permanent walls.
- B. It is the intention of the ARB to comply with St. Johns County Building Department ordinances, requirements and restrictions, the Association's Declaration of Covenants and Restrictions, and any other applicable jurisdictional authority's minimum standards when assessing setbacks with regard to built structures. The type of structure or construction material and its relationship to the surrounding neighborhood environment will determine a minimum standard in most cases. The particular location of a proposed structure, as well as its external design, color, size and other construction elements, and its relationship to other structures within its respective subdivision of the community will also have an impact on front, back, and side setback requirements. St. Johns County building standards are applied over a large range of developments throughout the county, and they may not necessarily apply or be practical in all situations covering the subdivisions of

RSALOA. The ARB will evaluate each submittal to determine if the suggested county standard is applicable.

- C. Exceptions to specific setback requirements established by the Declaration of Covenants & Restrictions or by County Ordinances may be granted by the **ARB** with the approval of the **Board of Directors**. A formal written request must be submitted to the **ARB** for consideration or to request a hearing with the **Board of Directors**.

II. Easement Areas:

- A. Easements are defined in Article XI of the Declaration of Covenants and Restrictions for Royal St. Augustine - Single Family Lots. The **ARB** will not approve any proposed structure, fence, or landscaping plan that places any portion of a proposed property improvement within the boundaries of an easement, common area, utility easement, ingress/egress easement, or drainage easement. If construction or existence of a structure, or of landscape materials, is discovered in any easement area, the homeowner will be required to remove them at the owner's sole expense.

II. Gardens:

- A. There shall be no plotted garden areas of any size within a homeowner's lot. Any sectioned areas on a property used for the purpose of growing or cultivating fruit or vegetables of any variety or type other than a single tree is considered a garden area. Vegetable or fruit plants shall not be mixed with other types of plants or hedges to disguise their growth.
- B. Plants may be placed in ornamental pots and placed within screened enclosures, open decks, or covered porches provided they are maintained in a neat, attractive healthy state.

III. Common Areas

- A. There are Common Areas (referred to as "Limited Common Areas") that are located between the front Lot line and the edge of the paved road surface and between the rear Lot line and the nearest shoreline of any lake contiguous to or within 20 feet of the Lot, that are not part of the Owner's property. For example, the strip of turf between a sidewalk and the road curbing. However, the regular maintenance of these areas is the responsibility of the individual homeowner. Mowing, fertilizing, edging, and irrigating these areas are obligations required of each owner such that the landscaping is maintained in a neat, attractive, and orderly condition. For lots that are adjacent to or border a lake or pond, the owner is responsible for maintenance of the limited common area including the shoreline vegetation (grass, cattails, weeds, etc.) such that the appearance of the area is well-kempt and attractive.
- B. The Limited Common Areas located at the front and rear of houses may not have trees, high shrubs, or lawn ornamentation placed within 20'-0" of a water line or in any

- portion of the Limited Common Area.
- C. Consideration may be given for small (not exceeding 12 inches in height) plantings in the Limited Common Areas, but **ARB** approval or exception is required. The restriction regarding plants in the Limited Common Areas is so that utility lines located in those areas are not compromised, that visibility along streets is not inhibited, and that plant materials do not create or encourage nesting areas for wildlife. Please be aware that areas surrounding storm water reservoirs are subject to the St. Johns Water District jurisdiction and may not be altered from their existing state.
 - D. No buildings or structures of any kind or type are permitted to be erected or installed on any drainage easements, Common or Limited Common Areas, or utility easements. This restriction includes children's play sets, fences, landscape devices, walls, etc. In addition, no vehicles of any kind (cars, trucks, trailers, etc.) may be parked or stored on any easement area. If any of these easement areas are located within the boundaries of a lot,
no construction or landscape activity is permitted. The applicable sections of the Declaration of Covenants & Restrictions include: Articles V, VI, VIII, IX, X, and XI.

IV. **Architectural & Construction Considerations:**

A. Building Additions

All additions to, or major modifications of existing dwellings require **ARB** approval before any construction work commences. Two (2) complete sets of construction drawings marked "FOR CONSTRUCTION", furnished by the licensed contractor, must be submitted to the **ARB**. The **ARB** will retain one copy. Upon approval, the second copy along with an approval letter will be returned to the homeowner. The Construction Drawings should include a lot survey, building elevations, construction sections, building plans, and materials to be used. All applicable building codes (Federal, State, County etc.) must be verified by a Licensed Engineer or Architect, and the application materials should include a Building Permit.

Roof configurations for additions must conform to or match the slope and architectural materials of the existing house. Shingles or metal roofs, soffits, fascia, and proposed height dimensions must match the architectural character of the existing house. Exterior finish materials must match or blend with the existing house. The intent of any addition to a residence is to blend with the existing home. The addition should enhance or add to the architectural character or motif of the house and neighborhood. Flat or Shed roofs are not permitted in any case. When re-roofing a house, **ARB** approval is required prior to construction, regardless of whether the new roof color is the same or a different color. Shingle or metal roof colors must be those shown in the approved color palette, posted on the Alliance website, or be very similar. Modern metal roofing products come in a wide variety of materials, styles, colors, and finishes. Metal roofs are highly durable, but they can be susceptible to denting from large hailstones or falling branches. The likelihood of denting depends on the type and thickness of the metal used. Softer metals like copper and aluminum are more prone to denting than steel. However, many metal roofing products now come with warranties against denting and impact damage. To maintain the architectural character of the community, homeowners must maintain the appearance of the roof and address any damage or dents promptly. A color photo or sample of the

shingle/metal must accompany the Improvement or Alteration application. Bare metal roof (no paint/color) is specifically prohibited. **See Appendix A for approved shingle and metal roof colors.**

B. Pools/Spas. Screen Enclosures. & Outdoor Kitchens

All swimming pools, spas & screen enclosures require **ARB** approval prior to construction. A copy of the lot/site survey showing the proposed location of the Pool/Spa and/or Screen Enclosure (marked in **(red)**) along with a copy of the Architect's/Engineer's design plans are required to be submitted. Pools are required to meet all codes (State, County, etc.) that must be verified by a Florida Licensed Engineer, Pool Contractor or Architect and accompanied by a building permit obtained and submitted by a certified pool contractor. If a pool is not screened, the pool area must be fenced to comply with St. Johns County requirements and the fence location must be shown on the drawings. Pool equipment should be hidden from view by landscaping materials or fencing.

Outdoor kitchens require **ARB** approval prior to construction. A copy of the proposed design and location is required along with the contractor's license and contact information. Specific information regarding an outdoor kitchen such as fuel source, plumbing configuration, venting, etc. must be included with the application.

For screen enclosures, a bronze frame with a charcoal-colored screen is preferred. The engineer or licensed contractor is responsible for submitting plans to the County to obtain a building permit that should be included with the lot/site plan, screen enclosure construction plans and contractor information. Special consideration may be given for architectural modifications within the confines of the proposed enclosure and on the exterior of the screen enclosure with the intention of enhancing the overall architectural character of the unit. It must be demonstrated that materials and systems will match the architectural character of the house as well as provide aesthetic value to the property.

C. Garage Door Screening

Permanent garage door screening across a garage door opening is permitted. An application to screen this area must be submitted to the **ARB** for approval. There are two (2) acceptable types of screening:

- 1) An automated roll-down type;
- and,
- 2) A sliding panel door type.

The screening is to be attached to the garage door frame and is not to be a substitute for the existing garage door.

D. Hurricane Protection/Awnings/Window Protection

Various forms of hurricane protection devices for existing window and door openings are permitted in the event that a hurricane warning has been issued by the National Weather Service. Permanent roll down, side attachment, or over-the-top cylinders of hurricane cloth, mesh, screens, or metallic lattices and plywood coverings are not permitted except

when a hurricane is imminent. Hurricane protection systems may be installed or used in the event of a storm and must be removed (or retracted) within a reasonable time after the danger of a storm has passed. Permanent exterior awnings at window or door openings or for other exterior areas of a house are not permitted, **except as follows: can be installed only on the rear of the house, immediately below the eave of the roof, so as to blend in with the architecture; is used to shade one or more windows or doors on the rear of the house, not as a patio or deck cover; must be fully retractable and include a wind sensor that will automatically retract the awning should wind speeds exceed the manufacturer's recommended speed; shall be of a color similar to, and that blends with, the color of the house; be of a solid color (no stripes or patterns) and without any logos; cannot be left in the extended position for more than 8 hours and must be fully retracted no later than sunset; may extend no more than 8 feet from the house; must be approved by the ARB prior to installation. Owner's Home Improvement Application shall include a drawing showing the installation location and awning dimension; state the awning manufacturer's name, product number, the awning color and material.** Awnings inside pool areas must be approved by the **ARB**. Awnings, tents, or large umbrellas installed for temporary purposes such as for parties or special events must be removed immediately following the event. Clear safety glass and LEXAN plastic panels used to protect windows must be of good quality and installed in a professional manner. The safety glass must be installed within the confines of the existing frames (**not over the raised stucco trim**) so as to appear as part of the existing window. Metallic window coverings are not permitted

E. Patios and Decks

Patios of concrete, brick or stone pavers and wood decks are permitted, subject to **ARB** review and approval. Owners of lots facing the golf course may have an aluminum or wrought iron fence (no top spears) limited to 4 feet in height and black in color surrounding the deck. Metal railings are permitted for non-golf course lots with wood decks, but wood railing systems are not permitted. Decks must be maintained with waterproof coatings, stains or paint and kept clean at all times. A lot/site survey showing the location of the planned deck (in **red**) should accompany the improvement application. Approval in writing from the **ARB** is needed before the installation of the deck or patio is commenced. Decks are only permitted in the rear of the house and must be attached to the house and not free standing.

F. Sun Rooms

Sun rooms constructed of metal components and roof systems, including flat roofs, are not permitted. Any proposed addition to a house that is intended to be used as a sun room by designation must match the existing architectural character of the house and conform to the architectural character and motif of the surrounding neighborhood, and is subject to **ARB** review and approval. Complete construction drawings along with elevation views, contractor information, description of materials and colors to be used, and a lot/site survey must be submitted with the improvement application.

G. Solar Panels

Solar panels require **ARB** approval prior to installation. The application must include a full description of the type of solar panels to be installed, the location of the panels with respect to the house and neighboring lots, and architectural/engineering drawings from the certified solar panel contractor. Solar panels are required to meet all building codes (State, County, etc.) and must be verified and accompanied by a building permit submitted by a certified solar panel contractor.

H. Propane Tanks, Water Filters/Softener, Pumps, AC Units, Hot Tubs

Initial installation of permanent, exterior, Propane Tanks, Water Filters/Softeners, Pumps, Hot Tubs and AC units are subject to **ARB** review and approval. A lot/site plan must be submitted that shows the proposed location of initial unit. The tank installation must meet the National Fire Protection Association LP Gas Code Pamphlet 58, latest edition. A St. Johns County permit is required. The State of Florida and the St. Johns County Fire Marshall prefer that propane tanks be buried. Above ground tanks, water filters/softeners, pumps and AC units shall be enclosed by shrubbery or fencing and the specifics of the enclosure should be included with the submittal. No improvement application is required to replace these type units if the initial installation was approved and the new unit is a similar size and will be installed in the same location.

I. Satellite Dishes

Satellite dishes, one meter in diameter or less are allowed to be placed on the roof of a house when professionally installed. Homeowners are not restricted to any particular installer; however, the owner and the installer should agree on an installation site for the satellite dish that is the least visible from the street view of the house as possible. If the satellite dish is to be installed in a location other than the roof or attic, a lot/site plan must be submitted to the **ARB** with the application showing where the dish will be located and how it will be landscaped to buffer it from neighbors and the street.

J. Temporary Structures:

Temporary Gazebo and other tent-like structures are allowed to be erected in the back yard on a temporary basis (such as for parties or other similar short-term events). No **ARB** approval is necessary. As these structures are temporary, they should be dismantled as soon as the homeowner can dismantle the structure but no longer than 30 days from the date the structure was erected.

Please Note: Tool and storage sheds, trailers, and other similar accessory or temporary structures of any kind or made of any material are not permitted to be erected or permitted on any portion of a lot or attached to a house.

K. Fire Pits, Fireplaces and Fire Tables:

Exterior Fire Pits, Fireplaces and Fire Tables are subject to **ARB** review and approval. A copy of the lot/site survey showing the proposed location of the improvement (marked in **(red)**) along with a copy of the design plans must be submitted. Exterior Fire Pits and Fireplaces are allowed only if located inside of a screened room or screened enclosure, such as a lanai. A Fire Table, which uses propane or gas as a fuel, does not have to be enclosed in a screened room or screened enclosure, but shall have a metal fire screen that

completely covers the top of the unit/device for safety and protection of surrounding areas. The ARB may secure the services of a local Fire Marshall or fire expert to ensure that the improvement is safe and in compliance with local fire and safety codes.

L. Access Ramps (Medical or Handicap):

A Homeowner may construct an access ramp if a resident or occupant has a medical necessity or disability that requires a ramp for egress and ingress under the following conditions:

1. The ramp must be as unobtrusive as possible, be designed to blend in aesthetically as practicable, and be reasonably sized to fit the intended use.

2. Plans for the ramp must be submitted to the ARB in advance of construction and requires ARB approval. The association may make reasonable requests to modify the design to achieve architectural consistency with surrounding structures and surfaces.

3. The Homeowner must submit to the association an affidavit from a physician attesting to the medical necessity or disability of the resident or occupant of the parcel requiring the access ramp. A Certificate of Disability used for Fla. Statute 320.0848 shall be sufficient to meet the affidavit requirement. (Fla. Statute 720.304 (5) (a)).

- M. St. Johns County building codes (regardless of the scope of planned improvements) are to be adhered to when contemplating any improvements. It is the responsibility of the homeowner to make sure that in planning the improvement and that upon completion, the work performed adheres to applicable building codes. The Association may, at its sole discretion, confirm adherence through periodic inspections and requests for documentation. Failure to comply with building codes may result in fines levied by the Association as permitted by our governing documents, and potentially, by the County.

VI. Landscape Improvements:

A. Landscaping

All homes were professionally landscaped when purchased. Any additional significant landscaping modifications such as installing additional trees or fountains, statuary, yard ornaments, large boulders or rocks, or bushes/hedges between homes shall be submitted to the **ARB** in writing, indicating the location, size, or other unique features of the proposed landscape modification scheme. Approval by the **ARB** is required prior to starting any major or significant landscape adjustments. **NOTE:** The replacement of existing diseased sod or of existing minor plant materials does NOT require **ARB** approval. However, changes to the existing overall landscape scheme on a lot that substantially alters its appearance or deviates from the existing standards found in the neighborhood or community do require **ARB** review and approval.

B. Tree Planting, Pruning or Removal, Shrubs, Plants and Hedges

1. The Covenants set forth the Developer's desire and intent to preserve hardwoods and other desirable trees in RSA. A homeowner desiring to remove, prune, thin or reduce the canopy of a tree on their Lot (except for "hurricane related trimming") must obtain ARB

approval prior to any work beginning. The Improvement application should state, in detail, the reason(s) for the request.

2. Trees and shrubs of any type are not permitted in drainage easements or in the Limited Common Areas in the front or rear of a lot or in the Common Areas. Consideration may be given for small (not exceeding 12 inches in height) plantings in selected Limited Common Areas adjacent to a lot. **ARB** approval or exception is required prior to installation. No tree, shrub, plant, or hedge shall be planted between the roadway curb and the front edge of the roadway front sidewalk of a lot. Exotic variations of plants and shrubs are permitted providing they are maintained at an acceptable height and do not produce fruit or flowers that may be harmful to wildlife or domestic pets. They also must not cause a nuisance to neighbors with blowing pollen or falling fruit. Trees are permitted providing that their scale and decorative nature is commensurate with the house and neighborhood,

3. Trees must be similar in nature and type as those predominantly existing within the community. The scale and girth should fit the property and be harmonious with the residence. Potted trees are permitted providing their scale and decorative nature is commensurate with the house and neighborhood.

4. Shrubs and other plant varieties must be similar in nature and type as those predominantly existing within the community. The scale, girth, and configuration of shrubs and other plants should fit the planting beds and property and be harmonious with the residence. Potted plants and shrubs are permitted providing their scale and decorative nature is commensurate with the house and neighborhood.

5. Other kinds of landscape features such as yard ornaments, fountains, statuary, large boulders, and rocks must be similar in nature to those predominantly existing within the community. The scale and configuration of these kinds of items should fit the characteristics of the property in size, scale, texture, color, composition, etc., and should be in harmony with the residence. A lot/site survey plan that depicts the location and type of landscape feature proposed along with color photographs of the item should be submitted to the **ARB** for review and approval before the item is installed.

6. Hedges are permitted and may be placed at the inside edge of property lines so they do not infringe upon neighboring property. They should not have any significant flowering characteristics or bear fruit. Hedges are limited to fence heights as specified below for Golf course lots and nongolf course lots; however, hedges may be allowed to grow higher if placed adjacent to the house but should be well-maintained and trimmed at all times.

Please Note: These ARB Review and Approval Guidelines are not requiring homeowners to submit an application and detailed landscape plans for the installation of small flowering or other small decorative plants in their yards or for the replacement of existing plants. Instead, the intent of these guidelines and for ARB review and approval is for proposed changes to existing landscape schemes that may significantly change the appearance of the front, rear or side yards of a home and lot that will impact a neighbor's property, that may markedly change the appearance of the property, or that may alter the overall complexion of the streetscape and the community.

C. Fences

1. Fencing plans must be submitted to the **ARB** for approval. A copy of the lot/site survey showing the location of the proposed fence in **(red)** must accompany the fencing request. The fence material, configuration, color, style, and height along with the contractor's information must be included with the application. If the **ARB** determines the location or style of the proposed fence interferes with the configuration of a fence on an adjacent lot or does not conform to the specific restrictions for Golf Course lots or Non-Golf Course lots, an alternate plan may be recommended by the **ARB**. A fence may be erected to enclose that part of the backyard that is not in an easement and may extend along the sides of the house, toward the street. No portion of a fence in the rear yard or side yard may be placed in an easement. A White vinyl Privacy fence may be permitted in between homes with facing porches. These fences cannot extend past the concrete pad to the rear of the home and can extend no more than 1/3 of the length of the house, as measured from the rear corner of the house.

2. Golf Course Lot Fences:

The only type of fence allowed will be a 4 foot (or 4½ foot fence pursuant to St. Johns County Regulations when an unscreened pool is involved) open style fence (no spear tops) constructed of either aluminum or wrought iron and only black in color. If shrubbery is planted on the inside or outside of the fence, the height of the shrubbery is limited to the height of the fence.

3. Non-Golf Course Lot Fences:

The only type of fence allowed will be a White Vinyl Shadow Box type. The height of the fence is restricted to 6 feet. Fences must be maintained so that discolorations (sprinkler residue, dirt, grass stains, etc.) are periodically removed. The configuration of the fence must conform to fences surrounding the golf course. There are currently two fence types with turrets atop the support posts and colored white.

4. Chain Link, Wooden Fences, and Wood Trellises are NOT Permitted.

Wood fences, wood trellises (of any style or size), and chain link fence sections are not permitted for the purpose of enclosing a yard or to be used as a freestanding decorative element or yard divider.

CI. Other Structures

1. Patio furniture is permitted in the rear of the house (lanai/patio) only. A small seating arrangement is permitted on the front porch. It must be of good quality and not be placed that will present a cluttered look.

2. Children's Play Sets, Jungle Gyms, and other similar structures and their description, size (height), and style and the proposed location on a lot are subject to **ARB** approval. Applications must include information as to whether or not the lot is fenced and whether or not the top portion of the structure will be seen beyond the top of the fence. If the lot is not fenced, the application should describe measures to be taken to shield the view of the structure from the street and neighboring lots. These kinds of structures may not be placed in the rear yards of golf course lots. Basketball goals or sports conditioning or athletic

equipment is permitted but must be portable and stored out of view when not in use.

CII. Driveways & Sidewalks

1. All proposed modifications to existing driveways and sidewalks must be submitted to the **ARB** for review and approval. A copy of the lot/site survey showing the location of the existing driveway and/or sidewalk and fully describing the proposed modifications or changes (in red) must accompany the application request. The proposed material (pavers, stamped concrete, etc.), color (sample), design, configuration, curb & sidewalk cuts, and contractor information must be listed on the application. Pictures or photos of any proposed decorative designs to be installed should also be provided for **ARB** review and approval.

2. Driveways are to be kept clean and free of excessive staining and tinting. Acceptable driveway surfaces are decorative pavers, concrete, and concrete stain or concrete coating. Driveway and sidewalk edge-lining with decorative stone or synthetic materials is not permitted. **ARB** approval is required before commencing with any driveway or sidewalk changes. **See Appendix A for approved paint/concrete coating colors.**

a Trash receptacles must be stored out of sight from the street.

3. There shall be **NO PARKING** of vehicles of any kind on Royal St. Augustine Parkway. There shall be **NO PARKING** on any of the sub-division streets between the hours of 12 Midnight and 6:00 a.m. (Recorded Rules 03-21-2012) Any vehicles parked on the streets between these hours are subject to being towed at Owner expense. No vehicles shall be parked so as to block RSA sidewalks. No vehicles shall be parked on the lawn of any Lot, nor on the grass easement areas between the sidewalk and the street curb. St. Johns County Ordinance 2015-30, Section 6(A)(1)(b).

F. Flagpoles, Flags, Mailboxes, Light Poles

1. All proposed installations of Flagpoles and Light Poles must be submitted to the **ARB** for review and approval. A copy of the lot/site survey showing the proposed location, type, and height of the pole must accompany the request. A homeowner may submit a request to erect a flagpole limited to 20 feet in height. If the flag is to be displayed at night, it must be properly lit

2. Any homeowner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and one portable, removable official flag, in a respectful manner, not larger than 41/2 feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag. Any homeowner may erect a freestanding flagpole no more than 20 feet high on any portion of the homeowner's real property if the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement. The homeowner may further display in a respectful manner from that flagpole, one official United States flag, not larger than 41/2 feet by 6 feet, and may additionally display one official flag of the State of Florida or the United States Army, Navy, Air Force, Marines, or Coast Guard, or a POW-MIA flag. Such additional flag must be equal in size to or smaller than the United States flag. The flagpole and display are subject to all building codes, zoning setbacks, setbacks, and other applicable governmental regulations, including, but not limited to, noise and lighting

ordinances for St. Johns County. (Fla. Statutes 720.304)

3. Mailboxes installed when homes were constructed at Royal St. Augustine were all of the same style and for consistency of appearance were established as the only type allowed. Replacement mailboxes and posts are to match as closely as possible the original units. When a mailbox and or post has deteriorated to the point that it needs to be replaced, please contact management or the **ARB** for information regarding suppliers of acceptable mailboxes or posts.

G. Pool & Irrigation Equipment

Pool and irrigation pumps, filters, and associated equipment located next to a house should be shielded or screened from view by neighbors and from the street. Acceptable equipment screening can be accomplished with concrete, shrubs, or vinyl lattice. If concrete is used, the finish should be compatible with the color of the home. If vinyl lattice is used, all posts and tops are to be vinyl. Stainless steel fasteners or vinyl coated hardware is required. The color for a vinyl lattice is to be white.

VI. Exterior Cosmetic Considerations:

A. Exterior Painting of Walls, Trim, Shutters, Doors and Driveways

1. Homeowners who wish to repaint the exterior of their homes must consult the approved "color palette" for selection of colors and obtain ARB approval prior to commencing work. An ARB House or Driveway Painting form must be filed. If the primary exterior surfaces of the house are to be painted the same color or an alternate color from the "color palette", the **ARB** application should so indicate. The approved colors for trim, shutters and doors or other accent features are each set out in the approved Sherwin-Williams color palette, posted on the Management Company's website, (Sherwin Williams Suburban Modern Series; excluding Homestead Brown Series). Homeowners desiring to use a paint other than Sherwin-Williams, may do so as long as the paint used is "color matched" to the colors in the approved palette.

Homeowners who wish to paint their driveways must file a House or Driveway Painting application with the ARB, seeking approval prior to commencing work. Driveway paints or concrete coatings must be selected from the ARB approved paint palette for driveways, **see Appendix A of these Guidelines. Entrance Porches & Railings**

2. All proposed plans to install a new porch cover, railing, decorative element or a new surface or structure of any kind or type to the front entrance or front area of a house must accompany an **ARB** application. The plans to be submitted would include drawings, colors, construction materials, location of the installation, elevation views, photos, brochures, and contractor information as applicable to permit the **ARB** to evaluate the proposed project in terms of its aesthetic "fit" to the house, neighboring properties and the community.

B. Decorative Images & Signage

1. Decorative images that are proposed to be applied or installed on any part of the exterior of a home must be submitted to the **ARB** for review and approval. These include but are not necessarily limited to hanging sculptures, pictorial representations, and solid surface plaques. This category does not include holiday or seasonal decorations which may

be placed on or about the home on a temporary or seasonal basis.

Please Note: Strings of lights installed along roofs, placed in trees and on shrubs, or as part of yard displays that are typical of holiday decorations are permitted only for holiday periods and are considered temporary and must be removed at the end of the holiday period. These forms of lighting are not permitted to be used as a permanent highlight enhancement to the exterior of the home or its landscaping scheme.

2. In order to maintain property values and the curb appeal of RSA homes and neighborhoods, no signs of any kind shall be displayed to the public view on any lot, except those that have been approved by the Association's Board of Directors and/or the ARB, as to size, design, number, and content and in accordance with any other criteria established by the Association. Permitted signs are: "For Sale," "For Rent," "home security" signs, "pest control" signs that conform to local industry standards; house address signs; signs commemorating the following dates/events: a birthday or graduation of an occupant of the Owner's home, recognized Federal holidays and all religious holidays. Signs for these commemorative dates/events can be put in the yard no more than 3 days before the commemorative date/event and shall be removed the day following that date. Political signs are not permitted unless they conform to the following standards: cannot exceed 6 square feet in size; the top of the sign can be no more than 3 feet above the ground; the sign expresses support for a candidate or party only -- no political messages allowed; must be placed in the ground, on an Owner's Lot (such signs not permitted on RSA Common Areas or Easements); no more than 2 political signs on a Lot at any one time; signs can be placed on a Lot not more than 30 days before and shall be removed no more than 7 days after the date of the subject election. Political flags/banners are prohibited. Signs containing social commentary are prohibited.

VII. ARCHITECTURAL REVIEW BOARD APPLICATION, VIOLATION APPEAL AND FINING PROCEDURE

1. If an ARB application is denied, and the Homeowner proceeds without approval, or if a Homeowner proceeds with work without submitting an ARB application, or if a Homeowner is found in violation of the aesthetic standards as required in the Community Covenants and Restrictions, a violation letter will be sent to the Homeowner that describes the violation, requests correction of the violation within a specified number of days and advises the Homeowner of the Lot Homeowner's Associations available remedies and penalties.
2. The Homeowner may appeal an ARB decision or notice of violation to the LOA Board within 10 days of the decision/notice. No specific form is required to appeal, just a written statement signed by the Homeowner stating that they are appealing the denial of their ARB application, or a notice of violation.

Appendix A

House Color

- The ARB has agreed to recommend the Sherwin-Williams Suburban Modern (2020) palette for house paint to the HOA board, although we will not include the "Homestead Brown/Keystone Gray/Moderne White" series.

- The colors on the new palette reflect the body of the home, the trim and the accent color. Various combinations are not permitted. (In other words, if a homeowner selects Breezy for the home color, s/he cannot pick Keystone Gray for the trim.)

House Paint

Trim

Accent

Wool Skein (SW6148)

Artisan Tan (SW7540)

Status Bronze (SW7034)

Bamboo Shoot (SW78733)

Alabaster (SW7008)

Roycroft Pewter (SW2848)

Breezy (SW7616)

Extra White (SW7006)

Rookwood Amber (SW2817)

Tatami Tan (SW6116)

Colony Buff (SW7723)

Homburg Gray (SW7622)

Fresco Cream (SW7719)

Pottery Urn (SW7715)

Carnelian (SW7580)

Dry Dock (SW7502)

Hot Cocoa (SW6047)

Chateau Brown (SW7510)

Muslin (SW6133)

Straw Harvest (SW7698)

Rural Green (SW6418)

Outerbanks (SW7534)

Rice Grain (SW6155)

Rookwood Terra Cotta (SW2803)

Extra White (SW7006)

Rushing River (SW7746)

Spiced Cider (SW7702)

Uncertain Gray (SW6234)

Evening Shadow (SW7662)

Peppercorn (SW7674)

Birdseye Maple (SW2834)

Cocoon (SW6173)

Olde World Gold (SW7700)

Retreat (SW6207)

Netsuke (SW6134)
Edgy Gold (SW6409)
Perfect Greige (SW6073)
Popular Gray (SW6071)
Garret Gray (SW6075)
Artifact (SW6138)
Creamy (SW7012)
Ramie (SW6156)
Jogging Path (SW7638)
Intellectual Gray (SW7045)
Thunder Gray (SW7645)
Shoji White (SW7042)
Relaxed Khaki (SW6149)
Hopsack (SW6109)
Restrained Gold (SW6129)
Burlap (SW6137)
Pier (SW7545)
Anjou Pear (SW6381)
Jersey Cream (SW6379)
Warm Stone (SW7032)
Techno Gray (SW6170)
Connected Gray (SW6165)
Alchemy (SW6395)
Rustic City (SW7699)
Dover White (SW6385)
Raisin (SW7630)
Cork Wedge (SW7539)
Smokehouse (SW7040)
Rustic Red (SW7593)
Silvermist (SW7621)
Pure White (SW7005)
Chamois (SW6131)
Stone Lion (SW7507)
Quiver Tan (SW6151)
Incredible White (SW7028)

Driveway Color

The ARB has selected the Behr Concrete & Wood Floor Coatings series (2020) for approved driveway paint. From this palette, we have selected TWO shades. Both are to be matte finish.

- a. Pacific Fog (PFC-62)
- b. Silver Grey (PFC-68)
- c. Light Rattan (PFC-27)

Roof Shingles

The ARB has selected the Owens-Corning Shingle palette (December 2018). The following shingle colors are approved:

- Amber
- Antique Silver
- Brownwood
- Desert Tan
- Driftwood

- Estate Gray
- Harbor Blue
- Onyx Black
- Quarry Gray
- Shasta White
- Terra Cotta

As noted above, the former house color palettes are grandfathered, but can be used.

Glidden Exterior Color Combinations (2011-2012):

- Wood Smoke (GLN40)
 - Marshmallow White (GLC15)
 - Gentle Fawn (GLN02)
 - Blue-Grey Slate (GLN61)
- Mid Day Mocha (GLN17)
 - Toasted White (GLC18)
 - Slate Green (GLN37)
 - Dark French Chocolate (GLN22)
- Warm Caramel (GLN01)
 - Eloquent Ivory (GLC16)
 - Dusty Miller (GLN38)
 - Deepest Woodland Green (GLN41)
- Whispering Wheat (GLN28)
 - Parchment White (GLC27)
 - Sweet Tea (GLO28)
 - Walnut Bark (GLN20)
- Cyprus Grass (GLY26)
 - Misty Summer Day (GLC31)
 - Stormy Night (GLN60)
 - Shaded Fern (GLN42)
- Natural Straw (GLY20)
 - Antique White (GLC14)
 - Cinnamon Spice (GLN03)
 - Leather Brown (GLN26)
- Navajo Sand (GLN32)
 - Crisp Linen White (GLC13)
 - Slate Green (GLN37)
 - Ground Nutmeg (GLN25)
- Prairie Sage (GLG22)
 - Shamrock White (GLC35)
 - Bronzed Ivy (GLN23)
 - Black Mahogany (GLN04)
- Forest Khaki (GLN39)
 - Muslin White (GLC24)
 - Smoky Mauve (GLN07)
 - Dark Olive (GLN43)
- Soft Sage (GLG18)
 - Glistening Moonlight (GLC25)
 - Dolphin Grey (GLN57)
 - Mossy Green (GLN24)
- Dusty Miller (GLN38)
 - Granny Smith White (GLC36)

- Deep Garnet (GLR29)
- Onyx Black (GLN62)
- White on White (GLC26)
 - Moonlight Grey (GLN58)
 - Warm Caramel (GLN01)
 - Onyx Black (GLN62)
- Pebble Grey (GLN50)
 - Misty Moonstone (GLN34)
 - Seal Grey (GLN46)
 - Red Delicious (GLR30)
- Antique Silver (GLN51)
 - Icy Waterfall (GLC40)
 - French Grey (GLN47)
 - Leather Brown (GLN26)

Behr Premium Floor Coatings-Concrete & Wood Floor Coatings (2015):

- Wool Coat (PFC-16)
- White Cloud (PFC-72)

Florida Metal Roofing Supply, Inc (2025), (All Low Gloss):

- Dove Gray
- Charcoal
- Matte Black
- Medium Bronze
- Mansard Brown
- Sierra Tan

APPROVED CONCRETE COATING COLORS (Examples available at <https://sharkfloorcoatings.com/gallery-colors/>)

- Neptune
- North Pole
- Tidal Wave
- Manatee
- Shipwreck (no black)