



Citrus Springs, Village "E"

Architectural Review Committee (ARC) Restrictions

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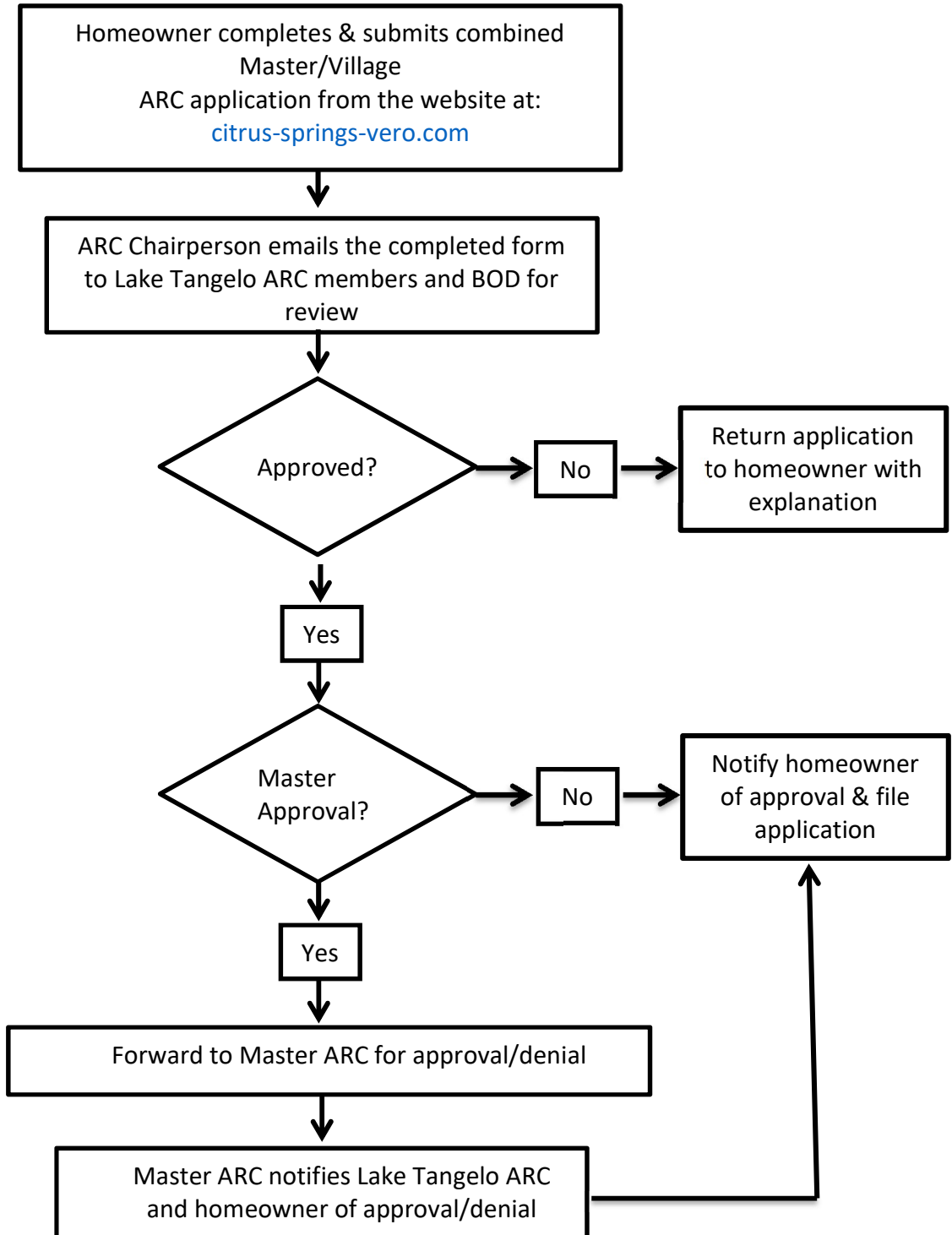
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1. General Terms. In accordance with Article 9.1 of the Declaration of Covenants, Conditions and Restrictions of Citrus Springs, Village “E” (henceforth called “Lake Tangelo”), the Board of Directors has appointed a minimum of three representatives to form an Architectural Review Committee (ARC) to apply the rules set forth in Article 9 of the CC&R’s of Lake Tangelo. This Architectural and Landscaping Restrictions document, in conjunction with Article 9 of the Declarations, outlines the objectives and standards that the ARC will use to apply architectural restrictions within Village “E”.
2. ARC Mission Statement. “The objective of the ARC is to make Lake Tangelo an appealing place to live, promoting a sense of community while maintaining a pleasing and marketable curb appeal, which includes the consistency in architectural style, scale, materials, and details. The ARC shall supervise and control the external design, appearance, location, and maintenance of all improvements and landscaping additions on the property. When making any decision, the ARC will consider such things as the location of the home, the effect on neighboring homes, and the overall impact on the aesthetics of the community and compliance of existing ARC Controls.”
3. Owner Responsibilities. To ensure the ARC Mission can be achieved, all members of Lake Tangelo Homeowners Association must:
 - Submit a combined Master/Village ARC Request Form available from citrus-springs-vero.com when making an alteration to the exterior of your home.
 - Comply with the controls set forth in Article 9 of the Declaration of Covenants, Conditions, and Restrictions of Citrus Springs Village “E” (available at citrus-springs-vero.com).
 - Comply with the controls set forth in this document.
4. ARC Request Form Information. There is one combined Master/Village ARC form. This form can be downloaded from the Citrus Springs Master website (citrus-springs-vero.com). Not all requests require Master ARC approval. Refer to paragraph 6 below to determine which projects require Lake Tangelo and/or Master ARC approvals. **Please note that the Master ARC Rules may be stricter than those of Lake Tangelo.** The Master ARC holds the approved request until the next monthly Master ARC meeting. The Request is reviewed at the meeting and the decision is emailed back to the member the next day. All Master ARC meetings are open to HOA members.

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5. ARC Application Flow Chart Review Process



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6. Lake Tangelo ARC Application Requirements

6.1. General. Many of the improvements reflected in the following table have requirements outlined in the Citrus Springs Master ARC Restrictions. For additional Lake Tangelo requirements review the information in paragraphs 7 through 12 below. Unless otherwise required by Indian River County building requirements, any work done by the homeowner does not require a contractor’s license and proof of insurance.

| Project | Application Required | | Requirements |
|---|----------------------|----------|--|
| | Village | Master | |
| Awnings | X | X | See Citrus Springs Master ARC Restrictions and paragraph 11 of this document. |
| Driveway Extensions | X | X | See Citrus Springs Master ARC Restrictions and paragraph 9.1 of this document. |
| Exterior Structural Modifications | X | X | See Citrus Springs Master ARC Restrictions. |
| Fences | X | X | See Citrus Springs Master ARC Restrictions. |
| Garage Doors | X | X | See Citrus Springs Master ARC Restrictions and paragraph 8.2 of this document. |
| Generators | X | X | See Citrus Springs Master ARC Restrictions. |
| Glass Rear Porch/Lanai Enclosure | X | X | See Citrus Springs Master ARC Restrictions. |
| Gutters | X | | See paragraph 8.3 of this document. |
| Rear Landscaping (including hedges used as a fence) | X | X | See Citrus Springs Master ARC Restrictions and paragraph 9 of this document. |
| Patios | X | X | See Citrus Springs Master ARC Restrictions and paragraph 7.1 of this document. |

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| Paint, Exterior | X | | See Citrus Springs Master ARC Restrictions and paragraph 8.4 of this document. |
| Playsets | X | X | See Citrus Springs Master ARC Restrictions. |
| Pools and Spas/Hot Tubs | X | X | See Citrus Springs Master ARC Restrictions. |
| Poly Roofs | X | X | See Citrus Springs Master ARC Restrictions and paragraph 10 of this document |
| Roof Changes | X | X | See Citrus Springs Master ARC Restrictions and paragraph 8.5 of this document. |
| Screen Enclosure | X | X | See Citrus Springs Master ARC Restrictions and paragraph 10 of this document. |
| Shutters, Hurricane | X | X | See Citrus Springs Master ARC Restrictions and paragraph 11 of this document. |
| Solar Devices | X | X | See Citrus Springs Master ARC Restrictions. |
| Skylights and Solar Tubes | X | X | See Citrus Springs Master ARC Restrictions. |
| Vents, Roof or Gable | X | X | See Citrus Springs Master ARC Restrictions. |
| Walkways/Paths | X | X | See Citrus Springs Master ARC Restrictions and paragraph 9.1 of this document. (Camel and black colored in herringbone pattern required to rear of house) Behind home any paver is acceptable. |
| Window Replacement | X | X | See Citrus Springs Master ARC Restrictions. |
| Wells | X | | Required by ARC to approve location. |

6.2. Criteria/Notes. The following must be included with all ARC requests:

- Copies of the contract, contractor's license number, and contractor's insurance certificate. If applicable, provide a copy of the site plan for the lot, showing the proposed improvement in its proposed location along with all

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other existing improvements on the lot (home, driveway, pool, etc.). Dimensions from the proposed improvement to the nearest existing improvement also should be shown.

- Plans and specifications for all above-ground construction specifying materials, height, width and paint color(s). Elevation drawings should be included for any vertical construction.
- Your application will be delayed if any of these documents are missing from your application.
- The owner and or the contractor is responsible for obtaining an Indian River County permit where applicable. The owner must submit the permit to the Master ARC prior to work commencing.
- The number to call for general permitting questions is (772) 226-1260. There's also a contact form that can be used to send an email.
<http://www.ircgov.com/forms/contract/contract.php?staff=cd>.

7. Architectural Restrictions. Architectural Restrictions are described in Article 9 of the Declaration of Covenants, Conditions and Restrictions of Citrus Springs, Village "E". Members should familiarize themselves with the information contained in Article 9. Any requests falling outside the Architectural Restrictions in the declarations or these guidelines must be reviewed by the Board of Directors prior to approval.

8. General Standards

8.1. Exterior Finishes

- Textured stucco exterior finishes with smooth finish stucco banding.
- Stucco banding must be done on all doors and windows with same style as existing homes; i.e., 5" wide around entire perimeter of frame.
- No tile, brick or natural stone/faux stone finishes.

8.2. Garage/Carports

- No windows in garage doors.
- Replacement of garage door shall be similar to the removed door.
- Carports are not allowed.

8.3. Gutters

- Gutters around the house must be white in color with the exception of structural gutters which must be dark bronze in color.

8.4. Paint, House and Doors

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- House and Coordinated Trim. See the Lake Tangelo ARC Door Paint Notebook for Door and Exterior Paint Color Notebook for House and Coordinated trim colors. House colors cannot be the same color as adjacent houses. Contact the ARC at laketangeloarc@gmail.com to view the Lake Tangelo Color Chart.
- Front Doors may be painted a contrasting/complimentary color. No primary, secondary, neon or florescent colors are allowed. Contact the ARC at laketangeloarc@gmail.com and ask to see the Lake Tangelo Door Paint Notebook. Doors may have impact glass inserts and be clear, frosted, and decorative or stained glass appearance.

8.5. Roofs

- Roof shingles must be dimensional asphalt or current solar shingle technology. Coordinate the roof color with the house color.

9. Landscape Standards. Florida State Statutes define “Florida-friendly landscaping” as quality landscapes that conserve water, protect the environment, are adaptable to local conditions, and are drought tolerant. The principles of such landscaping include planting the right plant in the right place, efficient watering, appropriate fertilization, mulching, attract action of wildlife, responsible management of yard pests, recycling yard waste, reduction of storm water runoff, and waterfront protection. Information regarding Florida Friendly landscapes can be found at <https://ffl.ifas.ufl.edu/>. A drawing showing property lines and location of landscaping being installed as well as the type of landscaping must be included with the ARC application.

9.1. Driveways

- Driveways and approaches to the front entry or any other walkways that are on the sides or front of the home must be brick pavers to match existing community color and design (black and camel color, herringbone design)
- No excessive weeds, grasses, mold or stains in driveways.
- Driveway extensions shall not extend beyond the front outside width of the garage structure.
- Walkways and/or patios in the rear of the home, not extending past the rear corners of the home, must be brick pavers. They do not need to match existing driveway color or design. Maximum width of pathway is 36 inches.
- No excessive dirt, weeds, or stains in approaches to the front entry or walkways.

9.2. Garden Hoses

- Garden hose must be neatly stored when not in use.

9.3. Irrigation

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- Lot must have a complete functional automated irrigation system.
- Water cannot be drawn from community ponds. Water source must be well or county water.

9.4. Lawn Ornaments

- Yard art or artistic expression objects are limited to an integral part of the landscape presentation.
- No artificial grass, plants or flowers may be placed on or around the exterior of the home except for screened in areas.
- Empty pots must be stored in the garage.

9.5. Landscape

- Lot must be landscaped in a clean and uncluttered manner.
- Lawns must be St Augustine/Florata sod variety
- Trim, edge and maintain landscaping.
- No landscaping, trees or plants are allowed beyond the owner's property lines and may not encroach into any common area. Palm fronds and tree branches may not interfere with sidewalks.
- Air conditioner units, generators, storage containers, pumps, utilities, water softeners, etc., must have landscaping blocking view from front and side street views with bushes or shrubs when feasible. Planting must be maintained at no more than 18 inches above the units. Lattice is not permitted.
- Plantings around electrical transformers and cable boxes should be trimmed so they are no more than 24 inches above the unit.

9.6. Front Entry/Porches

- Only a combination of flower pots, planters, fountains, or benches may be placed on the front porch.
- Planters and pots may not contain dead plants, weeds, or artificial plants/flowers. Artificial plants are authorized only in screened-in areas.
- Containers must be no taller than forty-two (42) inches, must be decorative and be appropriate for the surroundings in which they are placed.

9.7. Mail Box

- Mailbox and mailbox number style and color must be maintained.
- No alterations can be made without prior approval from the ARC.

9.8. Mulch

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- All beds must have mulch or decorative stone. Decorative stone is river rock or lava stone.

9.9. Shrubs/Hedges

- Hedge/shrub height in front windows to be no taller than eighteen (18) inches above the window sill.
- Hedges must be trimmed and neatly maintained.

9.10. Trees

- Three (3) tree minimum for the front yard. Minimum height to be 8 feet.
- One (1) tree minimum for the backyard. Minimum height to be 8 feet.
- No trees will be planted within six (6) feet of the street on the outside perimeter or within six (6) feet of the sidewalk on the interior.

9.11. Vegetable Gardens

- Vegetable gardens are not permitted.

9.12. Weeds (see paragraph 9.1)

- No excessive weeds in any beds, driveways, walkways or sidewalks.
- No excessive weeds in the landscaping.

9.13. Miscellaneous

- No sheds, dog houses or other detached buildings.
- Front and side yards must be free of any work tools and/or landscaping materials upon completion of project for that day. Mulch may be stored outside for up to ten (10) days.
- All landscape projects must be started in thirty (30) days of ARC approval and completed with sixty (60) days from start date.

10. Screen Enclosure and Patio Standards

- Rear patio decks and/or screen enclosures must not be wider than the rear corners of the house.
- Walls of the screen enclosure must be no higher than the rear house roofline.
- Enclosing of sidewalls under poly roof or any screen enclosure is strictly prohibited. Temporary, semi-permanent or permanent walls are not allowed.
- Front screen enclosure structure must be white in color.
- Rear screen enclosure structure must be dark bronze in color. Current structures in the rear of the home are grandfathered until such time as they are replaced, at which time they must be dark bronze.

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11. Other Exterior Standards. All exterior light fixtures must be clean and painted and must emit white/natural light. No colored lights, with the exception of seasonal/holiday color lighting. These must be changed or removed within two (2) weeks after the event. Outside seasonal decorations may not emit sound.
- Security service contractor signs of reasonable size may be displayed within ten (10) feet of the entrance to the residence.
 - No metallic or mirror-type window tinting on exposed glass surfaces.
 - No weather vanes.
 - Maintain and keep clean roofs, walls, fascia, gutters and front and rear screen enclosures.
 - No canvas awning. Only SunSetter® or equivalent roll-down awnings are allowed within the screened area behind the home. Awning must be retracted when not in use.
 - No permanent basketball hoops, trampolines, playground swing sets. No above ground pools.
 - Hurricane Accordion Shutters may be clear or colored. Color must blend with the exterior house colors.
12. Outdoor Fire Pits and Fireplaces
- Only natural gas or propane fuel source is allowed and fire pit/fireplace must be installed on a hardscape surface.
 - Wood Burning fire pits or fireplaces are NOT allowed.
 - No burning of yard or household waste is allowed.
13. Water Restrictions from the St. Johns River Water Management District
- Mandatory Water Restrictions specify the days when you may water.
 - Water restrictions start on the first Sunday of November and end on the second Sunday in March.
 - Watering days depend on whether your address ends in an odd or even number.
 - Water only when needed and not between 10:00am and 4:00pm.
 - Eastern Standard Time
Addresses ending in an odd number may water on Saturday.
Addresses ending in an even number may water on Sunday.
 - Daylight Savings Time
Addresses ending in an odd number may water on Wednesday and Saturday.
Addresses ending in an even number may water on Thursday and Sunday.
 - Remember; when watering the lawn, if water is running into the storm drain, you're watering too much!

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14. Enforcement. The Compliance Committee will conduct periodic inspections to ensure that residents are maintaining their property as described above. Residents will receive at least three (3) weeks prior notice before any inspection.
15. Revisions. The ARC may, upon final approval by the Board of Directors, from time to time, amend, modify or revise the provisions of this Document. This supersedes Architectural and Landscape Control - ARC Guidelines dated 28 March 2018.