

ELW CLUSTER HOMES IMPROVEMENT UNIT II
ARCHITECTURAL STANDARDS

ALL EXTERIOR MODIFICATIONS MUST BE APPROVED BY THE BOARD OF DIRECTORS IN ACCORDANCE WITH THE PROVISIONS OF THE DECLARATION OF COVENANTS AND RESTRICTIONS. Applications must include approval of nearby neighbors and owner, if tenant occupied. If any improvement or modification was not performed or constructed in substantial compliance with Architectural Review Committee (ARC) approval, the unit owner may be required to remove or replace the non-complying improvement or modification. The Association may seek, if necessary, a court order requiring the removal of any unauthorized improvement or modification.

No exterior modifications shall be made on any lot until final approval has been received.

An Alteration Application must be submitted when making any changes to the exterior of your lot.

Clotheslines and/or Poles – no clothes lines, hangers, or drying facilities shall be permitted or maintained on the exterior of any Unit or any part of the Lot.

Decorations – No decorations shall be installed on the patio fences with use of nails or screws.

Dog Houses/Runs - No dog runs or dog houses are permitted.

Enclosures – all screened enclosure/lanai modifications must have prior approval of the ARC.

Entry Doors – Replacement of front entry doors and trim shall be metal, fiberglass, wood or a composite, and shall be and remain of like exterior design, color and appearance consistent with existing Cluster II doors. Glass inserts are NOT permitted in the entry doors.

Entry Storm Doors – aged bronze, vinyl or aluminum, with screen or glass insert are permitted. Colored glass is NOT permitted. Neutral shaded or tinted glass is permitted.

Exterior Lighting - Exterior lights shall be replaced with new lights in the same or similar light style as the original, black or aged bronze, unless otherwise approved.

Fences – Nothing is to be placed or installed on the existing patio fence and no additional fences may be installed on the lot inclusive of invisible fencing. The use of nails, screws, or any metal material into the wood of the fence is not permitted.

Fire Pits may be located on the rear patio only and must abide by all local Fire Department and County codes and regulations. Board of Directors must approve fire pit placement and may be solely at the Board's discretion.

Flags and Flagpoles - One United States flag, official flag of the State of Florida and flag types, such as, the United States Army, Navy, Air Force, Marine Corps or Coast Guard, or a POW-MIA are permitted.

Game/ Play Structures - Permanent game, sport related structure, or playground equipment are NOT permitted. Portable play structures are not permitted outside when not in use.

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Gazebos – No gazebos are permitted.

Ground Cover / Mulch – Mulch is provided by the Association as determined by the Board of Directors. Mulch may be replenished by the unit owner with mulch matching that provided by the Association only. It is recommended that plant and shrub bed should be covered with mulch. Stones, rocks, or pebbles are NOT permitted as ground cover in the front of the units. Rubber mulch is NOT Permitted.

Holiday Decorations - Holiday decorations are permitted. Any damage to lawns or landscape resulting from holiday decorations shall be repaired at the sole expense of the homeowner.

- a) Christmas and Hanukah - Home decorations and lighting may be installed no earlier than November 15th and must be removed by January 10th of the immediately following year.
- b) Other Legal Holidays - Home decorations and holiday lights may be put up two weeks before a holiday and shall be dismantled and removed within one week after the holiday.

Landscaping and Plant Bed Edging - All landscaping modifications must be approved by the ARC inclusive of planting and removing trees, shrubs, and bushes. Front plant bed edging may be up to two (2) layers in height of block, brick, or cement compound, unless otherwise approved. Rear plant edging will be reviewed as presented on alteration application for ARC approval. The maintenance of said edging is owner's responsibility. Drainage issues will be dealt with, case by case.

Lawn Ornaments, including but not limited to statues, vases, pots, and figurines, etc. are NOT permitted on the sodded area, but may be placed in plant bed. Lawn ornaments up to **three (3) feet** in height are acceptable provided they are harmonious in design and color with the neighborhood landscape. Lawn Ornaments can only be placed on private lot, not on common areas. Excessive number of lawn ornaments are NOT permitted as it impedes landscaping/maintenance from **performing services**. No lawn ornaments, shades, etc. may be placed or installed in the carport area.

Patios - Patios are permitted in the rear of the dwelling and may be constructed of concrete, pavers, flagstones or like materials, unless otherwise approved. A patio shall not encroach on any easements or setbacks and shall not create excess drainage on adjacent property(s).

Satellite Dishes and Antennas must be approved by the Board of Directors.

Signs - Only one approved "For Sale" is permitted.

Water Softeners - Water softeners shall be screened with adequate landscaping so that the water softener is not visible from the adjacent property or roadway.

Windows and Sliding Glass doors shall be replaced with the same style as originally installed and shall be aged bronze. Window Air Conditioners and Window Exhaust Fans are NOT permitted.

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