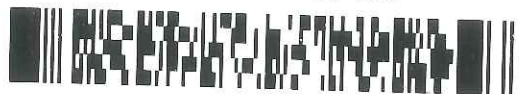


PREPARED BY AND TO BE RETURNED TO:  
Jin Liu  
CARLTON FIELDS  
4221 W. Boy Scout Boulevard  
Tampa, Florida 33607  
(813) 223-7000

DOCH 20160493709  
09/20/2016 10:05:00 AM Page 1 of 38  
Rec Fee: \$324.50  
Martha O. Haynie, Comptroller  
Orange County, FL  
MB - Ret To: BEAZER HOMES CORP



**FOURTH AMENDMENT TO  
DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS OF RESERVE AT SAWGRASS**

This Fourth Amendment to Declaration of Covenants, Conditions and Restrictions of Reserve at Sawgrass (this "**Amendment**") is made and executed this 16 day of September, 2016, by **BEAZER HOMES CORP.**, a Tennessee Corporation ("**Developer**"), with an office at 2600 Maitland Center Parkway, Suite 262, Maitland, Florida 32751.

**Recitals**

(A) Beazer Homes Corp. is the Developer under that certain Declaration of Covenants, Conditions and Restrictions of Reserve at Sawgrass recorded on November 25, 2013, in Official Records Book 10668, Page 6145, of the public records of Orange County, Florida (as has been or may be amended and/or supplemented from time to time, collectively, the "**Declaration**").

(B) Pursuant to Section 15.iii of the Declaration, Developer has reserved the right to amend the Declaration prior to Turnover, without the consent or joinder of any party, to correct scrivener's errors, to clarify ambiguities determined to exist herein, and to make other non-material amendments which Developer believes are in the best interests of the Owners.

(C) Turnover as defined in the Declaration has not occurred.

(D) Developer desires to make certain non-material changes to the Declaration and the original Architectural Review Committee Guidelines (contained in Exhibit G to the Declaration), and Developer believes that such changes are in the best interests of the Owners.

**NOW, THEREFORE**, the Developer hereby agrees and covenants as follows:

1. **Recitals.** The above recitals of facts are true and correct and, by this reference, are made a part of the operative terms of this Amendment.

2. **Definitions.** Capitalized terms used but not defined herein shall have the same meanings in the Declaration.

3. **Amendments to Declaration.**

a. Section 9.ii of the Declaration is hereby deleted in its entirety and replaced with the following:

“ii. Architectural Review Committee. The ARC shall have jurisdiction to review and approve all construction modifications, etc., on any property in the Community. Such construction may also be subject to review in accordance with any Supplemental Declaration. The Developer retains the right until the initial construction of the last Residence to be constructed within the Community to appoint all members of the ARC, which shall consist of at least three (3), but no more than five (5), persons. There shall be no surrender of this right prior to that time except in a written instrument in recordable form executed by the Developer. Upon the expiration of such right, the Board of Directors shall appoint the members of the ARC. The ARC may prepare design and development guidelines and application and review procedures, copies of which shall be available from the ARC for review. The ARC Guidelines shall be those of the Association, and the ARC shall have authority to prepare and to amend them, subject to the approval of the Board of Directors except that after the Turnover, no amendment to the ARC Guidelines shall be effective without the prior written consent of the Developer. The ARC shall make the ARC Guidelines available to Owners and Builders who will conduct their operations strictly in accordance therewith. Any Owner aggrieved by the ARC’s decision may file an appeal to the Board of Directors within 20 days of the decision. The Board of Director’s ruling on appeal shall be final. Members of the ARC may include architects or similar professionals who may or may not be Owners. ARC members who are Owners shall serve without compensation. Prior to Turnover, the Board of Directors or the Developer may act in place of the ARC, and shall retain all rights and obligations granted or imposed upon the ARC hereunder.”

b. Section 10.xvii of the Declaration is hereby deleted in its entirety and replaced with the following:

“xvii. Garbage Containers, Oil and Gas Tanks, Outdoor Equipment. All garbage and trash containers must be placed in walled in areas or landscaped areas so that they are not visible from any adjoining Lot or any Street, except on those days designated as scheduled collection days for the Property by the agency responsible for collecting garbage and trash. Other than one (1) portable propane tank for use with an outdoor barbeque grill, no oil tanks or bottled gas tanks shall be allowed on any Lot without the express written consent of the ARC and such tanks shall be located so they cannot be seen from other Lots, Common Area or Streets. No Lot shall be used or maintained as a dumping ground for rubbish, trash, or other waste. There shall be no burning of trash or other waste material. Trash or other waste shall be kept only in closed containers and all equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.”

4. Revised ARC Guidelines. The original ARC Guidelines, which are attached to the Declaration as Exhibit G, are hereby deleted in their entirety and are replaced with the ARC Guidelines attached hereto as Exhibit G. Hereinafter, any and all references in the Declaration to

the ARC Guidelines shall mean and refer to the ARC Guidelines contained in Exhibit G attached hereto and made a part thereof.

5. **Conflict.** In the event of a conflict between the terms and provisions of this Amendment and the terms and provisions of the Declaration, this Amendment will control.

6. **Ratification.** The Declaration, as amended by this Amendment, remains in full force and effect.

7. **Effective Date.** This Amendment is effective upon the date it is recorded in the public records of Orange County, Florida.

[Signature follows on next page.]

IN WITNESS WHEREOF, Developer has executed this instrument as of the date first written above.

WITNESSES:

Name: Corinne M. Demit  
Print Name: Corinne M Demit

Name: Vicky Otero  
Print Name: Vicky OTERO

BEAZER HOMES CORP.,  
a Tennessee corporation

By: [Signature]  
Name: Jeremy Camp  
Title: LA/LO DEPT HEAD

(Corporate Seal)

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of September, 2016, by Jeremy Camp, as LA/LO Dept Head of **BEAZER HOMES CORP.**, a Tennessee corporation, on behalf of the corporation. He ☒ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

My Commission Expires:

(AFFIX NOTARY SEAL)



NORA J. SCHUSTER  
MY COMMISSION # FF 047093  
EXPIRES: September 4, 2017  
Bonded Thru Budget Notary Services

Nora J. Schuster  
(Signature)  
Name: Nora J. Schuster  
(Legibly Printed)  
Notary Public, State of Florida  
FF 047093  
(Commission Number, if any)

Exhibit G

New ARC Guidelines

**Reserve at Sawgrass  
ARCHITECTURAL GUIDELINES STANDARDS & CRITERIA**

This community was developed with the intent that homes harmonize with each other and present a pleasing and consistent style. Except as required by the governing documents, this style is not the result of a formal Architectural code but rather the result of the vision of the original developer.

To ensure the preservation of the existing design and to prevent the introduction of design that is not in keeping with the community theme, the Board of Directors and the Architectural Review Committee (ARC) hereby recognizes and adopts the style and form of the existing community's Architectural standards as required by the governing documents. This standard shall continue in effect until the adoption and publication of new guidelines and standards.

The Architectural Review Committee is responsible for reviewing all Architectural Alteration Applications made by residents for improvements to the exterior of the house or lot. The Board also reviews Architectural Guidelines and recommends changes and/or additions to the Board of Directors for adoption.

To the extent that any government ordinance, building code or regulation requires a more restrictive standard than that found in these Guidelines, the government standards shall prevail. To the extent that any government ordinance, building code or regulation is less restrictive than these Guidelines and any standards contained herein, or the Declaration, these Architectural Guidelines and the Declaration shall prevail.

Nothing contained in these Guidelines shall obligate any agency, governmental or otherwise to approve plans submitted, nor shall the approval of the ARC be construed as meeting either the requirements of Orange County or any governmental agency required for approval.

The ARC has the right to modify, revise, add, delete or make any changes to these guidelines by joint resolution with the Board of Directors.

**Alteration Application**

1. An ARC review application may be obtained from the community manager.
2. A separate alteration application should be submitted for each exterior modification.
3. Incomplete applications will be "rejected" and not be considered until resubmitted with all the necessary information for the ARC to make a decision.
4. The ARC has up to 45 days from the date a properly completed Alteration Application is received by them to take action on that request or it is deemed unapproved.

**Each application should include:**

1. Copy of the lot survey with the location of the alteration clearly drawn and labeled.
2. Vendor specifications or proposal showing the nature, kind, shape, height, materials and color to be used and the location of the proposed alteration.
3. Color samples where applicable.
4. Color picture or vendor brochure showing what the item will look like when completed.

### **Access to Common Areas**

1. All exterior changes and modifications shall be completed in a manner so that they do not materially damage the common areas of the Association or individual Lots. Nor shall they in any way impair the integrity of the improvements on the property subject to maintenance by the Association.
2. No homeowner shall permit their contractor to access or otherwise cross the common areas, or another person's Lot without receiving written permission in advance from the Board or the Community Manager. In the case of accessing another person's Lot, permission shall be obtained from the Lot Owner.
3. Other than the record titleholder of the Lot, any contractor or installer who will cross the common areas to access the construction site, shall provide the Association with an insurance certificate listing the Association as a named insured prior to commencing work. Insurance shall meet the following minimum limits: Contractor's General Liability including completed operations: statutory minimum amount. Worker's Compensation: statutory minimum amounts. The Board may establish these amounts.
4. Homeowners are responsible for any damages to the Common Areas and other Association property. Homeowner is responsible for restoring, re-grading, repairing & replacing any damaged grass, plants or irrigation on the common area or any adjoining Lots, caused by this construction.
5. Owners are responsible for all cleanup of any improvement project. All debris, sod, soil, construction trash etc. shall be removed from the lot and hauled to the proper waste sites within seven (7) days of the completion of the project.
6. Homeowners shall be held responsible for the acts of their employees, subcontractors and any other persons or parties involved in construction or alteration of the home site. The responsibilities include but are not limited to the following:
  - a. Ensuring that the construction site, community properties and roadways are kept clean and free of all debris and waste materials, and that stockpiles of unused materials are kept in a neat and orderly fashion.
  - b. Prohibiting the consumption of alcoholic beverages, illegal drugs or other intoxicants that could hamper the safety or well-being of others on the site.

### **Air Conditioners**

1. No air conditioners shall be mounted through a window, door or hung on an exterior wall.
2. Replacement of air conditioner components shall be in their original location unless approved by the ARC.

### **Antennae and Satellite Dishes**

1. All outside antennas, antenna poles, antenna masts, electronic devices, satellite dish antennas or antenna towers are subject to the approval of the ARC. All antennas not covered by the Federal Communications Commission (FCC) rules are prohibited.
2. No such equipment may interfere with the radio or television reception of other homes.

3. The ARC requires that all such items be screened from view and that the installation of the antenna comply with all applicable safety restrictions, including any restrictions as to location and height of antenna as imposed by applicable fire codes, electrical codes, zoning codes, and building codes.
4. All satellite dishes must be no larger than thirty-nine (39") inches in diameter.
5. All antennae and satellite dishes should be either ground mounted on a stand-alone pole or mounted on the rear wall or rear sidewall of the house so as to not be visible from street.
6. Satellite dishes that are ground mounted shall be installed at no greater distance than eight (8') feet from the house and preferably in a screened or fenced area.
7. It is respectfully requested that satellite dishes NOT be placed on top of roofs.
8. Should you feel that your roof is the ONLY location that will give you proper reception, please contact the management company immediately and provide a copy of the proposed location and letter from installer stating why this is the necessary location for installation.
9. Any installation on roof tops should be clamped on and not screwed into the structure as it may automatically void any builder and/or roof warranties.
10. Installation of satellite dish shall be in accordance with the current rules of the FCC, placement shall be as inconspicuous as possible.
11. All installations shall meet the minimum wind load requirements of the Florida Building Code (latest edition) concerning wind resistance and other applicable requirements.
12. Homeowners shall not permit their antennae and satellite dishes to fall into disrepair or to become a safety hazard, and shall be responsible for their maintenance, repair and replacement, and the correction of any safety hazard.
13. If antennae or satellite dishes become detached, Homeowners shall remove or repair such detachment within seventy-two (72) hours of the detachment. If the detachment threatens safety, the Association may remove the antennae or satellite dish at the expense of the Owner, without prior notice.

#### **Security/Video Cameras**

1. Cameras may be installed only after written approval is obtained from the Association's ARC. As a condition of installing cameras, the Homeowner, including his or her successors and assigns, shall defend and hold harmless the Association from any and all claims for damages that relate to or concern the installation, operation, maintenance and use of cameras. This obligation by the Homeowner shall include the obligation to maintain, repair and replace any and all portions of the Home or Lot that are damaged, either directly or indirectly, by the installation, operation, maintenance, use and removal of any camera or cameras.
2. Cameras shall be installed on the exterior of a Home in accordance with these rules as amended from time to time and shall be limited in number and size. Specifically, one Home may have up to eight (8) cameras on the exterior of the Home, provided that no more than four (4) of those cameras shall be visible when viewing the front elevation of the Home from the street. No camera installed on the exterior of a Home shall exceed seven (7) inches in length, four (4) inches in height and four (4) inches in width. All cable and conduit connected

to or supporting a camera shall be concealed from view behind a wall, fascia board or soffit board.

3. Cameras on the exterior of a Home shall be fixed to the exterior walls, soffit boards or fascia boards. Cameras are not permitted in any other location on the Lot, including but not limited to on roof tops. Cameras that rotate, pivot or move by remote control shall not be moved or positioned in a manner that may violate the privacy of another resident or that may impair a person's quiet enjoyment of their Home or Lot.
4. Cameras shall be of the same color as any wall, soffit board or fascia board to which they are affixed.
5. No camera shall be installed in any manner or location that will violate the privacy of another person or their peaceful enjoyment of the Properties. For example, and without limitation, no camera on the exterior of a Home shall be pointed directly at the front door, garage door, windows or patio of another Home. Rather, cameras on the exterior of a Home shall be positioned to capture the areas immediately around the Home and the Lot upon which they are installed. In the event that a camera on a Home or Lot is positioned improperly, at the request of the Board of Directors or ARC, the Owner shall reposition the camera or remove it to comply with these rules and regulations. Cameras shall also not be operated remotely or otherwise controlled by their owner in any manner that may violate this rule.
6. The installation of cameras in no way implies any responsibility whatsoever on the part of the Association, including but not limited to its Board of Directors, ARC, staff, volunteers, officers, directors, employees, managers, managing agents, access control personnel, agents or legal representatives. The Association, as defined above, shall not be held liable, or otherwise responsible, for damaged property, illegal activity, personal injury or death.
7. The Association's approval of a Homeowner's request to install cameras is not a guarantee of safety or protection of any person or property of any kind. All people on the Properties, including but not limited to, owners, tenants, guests, invitees, employees, management personnel, access control personnel, vendors and contractors, are strongly encouraged to provide for their own security measures and take proper safety precautions, as they each deem appropriate and necessary in their own discretion and judgment. Each person shall be responsible for providing his or her own insurance coverage for their health, safety and property.

#### **Awnings**

1. No permanent or retractable awnings (metal, fabric, wood, plastic or other materials) are permitted.

#### **Barbecues/Smokers/Grills/Fire pits**

1. Barbecue grills, smokers and built-in barbecue units shall be located within the rear side setbacks of the home. Their location must be carefully planned to minimize smoke or odors affecting neighboring properties.
2. If not screened from view of the neighboring property by a fence, they must remain covered when not in use.
3. Outdoor wood burning is prohibited except in a fire pit used on an uncovered patio or an open area of pavers or concrete within the rear yard. When not in use, a fire pit may be stored on a lanai or in a screened enclosure. The fire pit must have a wire screen mesh covering, be freestanding and kept in good working condition. An Alteration Application is required.

### **Canopies**

1. The installation of a canopy (fabric gazebo) is not permitted. Exception will be for private parties and such fixtures or decorations may be installed 24 hours prior to and must be removed within 24 hours of the party. No other type of sun shade, tent or canopy cover will be approved.

### **Car Covers**

1. Car covers including tarps are not permitted outside the home, only in the garage.

### **Carriage lights**

1. Carriage light sizes and locations must harmonize with the front elevation of the house. A picture with color and dimensions shall be attached to the Modification Request. Lights shall be black, brown, white or natural metal in color.

### **Decks and Concrete Patios**

1. All decks and patios shall be in the rear yard of the lot and not visible from the street in front of the house.
2. All decks and patios shall be solid poured concrete or concrete pavers in an earth tone color to complement the color palette of the house. Wooden or composite material decks may be considered based on the grade and terrain of the lot and will be reviewed by the ARC on a case by case basis.
3. Concrete pavers shall be installed according to manufacturer's recommended specifications and at a minimum over weed block fabric and level tamped sand or similar material.
4. Spaces between concrete pavers shall be sanded or grouted. Grass and weeds shall not be permitted to grow between pavers.
5. The size of decks and patios shall be determined by the available space per lot and may not cover more than twenty five percent (25%) of the total lot area excluding any building, structures and paved areas.
6. Construction of decks and patios shall not adversely affect any designed and approved drainage pattern for this or any other Lot.
7. Deck rails cannot exceed forty-eight inches (48") in height from decking and shall match the material and color of the decking or trim of the home or be ornamental aluminum to match the color of the house window frames. Deck rails may not extend past the deck or patio and must have a continuous top rail that is free of decorative finials to serve as a handrail.

### **Dog Houses, Kennels and Runs, Invisible Fences**

1. All dog houses will be located in a fenced rear yard and within the side setbacks of the house.
2. The exterior colors and materials must relate to the exterior of the house in which they are located or blend with the environment. The height of the dog house may not exceed

the height of the fence. These are subject to the proper maintenance, care and appearance as with any structure.

3. Dog houses shall be a minimum of fifteen feet (15') from any neighboring property line.
4. The placement of dog houses must also take into consideration safety concerns, noise minimization, the possibility of offensive odors, etc.
5. Dog runs (partial fencing of an area) and kennels are not permitted.
6. Invisible fences need approval prior to installation and are only permitted in detached single family homes.
7. Invisible fencing wiring must be buried no less than six inches (6") inside the lot line. No alterations of the yard grade shall be permitted with the installation of such system.
8. Regardless of the method of restraint used, including invisible fencing, pet owners are responsible for assuring that their pets do not run free. Pet owners are liable for any damage to persons or property caused by their pets.

#### **Doors**

1. Doors may be replaced with doors that are similar in style and composition. Requests for replacement doors shall be submitted including pictures and color choices.

#### **Driveways and Entrances to Garage**

1. Driveways and entrances to garages may be concrete or interlocking stone or brick pavers which complement the color scheme of the home.
2. New or replacement driveways and modifications to driveways with asphalt, loose gravel, stabilized rock and sand base, etc. will not be allowed.
3. Additional walking area(s) adjacent to the driveway which extends the overall total driveway width not more than four (4) feet (two (2) feet on each side of the existing driveway) will be considered for approval. The extension should match the existing driveway in design, material and color; however, paver extensions that complement the color of an existing concrete driveway will be considered. Samples of the pavers and photos of the existing driveway should be submitted with the application. No driveway expansion shall be permitted beyond the external side lines of the garage.
4. Screen doors are not permitted for garages; the garage doors should remain closed when not in use.

#### **Elevations (change in Facade including reconstruction)**

1. Changes in the outside appearance of the facade will not be permitted unless these features are or were currently offered by the builders as an option.
2. No vinyl siding will be permitted.
3. All reconstruction including roofs shall be of the same or substantially similar material, colors, etc. as the original construction of the house.

### **Elevations (change in Grade)**

1. No owner shall excavate or extract earth (dirt) from a Lot for any business or commercial purpose.
2. No elevation changes shall be permitted which materially affect surface grade of surrounding Lots or change the flow and drainage of surface water at The Reserve at Sawgrass.

### **Encroachment and Plantings on Common Grounds**

1. No extension of the landscaping of Home sites will be permitted onto Association common grounds.
2. Residents shall not put trees, bushes, plantings, bird baths, lawn ornaments, planters, bird feeders, flower pots, picnic tables, furniture, fences, walks, hedge enclosures and other types of groupings on common grounds or other Association property.

### **Exterior Painting and Approved Color Schemes**

1. Only those colors noted on the Approved Paint Colors Exhibit are permitted.
2. Prior to painting, each Owner must submit to the ARC a color plan showing the color of all exterior surfaces that shall include samples of the actual colors to be utilized and the materials.
3. Alteration Applications submitted without color samples will be returned. No house may have more than three colors (base, trim, accent door colors).
4. The body of the house (base color) must have a flat or eggshell finish, no gloss or high gloss finishes are permissible. If an Owner is proposing to paint doors and trims with gloss or high gloss, this needs to be noted on the Alteration Application.
5. There must be a minimum distance of one home to either side and in front of the applicant's home before a color combination can be repeated.

### **Fencing**

***No fences are approved without the express, prior written approval of the Architectural Review Committee (ARC) of the Reserve at Sawgrass Homeowners Association, Inc. (HOA). Please note that the ARC has up to 45 days to act on an application. PLEASE PLAN YOUR PROJECT ACCORDINGLY.***

1. Standard lots
  - a. Privacy fences Installed for the purpose of enclosing the back yard:
    - i. Are to be six foot (6') high tongue and groove style tan/beige PVC,
    - ii. Must be set back a minimum 10' from face of house. If part of front face of house is set deeper, the minimum setback is 5' on that particular side. (See Sketch)
    - iii. The fence must be installed immediately inside the property line. Also remember that the fence is on your property and you are responsible to

maintain the property up to the property line. This means that you are responsible for trimming the grass on the outside of the fence up to your property line. (*Exception – when aluminum picket fence is placed around the perimeter of a swimming pool to meet county code.*)

- b. Aluminum picket fence shall be four foot (4') or five foot (5') high black aluminum open picket style commonly referred to as the Key West style; Maximum five (5) feet in height. If approved, open picket aluminum fencing is required on view corridors facing conservation areas, wet/dry ponds and lakes

2. Corner lots –

- a. ALTERNATE "A" - Four foot (4') or five foot (5') high black aluminum open picket style 5' off the sidewalk, OR
- b. ALTERNATE "B" - , Six foot (6') high tan/beige PVC tongue and groove style 5' off the sidewalk.

3. Waterfront lots – & Storm water Management Areas (Dry/Wet Ponds)

- a. ALTERNATE "A" - Four foot(4') or five foot(5') high black aluminum fencing on side yard them tapering down to 4'on back of lot is allowed or
- b. ALTERNATE "B" – 6' Tan PVC privacy fence on side yards - the last eight foot (8) then tappers down as it approaches the rear property line will then transition in height to match the rear fence. The rear fence must be Four foot (4') tan pvc or black aluminum style fence open picket style.

4. Conservation Lots –

- a. ALTERNATE "A" - Four foot (4') or five foot (5') high black aluminum fencing on side yard them tapering down to 4'on back of lot is allowed or
- b. ALTERNATE "B" - 6' Tan PVC privacy fence on side yards - the last eight foot (8) then tappers down as it approaches the rear property line will then transition in height to match the rear fence. The rear fence must be Four foot (4') tan pvc or black aluminum style fence open picket style.

5. General Conditions

- a. Due to utilities and drainage, front yards may not be fenced
- b. All PVC fencing must be tan/beige tongue and grove often referred to as the Lexington style. Panels look the same on both sides. Maximum height will be 6'. Fences that abut a perimeter wall or fence must be tapered down to meet the same height of the perimeter wall or fence so as not to exceed its height.
- c. Please attach a copy of your plot plan to your alteration application with desired location of fence sketched onto it and denoting setbacks in number of feet. (Please use different color or line style to distinguish survey from alternations)
- d. Once approved, the installation must be completed within 90 days.
- e. Fencing must remain in "like new" condition at all times. "Like new" condition means that regular cleaning of the fence would be needed to keep the crisp, clean appearance. "Like new" also means that any repairs to maintain the vertical

nature of the fence should be performed on an as needed basis. At no time will bent, warped, unstable or loose fence panels or posts be allowed for a period of longer than seven days, seven days being deemed a reasonable time period to perform said repairs.

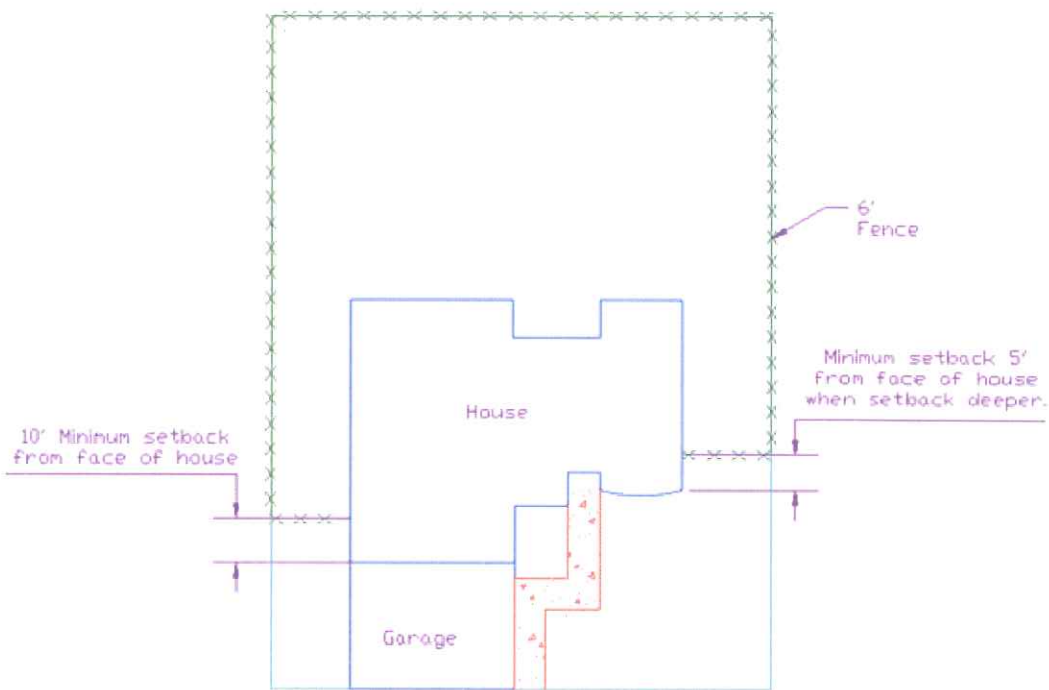
- f. ***It is recommended that a twelve inch (12") wide mulched maintenance strip be installed and maintained beginning on the property line and continuing under the fence into your yard. This will make it easier to maintain the fence without causing damage and reduces or eliminates the need to trim the grass on the outside of the fence.***
- g. Fences must have the prior approval of the ARC and must be constructed of solid tan PVC in the style and design as described below and shall be built to conform to all manufacturers specifications.
- h. Fences shall be at a height of six feet with the exception of fences on lots with view corridors such as ponds and conservation areas or other view enhanced areas. The view corridor fence shall be gradually reduced to a height of four (4) feet for the last ten (8) feet of fence that abuts the view corridor.
- i. All fences that will abut an existing fence or perimeter wall must be installed with the final end side section graduating in height so that the last panel meets the height of the existing fence or perimeter wall.
- j. Fences shall not be installed flush to the ground in order to prevent blockage of storm water drainage.
- k. It is recommended that fences not be installed in drainage or utility easements. However, if the ARC grants permission for a fence to be installed in a drainage easement it is the responsibility of the homeowner to correct any changes in drainage on the homeowner's home site or adjoining home sites at the homeowners expense.
- l. Should the Association, City or County be required to correct a drainage or utility situation either above or underground on lots affected by swales, rear yard drains or easements, the homeowner is responsible for all costs associated with the removal and reinstallation of the fence installed in said easement.
- m. Only the good side of the fence may face outward. No posts or stringers may be visible from the outside of the fence.
- n. No fence shall be constructed closer than ten (10) feet back from the forward facing corners of the house. No fence shall be permitted to extend beyond the front corners of the house in any circumstance.
- o. Notwithstanding any other governmental regulations, any side fencing on a typical or regularly shaped corner lot shall be located no more than one-half of the distance between the side wall of the house and the side property line that is next to the side street. The measurement for the distance of this fence shall start at the side wall of the house, Fence setbacks on irregularly shaped corner lots will be reviewed on a case-by-case basis.
- p. Fences for corner lots require close coordination with the ARC due to their unique layout and concerns for vehicle visibility/safety and compliance with existing easements and county building code setback requirements. The ARC

will also take into consideration how a home abutting this lot will be affected due to front set back requirements for the abutting lot.

- a. Except where easements or swales exist, fences will be installed no more than six (6) inches inside the property line. Alleyways between fences will not be permitted. (*Exception – when aluminum picket fence is placed around the perimeter of a swimming pool to meet county code.*)
- q. Irrigation systems must be reconfigured to provide complete coverage outside of the fenced area.
- r. Any and all required governmental approvals/permits for fence construction are the responsibility of the homeowners and must be obtained prior to construction. It is the responsibility of the Owner to comply with all City, County and/or Association requirements, whichever is most stringent.

**The Association reserves the right to prohibit fencing of certain lots due to aesthetic reasons.**

### STANDARD LOT SETBACK SKETCH



### **Flags – Federal, State, Military**

1. Flags shall be replaced if faded, tattered, or in poor condition
2. Flag poles and flag attachments will be kept in a clean and maintained condition.

### **Front Entry of Home**

1. Front entry into the home may not be screened but must be left open as constructed by the builder of the home.
2. No front entry shall be used for storage of any kind (this includes shoes).

### **Front Roof Changes**

1. No changes other than skylights will be permitted on any roof which is visible from the front of the house.
2. All shingle replacements must be dimensional with a thirty (30) year life.

### **Garage**

1. No garage shall be enclosed or converted into a living area and must at all times be used as a garage for car storage or storage of Owners personal property.
2. No screening is allowed temporarily or permanently on garage door openings.
3. Garage doors shall remain closed when the garage is not in use.
4. Unless this is the primary garage, stand-alone garages and secondary garages accessible by side or rear yards are not permitted.
5. Replacement of garage doors shall meet current County codes at the time of replacement. If there is more than one (1) garage door and the new door cannot be an exact match, then all doors must be replaced at the same time.
6. Garage doors must be painted the same color as the body of the house, Design monograms and anything other than a solid door, with the exception of window panes in the top most panel of the door, are not permitted.

### **Garbage and Trash —Screening of Containers and HVAC Equipment**

1. All garbage cans and other garbage containers shall be kept inside the garage or in the rear yard, screened to conceal them from view of neighboring Lots and streets, except on the day of collection. (TIP: If storing garbage cans inside the garage, placing one or two untreated charcoal briquettes inside the trash can after each trash pick-up day can eliminate odors.)
2. Acceptable screens shall be of material and color compatible with the design of the residence and may include landscaping or fencing.

3. If enclosed, overall height of the enclosure, including posts shall not exceed four (4) feet. Overall length shall be kept to the minimum necessary to accomplish the screening. Overall width may not block side yard access to the rear yard.
4. All screens, landscape structures or plant materials shall be located a minimum of two (2) feet from HVAC equipment to allow for adequate air circulation around the equipment, but may not encroach or trespass on a neighboring property or disturb yard drainage.
5. If plantings are used for screening, 'adequate screening' shall be plantings which initially (i.e. when first planted or installed) screens a minimum of eighty percent (80%) and which completely screens the cans or equipment within one (1) year from the date of approval.
6. Garbage cans shall not be placed at the street for pick up earlier than 5pm the night before pick up day and empty containers shall be removed from sight the same day as pick up. All food refuse shall be placed in a covered receptacle to avoid attack from animals. Plastic garbage bags are not adequate.
7. Garbage and other refuse may not be accumulated or stored on any portion of the Lot.
8. Open burning of garbage and other refuse is not permitted.

#### **Garden Hoses**

1. All hoses shall be stored completely out of sight of the street.
2. Garden hoses shall be on a hose wrap attached to the rear of the house or on a mobile station. Hoses may be neatly coiled on the ground in a flower bed behind shrubbery out of sight from the street, common grounds or nearby neighbors. Circular (spiral coiled) hoses shall be secured.

#### **Gas Tanks (Propane and/or Natural)**

1. Preferable installation is to have gas tanks buried. Gas tanks installed above ground shall meet applicable building code requirements.
2. If Owner chooses not to bury the gas tank, the tank must be screened from view of the streets and neighboring property. Appropriate screening includes fencing and landscaping.
3. If using landscape for screening the tank, Owner shall install no less than six (6) plants to screen tank from view of the street and other properties. Plants that are a minimum of three feet tall and that will reach a maximum 80% capacity within 12 months shall be installed and allowed to grow to the height of the gas tank. When the tank height is attained, the plants will then be properly trimmed and maintained at that height. Any dead plants shall be replaced immediately with the same type of plant of similar height.
4. Separate and apart from the foregoing, pursuant to the Declaration, other than one (1) portable propane tank for use with an outdoor barbeque grill, no oil tanks or bottled gas tanks shall be allowed on any Lot without the express written consent of the ARC and such tanks shall be located so they cannot be seen from other Lots, Common Area or Streets.

### **Generators**

1. Permanent or hard wired generators may be installed and mounted on a concrete pad at the rear of the house. These generators are normally hard wired to the house's electrical system and run off of propane.
2. The generator shall be installed in the back of the house or on the side with proper screening – i.e. a fence.
3. Generators shall be screened from view from the street with shrubs or other landscaping under the same guidelines as those for screening swimming pool equipment.
4. The generator enclosure box shall be painted to match the exterior body color of the house unless located within a fenced yard.
5. The generator may only be operated when there is a power outage or for the briefest possible time to test it as required by the manufacturer.
6. Portable generators shall be stored in the garage and only placed outside during periods of power outage. They shall be operated in accordance with manufacturer's directions and located as far as possible from all adjacent houses.

### **Gutters and Solar Collectors**

1. All gutters must match the exterior house color; trim color or window frame color.
2. Gutter down spouts must not concentrate water flow onto neighboring properties.
3. Solar collectors must be flush mounted on the roof and whenever possible be located on the rear and side roofs of the house and should not be installed so as to be visible from the street. Roof mounted solar equipment (excluding the solar panels) must match the roof color. (Note: Roof mounted solar collectors and equipment may void builder warranties and/or the roof warranty.)
4. Yard mounted solar collectors are allowed within a fenced area of the yard and shall not exceed the height of the fence.

### **Holiday Decorations**

1. Holiday displays in the front entryway and on the front door, along with traditional holiday lighting do not require approval from the ARC.
2. Holiday lights and decorations shall not create a nuisance to the adjacent residents or the community.
3. Holiday lights and decorations to celebrate Christmas, Hanukkah, or other holiday, may be installed commencing on Thanksgiving and shall be removed no later than January 10<sup>th</sup> of the following year. Brackets, clips and other holders for holiday lights that are installed on a house must be removed at the time that the lights are removed.
4. No more than 3 individual inflatable display items are permitted for any holiday.
5. Special decoration displays for Valentine's Day, R. Patrick's Day, Easter, Memorial Day, Independence Day, Halloween, Veteran's Day, Thanksgiving, or other religious holiday

may be placed on the exterior of the lot fifteen (15) days prior to the special day and must be removed five (5) days after the special day.

6. Any displays other than those defined above will require the approval of the ARC.

#### **House Numbers**

1. To aid emergency personnel, delivery people and to conform to Orange County ordinances, each house shall have a readily visible number permanently attached to the front of the house.
2. The numbers shall be located over the garage door or near the entrance to the front door, in a location clearly visible from the street.
3. Periodically you may receive solicitations to paint your house numbers on the concrete curbing of the street. This literature is formatted in a manner to make it appear that the contractor has permission to do this work and is performing a valuable service. Please be advised that the Association did not and will not hire a contractor to perform these services.

#### **Irrigation**

1. Irrigation may be installed in the front, side and rear yards of houses.
2. For houses where this is not the case, the lack of an installed irrigation system does not relieve you of the responsibility of maintaining your lawn and landscaping to the minimally acceptable community standards.
3. In periods of extreme drought and tightened water restrictions, the Association will waive the portions of the community standards requiring the replacement of dead grass and landscaping until the restrictions are lifted. After the restrictions are lifted, all dead grass and landscaping shall be replaced within thirty (30) days.

#### **Landscaping**

1. The addition or removal of any landscaping is a landscape change subject to the power of the ARC to promulgate guidelines.
2. The following guidelines apply to landscape changes:
  - i. Landscaping may be added to or removed from the yard of any Lot, but only with the approval of the ARC.
  - ii. Maintenance of the lawn and landscaping shall mean at a minimum, upkeep, maintenance and preservation of that which was initially installed by the builder of the house on the Lot.
  - iii. Any Lot owner who wishes to modify and change the landscaping installed by the builder of the house on his Lot, to a Xeriscape or low water-usage design must first obtain approval from the ARC. The Alteration Application requesting this approval must be accompanied by a landscape design that is a certified Florida-friendly yard under the Florida Yards and Neighborhoods (FYN) program. Information about this program can be obtained through the Orange County website online.

- iv. The ARC encourages all Owners to follow the Florida Friendly Landscaping Principles shown below when making changes to their landscape design.
  - a. Right plant in the right place
  - b. Water efficiently
  - c. Fertilize appropriately
  - d. Mulch
  - e. Attract wildlife
  - f. Manage yard pests responsibly
  - g. Recycle yard waste
  - h. Reduce storm water runoff
  - i. Protect waterfront

#### **Berms**

- 1. Except as installed by the developer or builder, earthen berms shall not be permitted.

#### **Buffer Landscaping Between Lots**

- 1. Side yards between Lots may be landscaped with plant materials to provide visual screening. Continuous linear runs shall not exceed twenty five (25) feet in length and must be at least ten (10) feet back from the front corner of the house (same as Fence Guidelines). Normally, no more than one (1) landscape buffer will be permitted on each side of a Lot. Curvilinear shrub hedges augmented by ornamental, shade and/or palm trees are preferred.
- 2. Buffer landscaping shall not be located any closer than five (5) feet to the property line as measured from the tree trunk or plant material's main trunk. Buffer landscaping shall not extend into any front yard setbacks or obstruct the vision and safety of vehicular or pedestrian traffic.
- 3. All buffer landscaping shrubs shall be planted and maintained so as to form a continuous, unbroken 80% visual screen within one year of installation. Shrubs shall consist of one predominant species, shall be planted thirty inches (30") apart, on center, with each plant having a minimum size of three gallons, thirty-six inches (36") tall and eighteen inches (18") wide at the time of planting and maintained to achieve a minimum of forty-eight inches (48") in height within one (1) year of planting.
- 4. On view corridor Lots, shrub material from the rear building set back to the property line shall be maintained at a four (4) foot height to ensure visibility. The selection of buffer landscaping species shall be made from the approved Plant Materials List.

### **Edging or Landscape Borders**

1. Poured concrete curbing, concrete edging blocks, stacked stone or slate and black or green plastic edging are the only acceptable forms of edging a sample or photo of the curbing/edging shall accompany the request.
2. Only one style of landscape curbing and/or edging may be used in areas of the lot which are not enclosed by a privacy fence.
3. Poured concrete curbing shall be the natural concrete color or a natural earth tone color added to the concrete mix at time of pouring. No painting or staining will be allowed after pouring. A color chip shall accompany the request. Only stone or block may be used.
4. Edging blocks shall be natural concrete color or an earth tone color. A sample or photo of the edging block shall accompany the request.
5. Edging will be allowed around mulched areas along the perimeter of the house and may be installed around an island which measures a minimum of 150 square feet.
6. Edging will be allowed around individual trees if installed to a diameter of at least thirty-six (36) inches in order to contain mulch and prevent damage to trees from lawn equipment. A minimum distance of six (6) feet shall be maintained between any landscape borders.
7. Edging shall not be installed around lampposts, along driveways, more than one individual tree, on side or rear property lines or within the grassy area between the street and sidewalk.
8. NO borders may be installed around street trees.
9. Wire, decorative plastic, resin and wood borders are not permitted.
10. No railroad ties will be permitted.

Permitted styles are poured in place stamped concrete, stone look, Keystone block, retaining wall blocks and stacked slate. Colors may be muted tones of beige, tan, gray, terra cotta or natural concrete.

### **Islands**

1. Landscaping may be grouped in an island to provide a focal point. Islands shall be a minimum of fifteen feet (15') long, three feet (3') wide and shaped in a curvilinear design.
2. In no case shall islands take up more than 30% of the grassy area.

### **Landscape Lighting/Flood Lights**

1. Landscape lighting, solar or wired, may only be installed in landscaping beds and along the walk from the front door to the driveway. It may not be installed along the sides of the driveway, adjacent to the sidewalk or between the sidewalk and the street. Individual lights shall be black, white, or natural metal in color (silver, gold, bronze or copper).
2. Lights shall not be spaced closer than 30 inches on center.
3. Post mounted lights shall not exceed 12 inches in height, hanger mounted lights shall not exceed 24 inches in height from the top of the light fixture to ground level.

4. Lighting shall be low level and recessed to shield the source of the light. Low voltage fixtures shall be located and aimed carefully. Tree mounted lights are not allowed.
5. Junction boxes and other lighting hardware shall be placed below grade or screened by landscape material to minimize daytime visibility.
6. Lights may not shine onto other properties or onto the sidewalk or street.

#### **Ponds and Waterfalls**

1. A plot plan showing the location of the pond and/or waterfall must be submitted with the application. If the pond is being constructed from a kit, a picture would be helpful.
2. Design of these features should discourage creation of stagnant pools of water.
3. Ponds and waterfalls shall be located in landscaped area within a fenced back yard and situated in a manner that does not permit sounds from the pond, waterfall or its equipment to be a nuisance to neighboring properties.

#### **Trees — Planting**

1. The originally installed trees were part of a landscape plan approved by Orange County. Street trees and some Lot trees were actually a development requirement. If relocated, all reasonable efforts must be exercised to keep them alive. If they die, they must be replaced with a tree from the approved species list from the Orange County Tree Ordinance.
2. No tree listed as a Not Approved Tree in the Orange County Tree Ordinance is permitted.
3. Tree staking materials shall be adjusted on a regular basis to maintain a neat appearance and permit plant growth to occur. All staking materials shall be removed no later than one (1) year after initial installation.
4. Fruit and citrus trees will be considered by the ARC; however, they will be required to be planted in the rear of a fenced yard and must be located at a distance from the property line that will not allow encroachment of the mature tree onto a neighboring property.

#### **Trees — Relocation**

1. Existing trees to be relocated shall be pruned then immediately replanted, firmly secured in the ground by staking and adequately watered and fertilized until well established and rooted. Any relocating of existing trees should be done by a licensed professional who will adhere to nursery standards for relocating.
2. Any tree relocated due to construction, such as the installation of a swimming pool, shall in addition to the above, be barricaded against the construction activity with silt fencing or other acceptable barrier. Any relocated trees which die within one year of completion of construction shall be removed and replaced with nursery stock approved by the ARC.

### **Trees— Removal or Destruction**

1. The removal or destruction of any tree and distinctive flora is a landscape change and, therefore, subject to the authority of the ARC to approve or disapprove the removal or destruction of trees.
2. The following guidelines shall apply to the removal or destruction of trees and distinctive flora:
  - i. Trees that have been planted at the direction of the builder/developer to meet County development requirements shall not be intentionally destroyed or removed.
  - ii. Trees which have a diameter in excess of six inches (6") measured two feet (2') above ground level, and distinctive flora shall not be intentionally destroyed or removed except with the prior approval, in writing of the ARC.
  - iii. Prior to the written approval of the ARC to remove any tree described above or distinctive flora, the homeowner shall first obtain written approval (in the form of a removal permit along with any conditions for replacing the removed tree or distinctive flora) from the governing County agency or department.
  - iv. The above requirements pertain to trees and distinctive flora which die, for whatever reason, and unless otherwise approved by the ARC, shall be replaced with the same species and size tree or distinctive flora as the original tree or distinctive tree flora.

### **Trees - Street Trees**

1. Orange County approved a landscape plan for The Reserve at Sawgrass that requires the planting of one or more street trees in the grassy right-of-way easement located directly adjacent and parallel to the back of sidewalk.
2. Other than street trees, there shall not be any plantings other than sod between the street curb and sidewalk nor shall landscape borders, decorative curbing or landscape lighting be installed around the tree.
3. Removal of the street tree is not allowed. Any street tree that dies or is badly diseased shall be replaced at the Lot Owner's expense. Approval to remove a street tree and to replace that tree does require ARC approval as well as a county tree removal permit.

### **Trellises, Lattice, Arbors, Arches and Pergolas**

1. Arches, arbors, pergolas, trellis and similar structures are permitted.

### **Vegetable, Herb and Cutting Gardens, Compost bins**

1. Vegetable, herb and cutting gardens shall be confined in fenced rear yard and plants shall not exceed fence.
2. Gardens shall be properly maintained during the growing season and thereafter, all dead plants, stakes or other materials shall be removed.
3. Composting is only permitted in commercially manufactured bins designed specifically for suburban composting and must have ARC approval prior to placement of the bin on the

Lot. Any such bin shall be covered at all times and located in rear yard and not visible from street.

4. Compost bins shall be located a minimum of fifteen feet (15') from neighboring property lines.
5. Should an adjacent property owner complain regarding odors, rodents or other animals that are attracted to the bin, the Association will notify the Owner in writing and they must immediately remedy the situation. In the event that the Owner does not abate the problem within ten (10) days from receipt of notice, the Association shall have the right, without further notice to enter the property and remedy the problem. All expenses incurred shall be assessed to the homeowner.

#### **Lawn Furnishings**

1. All other types of lawn furniture will be located in the rear of the home and not be visible from the street in front of the home.
2. Porch Swings and patio style furniture will be the only acceptable furniture on the front porch of the home. Maximum 3 pieces, example two chairs one table or a double swing,
3. For safety reasons all lawn furniture shall be removed when residence is unoccupied for a period of seven (7) days or more unless prior arrangements have been made with a neighbor.
4. All lawn furniture shall be removed upon issuance of any storm warnings of a Tropical Storm Warning or higher.

#### **Lawns**

1. Lawns shall be maintained in accordance with adopted policies that define the minimum community standards.
2. All Lots shall have grassed front, side and rear lawns.
3. No gravel or similar type lawns will be permitted,
4. All lawns shall be sodded with St. Augustine or other approved Florida Friendly grass and irrigated unless dictated otherwise by local municipality. When replacing the builder installed St. Augustine sod with another type of grass, ARC approval is required.
5. Plant beds and trees will be mulched with mulch or earth tone river rocks (no white). It is suggested that rigid landscape edging be used to keep materials in plant beds.

#### **Lighting**

1. All exterior lighting shall be consistent with the character established in The Reserve at Sawgrass and be limited to the minimum necessary for safety, identification, and decoration.
2. Owners may not install security spotlights or flood lights unless lights are activated by a motion sensor.
3. Fixture design and location shall be compatible with the design of the Home.

4. No spot lights, flood lights, or other high intensity lighting will be placed or utilized upon any house so that the light is directed or reflected on neighboring property.
5. Bollard light fixtures are not permitted.
6. Enclosures of light fixtures shall be designed to conceal the lamp bulb. Light bulbs may not exceed the manufacturer's recommendation for bulb wattage.
7. Fixtures may be incandescent, metal halide, mercury vapor, or high pressure sodium lamps. Bug lights and colored light bulbs are not allowed.
8. No fighting shall be permitted that constitutes a nuisance or hazard to any owner or neighboring resident.
9. Post mount light fixtures shall be permitted in the rear of the house and not visible from the street in front of the house.

#### **Lightning Rods and Brushes**

1. Lightning rods and brushes may be installed and shall be done in a manner that is least obtrusive and uses the minimum number to accomplish the desired purpose. ARC approval is required.
2. Lightning rods shall not be allowed to fall into disrepair. Any lightning rods needing repair or replacement shall be repaired or replaced immediately or completely removed.

#### **Ornaments**

1. Ornaments or decorative embellishments include those on lawns, landscape beds, entryways and those mounted on the house that are visible from the street or common area.
2. Ornaments shall not exceed thirty (36) inches in any dimension; however, based upon the dynamics of the Lot and home, a variance may be considered (i.e. two story home on large Lot with tall landscape plants that will be planted adjacent to the ornament).
3. Ornaments of a solid color shall be white, dark green, brown, natural concrete or stone color. If made of metal, they may be the natural color of that metal.
4. Painted or glazed ornaments shall be as close as possible to the natural color(s) of the subject that they are depicting.
5. A maximum of three (3) ornaments and/or potted plants are permitted in front of the house or in the rear of a home that is not screened with a fence or other approved screening such as landscaping.
6. Lawn ornaments include, but are not limited to:
  - bird baths
  - bird feeders
  - bird or squirrel houses
  - Decorative flags (including holiday, sports, etc.)
  - fountains
  - patriotic display items (yellow ribbons, decals, etc)
  - personal 'terns other than furniture are considered lawn ornaments

- plants on hooks
  - plaques
  - potted plants
  - statues
  - stepping stones within a landscape bed
  - sun dials
  - tiki torch (may only be located in the rear yard of a home)
7. For safety reasons all lawn ornaments shall be removed when residence is unoccupied for a period of seven (7) days or more, unless prior arrangements have been made with a neighbor.
  8. All lawn ornaments shall be removed upon issuance of any storm warnings of Tropical Storm Warning or higher.
  9. No ornaments shall be hung from trees.
  10. Bird feeders shall be mounted five (5) feet above ground level, not visible from the street.
  11. Multiple bird dwellings, i.e. bird coops are not allowed.
  12. Ornaments shall not be placed down driveway perimeters, on street catch basins or on utility boxes.
  13. Decorative buckets, plastic paint buckets and the like shall not be used.
  14. One American flag, one POW and one U.S. Military flag and door wreaths (one per door) are not counted as ornaments.
  15. Flower pots containing dead plants and empty flower pots shall be removed from public view immediately.
  16. Artificial plants/trees or flower arrangements are not allowed on front entryways or lanais or in landscape beds or in tree rings.
  17. Ornaments and flower pots displayed in sets of two or more will be counted individually. For example, a ceramic duck with two (2) ducklings is three (3) ornaments.

#### **Outbuildings, Sheds and Storage Containers**

1. Only one (1) shed per Lot shall be permitted.
2. A shed on a Lot shall not be used as living space at any time. Rather, a shed on a Lot shall only be used for the storage of equipment and supplies that are common in any household. The storage of hazardous materials in a shed on a Lot is strictly prohibited.
3. A shed on a Lot shall conform to the following size limitations at all times. A prefabricated or onsite constructed enclosure that is less than eight (8) feet in height and less than 100 square feet in total surface area. A shed on a Lot shall not be placed within any easement area or set-back lines established by the HOA's governing documents or other restriction or regulation applicable to the Lot.

4. The roof line of a shed on a Lot shall be consistent with the roof line of the home on the Lot. Specifically, the angle of the shed roof line must be the same as or similar in pitch to the home on the Lot. Notwithstanding, flat roof sheds are prohibited.
5. The exterior of a shed on a Lot should match the colors of the home on the Lot. Specifically, the base color should match the color of the home, and the trim colors should match the trim colors on the home, if applicable.
6. A shed on a Lot shall be placed in a manner to avoid it being seen from a neighboring Lot, Street or Common Area whenever possible. Appropriate landscaping or fencing or both may be required by the Association to shield a Shed on a Lot from view from another Lot, Street or Common Area.
8. All shed doors and windows shall have latches to ensure that they can be closed and secured.
9. Due to the limited purpose and scope of use of sheds in the development, no Lot Owner shall connect utility lines to any shed in the development.

#### **Play Structures, Recreational Equipment and Toys**

1. All exterior play and recreational equipment, including swing sets, jungle gyms, soccer goals, trampolines, or the like must be located within the rear yard of the property and must be screened from public view with a privacy fence only.
2. No permanent Basketball goals are permitted. Portable goals must be stored after each use and not left out overnight.
3. Acceptable screening includes landscaping and fences. Trampolines will only be permitted within yards that have a privacy fence and installed as described below.
4. All play and recreational equipment must be maintained on a regular basis by the Owner.
5. Tree houses and skateboard ramps are not permitted on any portion of the Lot or common properties.
6. All play and recreational equipment is to be placed at least seven and one half feet (7.5') in from the rear property line and must be located within the side setbacks of the house.
7. All portable play and recreational equipment, including toys, must be removed from public view when not in use, unless within a fenced rear yard. Portable play and recreational equipment include items such as toddler's playhouses, slides, climbers and other large outdoor toys which are normally made of plastics and vinyl and that are not anchored in concrete.
8. All portable play and recreational equipment shall be removed when residence is unoccupied for a period of seven (7) days or more unless prior arrangements have been made with a neighbor.
9. All portable play and recreational equipment shall be removed upon issuance of any storm warnings of Tropical Storm Warning or higher. Owners shall take all recommended actions to secure non-portable equipment in storm events to ensure that said equipment does not cause bodily injury or damage to either's property.

10. Basketball equipment and trampolines may not be used from dusk to dawn.

#### **Play Structures - General**

1. Play structures include but are not limited to, gym and/or swing sets, slides, playsets, playhouses, tetherball poles, etc.
2. A picture and the dimensions of the play structure must be submitted with the Alteration Application.
3. The overall height of play structures may not exceed twelve (12) feet in height. However, the height may be reduced by the ARC based on the lot size and impact on neighboring lots. This will be determined by a site visit if deemed necessary by the ARC.
4. Applications for play structures must include a survey showing its intended placement. The structure's visual impact to neighboring lots and/or the street must be buffered as much as possible with approved fencing and/or landscaping.
5. It is preferred that canopies and "roofs" of play structures be of earth toned colors—tan, brown, olive or forest green.
6. Play structures must be securely anchored and installed in a manner so that strong or tropical force winds or higher will not carry it to other properties causing damage or bodily injury.
7. Any detachable parts on play structures must be removed and stored in a safe location when a tropical storm or hurricane warning is in effect.
8. Play structures must be kept in good condition at all times including repair, painting or staining and the replacement of any canvas.
9. Play structures on a corner Lot should be located to the center of the Lot or on the interior side of the Lot; not on the street side. It is highly recommended that the Lot have a six foot privacy fence.

#### **Play Structures— plastic and other toys**

1. Plastic play houses, children's swimming pools and other toys shall be confined to the back yard and screened from public view either by fencing or landscape as defined above. When home is located on a corner lot, the play equipment should be located to the center of the rear yard or on the interior side of the rear yard rather than the street side.
2. All other toys and play materials shall be removed at the end of each day.
3. All play structures and toys shall be removed and secured inside the home in the event that storm warnings of tropical storm strength winds or higher are posted.

#### **Rain Barrels & Rain Chains**

1. Rain barrels designed for the purpose of capturing rain from the gutter systems may be used on the side or rear of the house.
2. Barrels shall be placed within an existing landscape bed and screened with plants.

3. Barrels may not exceed three (3) feet in height and shall be earth tones in color.
4. Rain chains may only be used in the rear of the home.

#### **Reflectors**

1. Reflectors are not allowed.

#### **Residential Construction**

1. Minimum square footage of residences shall be **1,600** square feet living space (air conditioned).
2. Minimum two car garage.
3. No home with the exact same elevation may be built side by side on neighboring lots.

#### **Roofs**

1. Roofs shall be cleaned within thirty (30) days of notice by management.
2. Roofs shall be high grade architectural (dimensional) shingles with a thirty (30) year life.
3. Colors shall be shades and blends of gray or brown that coordinate with the exterior body color of the house.

#### **Roof Extensions/Covering**

1. No roof extensions (carport or overhang) for a car, boat, equipment or any other purpose will be permitted.

#### **Screen Enclosures Patios and Sunrooms**

1. Screen enclosures may have shingled, Elite style insulated aluminum roofs or screened roof structures. If shingled, they shall match the existing shingles on the house and shall maintain the rear setback as required by local municipality code. If insulated aluminum panels, frame and roof color must be the same if top of roof will be visible to the street. The pitch of the roof shall meet current code requirements.
2. If the roof is screened, it shall be charcoal in color.
3. Framing must be anodized or electrostatically painted aluminum to match the framing of windows on the Home.
4. Screening shall be charcoal and of standard mesh size. No opaque or decorative screening is permitted.
5. Installation will meet all county and state building codes for homes within "C" Wind Exposure Zones and be designed and built to withstand 130 mile per hour winds.
6. All support cables, screws and fasteners shall be of a non-corrosive material such as stainless steel.

7. Structural gutters may be installed but where necessary, must be adjusted to tie into existing home gutters—runoff must be directed in a manner that will not negatively affect neighboring property or common property.
8. Aluminum kick plates, not to exceed sixteen (16") inches are allowed on screen enclosures including screen doors. Decorative grills may not be installed on screen doors.
9. Sun room walls shall have a stucco finish on the exterior to match the existing house and will be constructed at a height not to exceed thirty-six inches (36"). All construction must be in conformance with the applicable building codes.
10. Vinyl windows (clear or light grey) will be allowed with frames that match the color of the existing window frames. Sample of light grey tint shall be included with application.
11. Roof line may not exceed the height of the house.
12. Gable style roofs that are constructed of Elite style insulated aluminum panels will not be permitted unless the frame is white. Frame and roof of Elite style insulated aluminum roofs must match in color if the top of the roof will be visible to the streets or neighboring properties.
13. Exterior of the enclosure must be landscaped if not located within a fenced area.
14. Irrigation systems may require modification to ensure 100% coverage of the property. This should be a part of the Alteration Application.

#### **Screen and Storm Doors**

1. Screen and storm doors will not be allowed on the front of a home.
2. Security doors (metal grilles or bars) are prohibited.

#### **Sidewalks and Stepping Stones**

1. Sidewalks may be installed from the driveway to a side garage door or fence gate leading to the back yard.
2. Sidewalks shall be concrete or pavers to match the driveway, be 30" to 36" in width, located a minimum of five feet (5') in from the property line and shall not interfere with approved drainage of the current or adjacent lots.
3. Stepping stones are not permitted.

#### **Signs**

1. "For Sale" or "For Lease": - One (1) professionally made, non-digital, non-electric (or otherwise illuminated) sign constructed of metal or wood, installed on one wooden 4" by 4" post, and of not more than eight (8) square feet of surface area per side (2 sides maximum), containing no handwriting whatsoever, and used solely in connection the marketing of the affected Lot for sale or lease.
2. "Protected by alarm" signs are authorized in landscaping near the front and rear door. Signs shall not exceed six inches (6") by eight inches (8").

3. A "permit board" displaying a building permit from the applicable governmental agency is allowed if required to be posted conspicuously.
4. Political signs are limited to two signs no larger than twenty-four inches (24") by thirty-six inches (36"). Political signs may be displayed for two weeks prior to an election and must be removed on the day following the election.

### **Skylights and Solar Panels**

1. Skylights must be integrated as part of the roof design and require prior written approval from the ARC before installation.
2. Solar water heating panels will require approval by the ARC. Any solar panels and related appurtenances and equipment shall be designed and constructed to appear as an integrated part of the building's architecture. This shall generally mean that the panels shall be roof mounted so that the top surface is flush with the roof surface with all appurtenances recessed into the building's attic.
3. Solar panels should not be installed on the front street facing side of the home. All pipes must be of a color to blend with the roof shingles and color of house.

### **Storm/Hurricane Shutters**

1. Permanently installed shutters may be accordion or roll-up style and must be approved by the ARC.
2. Temporary shutters include Lexan panels or similar, aluminum panels and fabric panels. While not advised, if using plywood panels they should be marine grade and 3/4" thick.
3. Shutters may be closed or installed 48 hours prior to the expected arrival of a tropical storm or hurricane in the area and must be removed no later than 72 hours after the warning is lifted. Should the panels not be removed, the Association is granted an easement to the property to remove the panels and the cost of labor shall be charged to the Owner. The Association is not responsible for any damages caused by the removal or for the costs of storage of the panels.
4. In the event of an actual storm event causing substantial damage to the house, homeowner may request in writing, for an extension to this time period if the repairs and restoration of the house require that the panels remain attached for a longer period of time.
5. Shutters may not be closed or installed at any time other than during a storm event.
6. Under no circumstances may storm shutters or protective panels be used as a routine security measure.

### **Swimming Pools and Spas**

1. Any swimming pool to be constructed on any home site is subject to review by the ARC.
2. Pool filter equipment must be placed out of view of neighboring properties and the noise level to neighboring properties must be considered in locating equipment. The need to screen equipment may be necessary. All screening must have the prior written approval of the ARC.

3. Pool heating equipment must comply with all applicable building, zoning and fire codes.
4. Pools shall be of the in-ground type. Above ground pools are prohibited. The elevation at the top of the pool shall not be over two feet (2') above the natural grade of the lot.
5. Swimming pools shall not be permitted on the street side of the residence and if on a corner Lot must be screened from the street.
6. Spas or Jacuzzis shall be of the in-ground type with the exception of above ground types not exceeding three feet (3') in height above the existing grade level. They shall be located in the rear yard and screened from street view and the view of any neighboring property.
7. Screening of the pool is required either by fencing the property or by a screen enclosure that totally encloses the pool. Landscaping may be installed to provide privacy for screened enclosures. Landscaping for this purpose must receive ARC approval prior to installation.
8. Pool heaters and pool filters shall be screened from view from the street by either a fence or landscaping. If using landscaping, Plants shall be the same height as those planted by the builder at the A/C unit. Plants shall be properly trimmed and maintained at the height of the pool equipment. Dead plants shall be replaced immediately.
9. Pool overflow and drainage are required to have a small gravel drain bed (French drain) for chlorinated water to flow into.
10. Under no circumstances may chlorinated water be discharged onto other homeowners' lawns, community streets, or into retention ponds.

#### **Water Softeners**

1. Installation usually requires a permit. Please check with the County Building Department.
2. Discharge from water softeners shall be routed to an open air sanitary waste line or it may dump into a laundry tub or sewer line with a 'IP" trap. It shall not drain to the outside open areas.
3. Water softeners shall be screened from view from the street with shrubs or other landscaping under the same guidelines as those for screening HVAC and swimming pool equipment.

#### **Windows- Replacement, Tinting and Treatments**

1. Originally installed windows may be replaced with windows of similar style. Replacement window frames shall match existing window frames unless all windows in the home are being replaced at the same time in which instance a request to change style or color may be considered by the ARC.
2. Owners may request to install energy conservation films on windows. Window tinting film applied to the interior of the windows shall be gray in color with no more than 21% solar reflectance's and no less than 30% light transmittance.
3. The degree of darkness allowed for non-reflective tinting shall remain with the ARC on a case by case basis. All tinting requests must be accompanied by a brochure or

manufacturer's description. All requests must include a sample of the material to be used. This sample will remain with the application and will not be returned.

4. No silver, gold or bronze reflective colors are allowed. No reflective tinting or mirror finishes (to include aluminum foil) will be permitted.
5. Window treatments shall consist of drapery, blinds, decorative panels or other tasteful window covering. Any window treatments facing the front street of the house shall be white, off-white or other neutral color (i.e. interior shutters in a wood tone).
6. Sheets or other temporary window covering may be used for periods not exceeding one (1) week after an Owner or tenant first moves into a House or when permanent window treatments are being cleaned or repaired, but in no case may they be in place for longer than one (1) week.

#### **Exterior Maintenance Of Structures And Grounds**

1. Lots and houses shall be maintained in a neat and attractive manner at all times.
2. Note: After proper notification is given to the Owner, the Association has the right to enter a property and complete any repairs or maintenance if the Owner does not respond within the specified period of time. Should the Association contract for providing the needed maintenance, the cost of materials labor administrative charges and out-of-pocket expenses for the Association plus any attorney fees will be charged against the homeowner and a lien immediately placed against the property if not paid within ten (10) days of receipt of invoice for the charges.

#### **Lawn & Landscape Maintenance Standards**

The following lawn maintenance standards apply to landscaping maintained by Owners and residents of The Reserve at Sawgrass.

1. Trees: Trees are to be pruned as needed and shall be maintained with a canopy no lower than eight feet (8') from the ground.
2. Shrubs: All shrubs are to be trimmed as needed and should be maintained at window ledge height.
3. Grass: Grass shall be St. Augustine unless an alternative has been approved, and shall not exceed five inches (5") in height. This includes the grass between the sidewalk and the street.
4. Edging: Edging of all street, curbs, beds and borders shall be performed as needed to prevent grass "runners" from growing onto driveways, sidewalks, curbs and into landscape beds. Grass along the walls of the house shall be edged. Chemical edging is not permitted.
5. Mulch: Mulch should be replenished as needed, at minimum, on a yearly basis to help control weeds.
6. Insect Control and Disease: Insect and disease control shall be performed on an as needed basis. Failure to do so could result in additional liability if the disease and insect spread to neighboring properties. Sod that is killed due to insect/disease shall be removed and replaced within thirty (30) days of dying. To change the turf will require ARC approval.

7. Fertilization: Fertilization of all turf, trees, shrubs, and palms should be performed no less than three (3) times a year and according to Best Management Practices as provided by the Orange County Extension Service or the University of Florida IFAS Extension.
8. Irrigation: Watering and irrigation will be the sole responsibility of the homeowner. It is the Owner's responsibility to comply with all applicable watering restrictions.
9. Weeding: All beds are to be weeded every time the lawn is cut. Weeds growing in joints of curbs, driveways, and expansion joints shall be removed as needed. Chemical treatment is permitted. If landscape fabric is used, it must allow the free flow of water, air and gasses to and from the soil.
10. Trash Removal: Dirt, trash, plant and tree cuttings and debris resulting from all operations shall be removed and all areas left in clean condition before the end of the day. Trash may not be placed at curb until scheduled trash pick-up day.

**Failure to Comply. Owners who are not in compliance with these maintenance standards will be sent notification from the Community Manager and will have seven (7) days from the date of the notice to comply. If non-compliant on the 8th day after the date of the initial notice, the Association will hire a landscape contractor to bring the lawn and/or landscaping into compliance. The Association will charge an administrative fee of \$25.00 plus the cost of the lawn contractor's services which will both be a Specific Assessment against the Lot. In addition, a second notice of non-compliance at a cost of \$10.00 will be issued and the homeowner will be referred to the Covenants Enforcement Committee, where applicable.**

**NOTE: Based upon SFWMD and Orange County restrictions that may be placed upon irrigation during times of drought, portions of these Landscape Maintenance Standards may be suspended until such time as the restrictions are lifted.**

#### **Portable Storage/ Moving Containers**

1. Portable storage/ moving containers (commonly known as PODS) or any similar units designed for the temporary storage or transportation of a resident's personal household goods are permitted in the community for a maximum of seven (7) days.
2. After proper notification is given to the Owner, the Association has the right to enter a property and have the container removed if the Owner has failed to comply with this standard. All related costs including administrative charges and out-of-pocket expenses for the Association plus any attorney fees will be charged against the homeowner account and a lien immediately placed against the property until all costs are paid.

FOR SALE/LEASE SIGN EXHIBIT



**APPROVED EXTERIOR PAINT COLORS**

Beazer Homes		SW Match
1	1 Body	Décor White 7559
	2 Trim	Black Bean 6006
	3 Door	Crabby Apple 7592
	4 Door	Black Bean 6006
	5 Shake	Hammered Silver 2840
2	1 Body	Eaglet Beige 7573
	2 Trim	Stonebriar 7693
	3 Door	Terra Brun 6048
	4 Door	Dark Night 6237
	5 Shake	Relic Bronze 6132
3	1 Body	Believable Buff 6120
	2 Trim	White Duck 7010
	3 Door	Sundried Tomato 7585
	4 Door	Iron Ore 7069
	5 Shake	Downing Straw 2813
4	1 Body	Khaki Shade 7533
	2 Trim	China Doll 7517
	3 Door	Black Bean 6006
	4 Door	Darkroom 7083
	5 Shake	Dapper Tan 6144
5	1 Body	Canvas Tan 7531
	2 Trim	Studio Taupe 7549
	3 Door	Black Bean 6006
	4 Door	Polished Mahogany 2838
	5 Shake	Thatch Brown 6145
6	1 Body	Resort Tan 7550
	2 Trim	Accessible Beige 7036
	3 Door	Tricorn Black 6258
	4 Door	Mount Etna 7625
	5 Shake	Prairie Grass 7546
7	1 Body	Colonial Revival Tan 2828
	2 Trim	Patience 7555
	3 Door	Red Theatre 7584
	4 Door	Inkwell 6992
	5 Shake	Carboard 6124
8	1 Body	Mesa Tan 7695
	2 Trim	Fresco Cream 7719
	3 Door	Rustic Red 7593
	4 Door	French Roast 6069
	5 Shake	Renwick Golden Oak 2824

9	1 Body	Mexican Sand 7519
	2 Trim	Simplify Beige 6085
	3 Door	Bitter Chocolate 6013
	4 Door	Black Bean 6006
	5 Shake	Down Home 6081
10	1 Body	Rookwood Clay 2823
	2 Trim	Practical Beige 6100
	3 Door	Black Bean 6006
	4 Door	Terra Brun 6048
	5 Shake	Reliable White 6091
11	1 Body	Sensible Hue 6198
	2 Trim	Everyday White 6077
	3 Door	Jasper 6216
	4 Door	Inkwell 6992
	5 Shake	Mountain Road 7743
12	1 Body	Silver Gray 0049
	2 Trim	Natural Tan 7567
	3 Door	Dark Night 6237
	4 Door	Sealskin 7675
	5 Shake	Hardware 6172
13	1 Body	Classic French Gray 0077
	2 Trim	Modern Gray 7632
	3 Door	Inkwell 6992
	4 Door	Andiron 6174
	5 Shake	Balanced Beige 7037
14	1 Body	Cityscape 7067
	2 Trim	Canvas Tan 7531
	3 Door	Jasper 6216
	4 Door	Rock Bottom 7062
	5 Shake	Studio Taupe 7549
15	1 Body	On The Rocks 7671
	2 Trim	Extra White 7-006
	3 Door	Tricorn Black 6258
	4 Door	Darkroom 7083
	5 Shake	Pewter Cast 7673
16	1 Body	Ellie Gray 7650
	2 Trim	Extra White 7006
	3 Door	Sealskin 7675
	4 Door	Extra White 7006
	5 Shake	Gauntlet Gray 7019

17	1 Body	Mink 6004
	2 Trim	Toque White 7003
	3 Door	Sealskin 7675
	4 Door	Black Bean 6006
	5 Shake	Pussywillow 7643
18	1 Body	Palisade 7635
	2 Trim	Snowfall 6000
	3 Door	Black Bean 6006
	4 Door	Turkish Coffee 6076
	5 Shake	Spalding Gray 6074
19	1 Body	Herbal Wash 7739
	2 Trim	Wool Skein 6148
	3 Door	French Roast 6069
	4 Door	Andiron 6174
	5 Shake	Meadow Trail 7737
20	1 Body	Knitting Needles 7672
	2 Trim	Toque White 7003
	3 Door	Naval 6244
	4 Door	Wall Street 7665
	5 Shake	Pewter Cast 7673