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ARCHITECTURAL GUIDELINES

1st Edition

The Preserve at Lake Monroe

Approved by:

The Preserve at Lake Monroe Homeowners' Association Board of Directors
October 24, 2007

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Article I.	Preamble.	

This Architectural Guidelines (*AG*) is not intended to unreasonably restrict or infringe upon homeowners' rights and privileges as set forth in the Declaration of Covenants, Conditions and Restrictions (Declaration) and other governing documents but rather to ensure that homeowners continue to enjoy the full benefits derived from being a member of The Preserve at Lake Monroe community. These benefits did not come about by chance but arose from the careful and deliberate planning, innovative design and quality workmanship of the builder who eventually transformed this otherwise unremarkable piece of real estate into The Preserve at Lake Monroe community. A community is born with a unique purpose, character, value and personality which must be safeguarded in the hopes of protecting, preserving, and even enhancing these qualities. It is within this framework that this *AG* was developed and shall serve as the basis of every action and decision by the Architectural Review Board (*ARB*).

Article II. Declaration.

Although, it is not intended to be all inclusive, this document is designed to provide a uniform set of guidelines and a comprehensive set of architectural and aesthetic standards

that shall form the core of the Community-Wide Standard for The Preserve at Lake Monroe. This document may therefore be amended as needed to allow the community standard to evolve as the community grows and matures and as unprecedented architectural and aesthetic matters arise provided such amendments are consistent with the provisions of the Declaration and other governing documents and with the Board's approval.

Specific objectives include:

- (1) To establish procedures for the preparation, submission and processing of ARB applications.
- (2) To provide clear and unambiguous language to prevent conflicts that may arise from differing interpretations of the use restrictions and prohibitions set forth in the Declaration.
- (3) To enhance, refine and clarify standards set forth in Article IV of the Declaration.
- (4) To identify changes requiring ARB approval as well as those changes that maybe considered routine so as to be exempt from ARB approval under certain conditions.
- (5) To guide and aid both homeowners and the ARB alike in implementing and complying with the provisions of the Architectural Guidelines.
- (6) To define the aesthetic standards within the Preserve at Lake Monroe community.
- (7) To create the mechanisms for an appeals process in accordance with Article XV of the Declaration.

Article III. Architectural Review.

Request for changes must be submitted to and approved in writing by the ARB before work commences. The ARB shall have forty five (45) days to act on the application provided all required information and supporting documents are provided. Incomplete requests will be returned to requestor as soon as practicable with instructions on how to correct the deficiency. If an incomplete application is returned and re-submitted, the ARB has forty five (45) days to act on the application upon receipt of the re-submitted application. Please plan accordingly to allow ample time for the ARB to review the application prior to beginning work.

Every application will present unique and specific sets of issues and shall be strictly evaluated in accordance with the AG and other governing documents. As such, previous approval does not automatically set a precedent but may be taken into account when evaluating similar applications.

3.1 Application/Review Process.

(a) Preparation. Homeowner must submit a completed written application to the ARB containing the following as applicable:

1. Homeowner's full name and address.
2. Property address, lot number and section number.
3. Phone number of the applicant if other than the homeowner.

4. Written description of the proposed change including information about color, style, location, sizes and materials to be used.
5. Sketches, scale drawings, photos, catalog illustrations, architectural plans, etc. necessary to completely describe the proposed change.
6. For paint color changes, specify name of color and attach a sample color palette from the manufacturer. In some cases, a larger sample (12" square) of each proposed color may be required.
7. A copy of the plat for the lot indicating the proposed location of the change.
8. Estimated start and completion dates of the project.
9. Homeowner's signature and *date*.

(b) Submission. Homeowner submits application to the ARB c/o community manager via USPS mail with return receipt.

(c) Review. Upon receipt, the ARB assigns Reviewer for the application. Reviewer verifies the application for completeness, accuracy and conformance to Architectural Guidelines. The ARB has 45 days from the time the application is received to make a decision.

(d) Approval. ARB approves, conditionally approves or disapproves the application in writing.

(e) Appeal. If the application is disapproved, the homeowner may appeal to the Board of Directors within 14 days of the ARB's decision in accordance with Article XV of the Declaration.

Article IV. Architectural Standards.

At The Preserve at Lake Monroe community, the ARB is guided by the following standards in making its decisions:

(1) Harmony. Harmony with overall community design or contextual relationship. Contextual relationship pertains to the characteristics of any existing structures, the neighborhood, and the individual site. What may constitute acceptable design in one instance may not be acceptable in another instance. To blend in with the contextual relationship, a design must also be compatible with the immediate and nearby surroundings.

(2) Compatibility. Defined for our purposes as an agreeable relationship in, and in some instances actual continuity of architectural style, mass, proportion, rhythm, scale, quality of design and materials, and similar use of materials, color, design and construction details.

(3) Mass or massing. It is the characteristics of pulling together the parts.

(4) Proportion. It is the relationship of height to width, voids to solids, bulk of the structure to nearby structures, and to the parts of the whole.

(5) Rhythm. Refers to the regular occurrence of elements such windows and doors, colors, and trim detail.

(6) Scale. It is the size, in three dimensions, of the proposed alteration. Its height, width, and bulk must relate well to its immediate and adjacent surroundings.

(7) Color and material. Color and material of siding, trim, roofing, doors, windows, gutters, downspouts, and all other architectural details must relate harmoniously and integrate well with the community's overall design.

(8) Design. Because of their close relationships, the homes in a developed community require a high degree of architectural consistency. Alterations and additions to one property may affect privacy and may create a direct impact on adjacent property.

(9) Impact. Primary concerns relating to additions and alterations include preservation of access, sunlight, ventilation, view, and drainage, as well as effects on privacy and normal use of property.

(10) Workmanship. The quality of work must be equal to better than that originally employed in the construction of the community. As practices and industry or code practices and standards have changed and improved, current and better practices should be followed in construction and alteration of units.

4.1. Air Conditioners and Attic Vents/Fans.

Heating/Ventilation/Air Conditioning (HVAC) equipment must be free standing, located on the ground, and located so as not to interfere visually or acoustically with neighbors. "Window" AC units are not permitted.

Attic ventilation units must be no higher than ten (10) inches above the surface of the roof, be placed near the rear of the roof, not extend or be visible from the street or front common area above the ridge line of the roof, and must be a color that matches or blends with the roof/roofing materials.

4.2. Clothes Lines/Hangers.

Clothes lines or similar devices used for sun/air drying clothes outside are not allowed unless they are erected during daylight hours only, *within a fenced backyard* and taken down at the end of the day or soon as drying is complete, whichever first occurs.

4.3. Dog Houses/Pens/Runs.

Must be in a fenced yard and require ARB approval if visible from the street. Placement cannot cause disturbance to neighbors.

4.4. Fences & Gates.

Homeowners may install fencing as required for screening (for example, trash containers as per these Guidelines), controlling the movement of small animals, preserving privacy or for aesthetic reasons, etc. Such fencing shall *not* extend onto Common Areas. The design and installation of fences shall be in accordance with the community's Fencing Guidelines. Wood fences must be stained. Stain must be Sunset Gray; Behr Plus 10 Stain-Solid Color sold at Home Depot. Gates and fences must be well maintained at all times and require the prior approval of the ARB before installation.

4.5. Electronic Insect Traps.

Electronic insect traps or bug lights will not normally be approved because they emit an intense light and noise. Any such insect trap must be approved by the ARB prior to installation.

4.6. Flags and Flag Poles.

Decorative flags such as seasonal, school or university sports team flags may be displayed temporarily for a period not to exceed 90 days provided they are displayed on a flagstaff or flagpole (not draped on a deck rail, hung as a banner from a gutter, roofline, or stuck in a window, etc.) and are in good condition (not faded, torn, soiled, or frayed). Portable (removable) flagpoles not over six feet (6') in length are permitted. Temporary flagpoles that meet this standard do not require approval of the ARB. Permanent flagpoles require written approval of the ARB.

One portable, removable United States flag not exceeding 36" x 60" may be hung on a flagstaff or flagpole in a respectful manner on the exterior façade of a dwelling without written approval from the ARB.

4.7. House Numbers.

House numbers should be consistent with the original numbers and must be displayed consistent with County codes that require them for emergency response and public safety. Internally-lit or painted-on house numbers are not acceptable and will not be approved. House numbers must not exceed 4" in height.

4.8. Hose Reels/Storage.

When not in actual use, hoses should be properly coiled and hidden by landscaping. Hoses should be of subdued green or black colors. No bright colored hoses may be stored in front or side of the unit. Devices used for hose storage in the front of units must be properly maintained and in harmony with the architectural integrity of the community. All hose storage devices stored in front of a unit requires the prior approval of the ARB. Even when approved, hose storage containers should be hidden by landscaping as much as possible.

4.9. Landscaping.

Any change that will result in the alteration to the original home landscaping will require approval from the ARB. This includes substantial changes to your lawn, bushes, and trees. When replacing dead or diseased plant material with like or similar kind, or re-sodding lawns (St. Augustine only) as part of normal maintenance, approval from the ARB is not necessary. If, by adding plant material to your landscaping, you significantly alter the look, ARB approval is required.

Landscaping that conforms to the following criteria does not require ARB approval:

(a) Easement grass/plantings. Homeowners are responsible for maintaining the grass strips between the street and the sidewalk consistent with the prevailing standards established in the community. Small areas, approximately 3 feet in diameter, around trees, may be planted with flowers, provided such flower beds are well maintained at all times and

not allowed to grow into the street gutter or become overrun by weeds. Flowers may not be allowed to grow higher than 12"- 18" from the ground.

(b) Edging. Only embedded edging is permitted in the front yard. Embedded edging simply divides the mulch from the lawn for the purpose of retaining the mulch. It should not be visible by more than 2 inches above the ground. It should not call attention to itself, nor detract from the planting. The same edging standard applies to areas around trees and plant beds. White egg rock and/or marble chips may only be used with prior written approval from the ARB.

(c) Gardens. Flower and vegetable gardens shall be allowed within fenced backyards only, unless otherwise approved in writing by the ARB. Vegetable gardens may not cover an area in excess of two hundred (200) square feet without prior written ARB approval. Garden stakes and cages for garden plants shall not exceed four (4) feet in height. Chicken wire and hardware cloth will not be approved for use.

(d) Grass. Except for flower gardens, shrubs, and trees that shall be neatly maintained, all open lot areas shall be maintained as live grass lawns primarily made up of St. Augustine grass. Lawns made up of weeds are unacceptable. Grass height should be maintained at about 2" to 4" in height. All other ground cover (plant, mulch, stone, rock, etc.) must be approved in writing by the ARB.

(e) Hedges. Hedges or a continual row of shrubs greater than eighteen (18) inches in height, shall be limited to the rear yard, side yard, and to the area within a landscaping bed not to extend further than six (6) feet from the front of the Dwelling Unit. Written ARB approval is required prior to the installation of any hedge. Hedges must be properly trimmed and maintained at a height no taller than 6 foot. Hedges on a slope or hill may be stepped at the top but cannot be more than 6 foot from the ground. Grass, flowerbeds, and bushes must also be properly mowed and/or maintained on a weekly basis. The street and sidewalk should be kept free of grass clippings.

(f) Landscape Materials List.

Approved Grass/Sod.

Floritam

St. Augustine - preferred

Approved Shade Trees.

Quercus Virginiana - Live Oak

Quercus Laurefolia - Laurel Oak

Koelreuteria Formosana - Golden Raintree

Ulmus Parvifolia - Weeping Elm

Cinnamomum Camphora - Camphor Tree

Southern Magnolia

Weeping Willow

Prohibited Trees and Shrubs.

Casuarina Glaura - Australian Pine Grevillea

Robusta - Silk Oak

Melaleuca Quinquenervia - Punk Tree

Eucalyptus Sap - Gum Tree
- Thuja Occidentalis - Arborvitae
Shinus Terebinthifolius - Brazilian Pepper Tree

Approved Screen Trees and Shrubs.

Ligustrum Japonica - Japanese Privet
Lagerstroemia Indica - Crepe Myrtle
Myrica Cerifera - Wax Myrtle
Viburnum Suspensum - Sandankwa
Photina Glabra - Red Leafed Photina
Pittosporum Tobira - Green Pittosporum
Nerium Oleander
Holly Trees

(g) Landscaping walls. Landscaping walls may be approved for side yards, dependent on location, height, color, materials to be used, and other information supplied to the ARB in your application. Any wall that is approved must be properly installed pursuant to ARB guidelines, and must be maintained at a height no greater than 6 feet. Side yard walls may not begin within 15 feet of the front line of the house. Any material used should be natural in appearance and should complement the color of the house as well as the plant material. Should the fencing or shielding of the view of your back yard by your neighbors ever be removed, then the stricter side yard guidelines will be imposed and your back yard will have to come into compliance immediately.

(h) Mulch. Wood mulch or stone mulch is acceptable as mulching materials. Mulch must be applied as ground covering in an even blanketing at least two (2) inches thick in all landscaping beds.

(i) Trees. Trees must be maintained in safe and presentable manner. Appearance of a tree may not be allowed to detract from the appeal of the surrounding properties (e.g., severe trimming that essentially leaves a 12 ft. stump or a disfigured appearance to the tree). Tree safety includes assurance that no ropes are left hanging from a limb or branch that may constitute a hazard to children or an unsightly appearance from the street or common area, and that damaged or broken limbs and branches and/or diseased trees or limbs are properly removed or are being treated to return them to proper health within a 120-day period. When reaching maturity a tree must not exceed or reach beyond the property lines of the lot on which it is planted and may not obscure more than 60% of the front elevation of the unit when viewed from the street directly in front of the unit.

Trees may be replaced in kind or with any of the following: Dogwood or Bradford Pear, Flowering crabapple, Flowering cherry, Weeping cherry, or other ornamental tree approved by the ARB.

Fruit trees are allowable only on the rear of a Dwelling Unit. The homeowner is responsible for ensuring fruit does not accumulate under or around the tree, or on any other area of the Lot or any adjacent Lot or Common Area. All fruit-tree plantings are subject to any rights the State may have, including the right to remove any infected trees, or as otherwise allowed by law.

(j) Walkways and Driveways. Walkways which are limited to no wider than two (2) feet in width are allowable along one side of the Dwelling Unit. Walkways which are limited to no wider than three (3) feet in width are allowed to extend from the front entranceway to the front sidewalk. Installing any walkway requires prior written ARB approval.

Walkways and driveways may not be painted, stained or modified without prior written approval from the ARB. Any changes, if approved, may extend only from the Dwelling unit/garage to the edge of the front sidewalk nearest the Dwelling Unit. The sidewalk and the remainder of the driveway extending from the sidewalk to the street must remain in its original color and condition. Upon ARB's prior written approval, walkways and driveways may be modified with, but *not* limited to brick, stepping stones (walkways only) and pre-cast patterned or exposed aggregate concrete pavers.

4.10. Lighting.

Exterior lighting or lighting fixtures to be attached permanently to soffits, eaves, walls and other structures shall be complementary in design and color and must be consistent with the style of the unit.

Fixtures should be as unobtrusive in size as reasonably practical. Light fixtures should be appropriately shielded and the lighting should always be directed downwards so as not to shine into adjacent properties, streets or common areas. All installations must meet County code and inspection requirements. Installation of the aforementioned lights does not require approval of the ARB if these standards are adhered to.

(a) Deck and Patio Lights. Patio (Malibu), low voltage lights may be installed providing they are no more than 18" above the ground and do not shine into a neighbor's lot, the streets or a common area. Deck floodlights or accent lighting must be aimed so that the light does not shine directly into a neighboring deck. If these criteria are met the lights do not require approval of the ARB.

(b) Decorative lighting. Temporary lighting such as light ropes that are for decorative purposes only rather than providing essential illumination for deck use and safety, may be permitted for use as permanent or semi-permanent lighting only on enclosed decks or patios. Light ropes may only be used for temporary holiday decoration and, as such, are subject to the display restrictions specified under the "Temporary Holiday Decorations and Lights" section of these guidelines.

(c) Landscape Lighting. Low voltage (12 volts), low power (25 watts max), low level (less than 15 inches) landscape lighting should be directed downwards or towards the house for accent lighting, be tastefully arranged and un-obstructive to neighboring homeowners. Such landscape lights do not require ARB approval.

(d) Security Lights. Security lights and security floodlights must be set on a motion detector and equipped with a photo detector to automatically turn it off during daylight. The sensitivity of the lights must be such as that activity on a neighboring lot or deck does not cause the lights to go on. The lights must be aimed so that they do not shine directly into a neighboring lot or deck. The fixture must be painted to closely match the surface on which they are mounted.

(e) Temporary Holiday Decorations and Lights. At appropriate times of the year, homeowners may decorate their dwelling/lot with temporary decorations appropriate for the holiday being observed. ARB permission is *not* required provided such temporary decorations are *not* excessive in number, size or brightness; do *not* draw excessive attention or traffic; and/or do not otherwise unreasonably interfere with neighbors. A reasonable number of holiday and religious lights and decorations may be displayed from the interior of a dwelling for up to 30 days prior to a publicly observed holiday or religious observance and up to 30 days thereafter without prior ARB approval.

Decorations shall not constitute a hazard or danger of any kind and all lights, banners, etc. should be totally removed at the end of the customary holiday season. The above notwithstanding, all December holiday decorations must be taken down no later than January 21st. All other holiday decorations must be removed within 7 days after the holiday (e.g., seven days after Halloween, Easter Sunday, Thanksgiving, etc.). Holiday decorations do not require the approval of the ARB. "New baby" decorations should be taken down seven days after the birth of the baby. Birthday, graduation, prom, wedding, military homecoming, and similar decorations must be tastefully arranged, reasonably sized for the property, and must be removed or taken down the day after the event, and in no case may such decorations be displayed for more than a total period of seven days (i.e., before and after the event). Messages displayed for any special events must be in good taste and inoffensive. If in doubt, contact the ARB for resolution before the holiday or event.

4.11. Mailboxes.

^bNo mailbox, newspaper box, or other receptacles for receiving deliveries of any sort, whether functional or decorative, shall be maintained on any lot. The community is provided with a centrally located "mail box" in accordance with United States Postal Service standards for the distribution of incoming mail that precludes the necessity of maintaining individual free standing mail boxes.

4.12. Paint/Finish/Colors.

ARB approval is required for painting the exterior of a dwelling unit or replacement of the siding if it differs from the original siding color, style, or material (e.g. cinder block vs. brick). ARB approval will be based on, but not limited to, the color and sheen of the paint, the architectural style, existing roofing and wall colors and the color of neighboring properties.

This requirement may be waived for any areas or surfaces where the color, texture, appearance, and sheen of the paint to be applied are identical to the original colors and finish or if the color or finish was previously officially approved by the ARB.

Any change to the color of any part of your house, will need ARB approval. To preserve the community's original paint scheme, painting your house the same color(s) as either of your neighbors next door, or the house directly across the street from your house is not permitted. Any change in color to the house, trim, doors, etc. requires ARB written approval. Paint Swatches measuring 12 inches by 12 inches of each color to be used may be required to be applied to the garage side of the house for visual color acuity when your application is made.

4.13. Parking.

Personal automotive vehicles should be parked in the garage or on the driveway overnight. Guest vehicles should be parked on the driveway when possible. If it is necessary to park on the street, vehicles must be parked in the direction of traffic. For safety reasons, vehicles should not be parked directly opposite a neighbor's driveway. Street parking is limited to a maximum of forty eight (48) hours.

Boats and other watercrafts, trailers, motor homes, campers and golf carts will not be permitted to be parked or to be stored at any place on the property, or dedicated areas, unless same shall be parked or stored entirely within and fully enclosed by a garage.

Commercial vehicles, not performing services or making deliveries or pick-ups, are prohibited from parking on the street or driveways at all times. Commercial vehicles shall be defined as any vehicle with commercial writing on their exteriors or vehicles primarily used, designed or registered for a commercial purpose and vehicles with advertising signage attached or displayed on such vehicle's exterior but shall not include passenger cars with identifying decals or painted lettering not exceeding one square foot total area or official vehicles owned by governmental or quasi-governmental bodies. A homeowner engaged in a home based business approved by the board, may park a vehicle used for both personal and commercial purposes with permanent signage at the driveway provided that signs advertising the business are obscured or covered, otherwise it must be parked inside the garage.

4.14. Porches, Railings, and Front Steps.

Changes to front porches and steps are highly visible to the community and must be carefully controlled. Any changes there to (such as painting a front porch or steps with concrete paint or stain or decorating with brick, pavers, or flagstone accents) must be submitted to the ARB for approval. Porch metal railings must be maintained in good repair (no rust, chipped paint, etc.) and the color must be consistent with the Dwelling Unit's trim color.

4.15. Propane Tanks/Barbecue Grills.

Propane tanks greater than 75 pounds capacity should be buried underground (preferred) or if above ground, hidden from view from the street or adjacent lot. Barbecue grills shall be permitted only within fenced backyards when not in use. Please consult the ARB for approval and/or screening requirements.

4.16. Rain Gutters and Downspouts.

Installation of gutters to any Dwelling Unit does not require prior written ARB approval before being installed provided the following general guidelines are complied with:

- (a). Gutters and downspouts match existing trim in color, style and design and may be constructed of aluminum, PVC or vinyl.
- (b). Gutters and spouts are inspected and maintained in a reasonable manner.
- (c). All gutters and downspouts must be installed and positioned in a manner so as not to interfere with the established drainage pattern over any Lot or the Common Areas.

4.17 Roofs.

Roof replacement/repair with the same type, color and finish of material as the existing roof need not require ARB approval. Any change to the type, color or finish of roofing material needs ARB approval.

4.18. Screened Enclosures/Florida Rooms.

Attached accessory enclosures, including screened enclosures, sunrooms, Florida Rooms, porch additions, and the like, if of the same color, material, and architectural style as the Dwelling Unit or of color, material, and style that is determined to be complementary to that of the Dwelling Unit may be allowed with prior written ARB approval.

Entranceways may only be enclosed or screened with a suitable material and color that complements the design, color and quality of existing structures.

All screened enclosures for lanais and pool areas must be approved by the ARB. Garages may not be screened or converted to living spaces. Garages must be used for vehicle storage and parking only.

4.19. Signs. All signage must have prior ARB approval.

(a) Prohibited Signs.

(i) No signs of any type will be allowed in the public right of way between the street and the sidewalk.

(ii) Hand made signs are not allowed.

(iii) Commercial advertising signs on yards, property, in windows or on vehicles. Rented or owners vehicles with permanent commercial signage must be garaged.

(b) Permitted Signs.

(i) One professionally or commercially prepared "For Sale" sign will be allowed on the front lawn.

(ii) One "Open House" sign will be allowed at the entrance to the street & one in front of the home. Sign must be removed at the end of each day. These events may be held at a maximum of 3 days a week or 3 consecutive days.

(iii) Individual yard sales, garage sales, moving sales, rummage sales, or similar activities are prohibited except that the Board may designate a specific date for such activities on a community wide basis.

(iv) One security service signs designating private home security systems may be positioned no more than one foot (1') from the foundation of the home and shall not be more than two feet (2') high or one square foot in area. Small decals that are unobtrusive and do not conflict with the aesthetic appearance of the home may be placed on windows or rear sliding glass or French doors.

4.20. Solar Water Heaters/Photovoltaic Panels.

Solar panels and other energy conservation devices need ARB approval prior to installation. Solar panels and related appurtenances and equipment shall be designed and constructed to appear as an integrated part of the building architecture as possible. This shall generally mean that the panels shall be roof mounted so that the top surface is as flush with the roof surface whenever possible, with all appurtenances recessed into the structure's attic. Solar panels should be located on the rear or side roof of a home whenever possible in accordance with Florida Statutes 163.04 (2) and shall not be located on the front part of the house or lot unless homeowner can substantiate that this is the only location where the device(s) will work and the device(s) are screened so as not to be so obviously visible from the front of the house or blends well with the existing portion of the roof structure and color.

4.21. Sports & Recreation.

(a) Basketball Hoops/Sets. The basketball hoop must be standing upright. The front of the goal should be overlooking the driveway. The support of the basket should be in the narrow side of the front yard closest to the sidewalk.

(b) Children's Play Sets. Play sets, playhouses, swings or swing sets may be placed in front or side areas adjacent to a homeowner's Dwelling Unit on a temporary basis only during actual use. A play set is in use (inactivity for more than 3 hours constitutes "not in use") while children are actually playing on the set and only between 8 am and 8 pm. At no time may such play equipment or play sets be left out if visible from common areas or the streets overnight, nor may the set be installed as a permanent or semi-permanent fixture in a front or side yard so as to be visible from the street or adjoining common areas. Play sets, swing sets, etc., may be installed inside the Dwelling Unit's fenced back yard lot without ARB written approval as long as the play set height does not exceed the height of the Dwelling Unit's rear area fence. In no event shall any play sets or play equipment be placed, maintained or installed on any portion of the Common Area. When not in use, all toys and sports equipment (bicycles, etc.) must be removed from the front or side area of the Dwelling Unit so that the sports or play equipment or toys are not visible from the streets or front and side common areas.

(c) Pools. All pool construction and accompanying screen and deck construction must be approved by the ARB. No above ground pools shall be permitted (except kiddy pools not exceeding eighteen inches in depth). Kiddy pools may be located only in fenced back yards.

Pool Equipment must be screened from public view by either using fencing or planting shrubs, either of which must be approved by ARB prior to installation thereof. Storage tanks, chemical feeders, heating equipment, etc., water softeners/conditioners, and any other above-ground apparatus (except air-conditioning units) must be shielded by approved vegetation or ARB approved fencing so that such equipment or apparatus is not visible from the street or any adjacent lot.

(d) Swing Sets & Jungle Gyms. Swing set and jungle gym installations require prior written ARB approval and shall be permitted only within fenced backyards.

The size and height of these structures shall be limited in proportion to the size of the lot and dwelling unit but shall not exceed 12 feet in overall height from the ground to roof peak. All sets must be located in the back yard and at a distance of at least 7 feet from any

property line. Additionally, landscaping may be required to mask the view of swing sets and jungle gyms from the street and from your neighbor's yard. Landscaping that is to be used for masking purposes must be installed at a sufficient height to create the desired screen effect; landscape masking requires approval of the ARB. Please note that non-privacy fences do not count as screening for swing sets and jungle gyms.

(e) Trampolines. Trampolines must be placed in the rear of the property at least 7 feet from neighbor property lines and must not be visible from the street. Any trampoline safety, protection shield visible to a neighbor must be dark in color, preferably black or dark green. For safety reasons trampolines must be located inside a fenced backyard.

Children's portable play equipment, when not in use, should be stored in the garage or in a location that is not visible from the street.

(f) Tree houses, skateboard ramps, bicycle ramps or platforms of a similar kind or nature shall not be constructed on any part of a lot.

4.22. Storage, Buildings and Sheds.

One shed, storage or utility building may be placed in the backyard of a lot, which shall not extend onto common areas or easements. Such storage buildings shall not exceed 7' x 7' x 8' (width x depth x height) in size. The paint, structure, foundation, and style must be compatible with the architectural nature of the community and all such structures require written approval of the ARB prior to installation.

The following requirements apply for sheds or storage buildings:

(a) Must be constructed with rust or rot proof materials.
(b) Located within a backyard that is enclosed with a 6 ft. high fence.
(c) Meet all county specifications for placement, construction and hurricane wind loading. A county permit for construction is required.

(d) Roof must be gabled and the same color and materials to match the existing dwelling unit.

(e) No air conditioning or heating units allowed. Limited electrical wiring may be allowed (primarily for lights and receptacles).

(f) Landscaping may be installed around the building to help shield it from neighbors and the street view and be placed in such a location to help shield it from the neighbors and street.

(g) Must be on a permanent concrete slab foundation.

4.23. Storm/Screen Doors/Hurricane Shutters.

(a) Storm/Screen Doors. Storm doors and decorative screen doors may be installed in a dwelling unit however; all materials, styles and designs are subject to prior written ARB approval. No "burglar bars", steel or wrought iron bars, or similar fixtures shall be installed on the exterior of any windows nor on any doors of any Dwelling Unit, nor on the interior of same, if visible from outside the Dwelling Unit.

(b) Hurricane Shutters. No hurricane or storm shutters shall be installed unless approved in advance and in writing by the ARB. The base of the shutter is to be painted the

same as the base color of the house. The closing of approved hurricane shutters shall be allowed only after a hurricane or tropical storm warning has been issued by the nearest branch of the U.S. Weather Service for the County. Hurricane shutters must be opened within 48 hours after such warning has been lifted by the nearest branch of the U.S. Weather Service. Storm/screen doors must be painted. Mill finished or galvanized doors are not permitted.

4.24. Trash/Yard Waste.

Trash and yard waste may only be put out on your driveway for pick up within the twenty-four (24) hour period immediately preceding the scheduled collection (no sooner) and any empty containers must be removed from curbside no later than twelve (12) hours after collection. Waste containers may be stored in the garage (preferred) or any alternate location suitably screened from the street or any adjacent lot out of sight.

4.25. TV Antennas/Satellite Dishes.

Any device used for the reception of video programming services, including direct broadcast satellite (DBS) television receivers which meet FCC video programming requirements may be installed without the prior written approval of the ARB providing the following provisions are met:

(a). The homeowner notifies the ARB in writing within two weeks after the installation that a device has been installed giving the exact location of the antenna.

(b). Installations meet FCC requirements and all applicable State, County and City requirements.

(c). The DBS antenna is one meter or less in diameter (39 inches). Only one (1) dish is approved for installation without formal approval of the ARB. If an Owner desires to install multiple dishes on such Owner's Lot, the homeowner must submit an application so that the ARB can make a determination whether additional dishes are necessary to provide adequate reception.

(d). Antennas, masts and any visible wiring must be painted to match the surface on which they are mounted provided that painting will not interfere with reception – in which case the homeowner must provide supporting documentation.

While approval is not required for these exempted antennas, the ARB may impose screening, painting and location requirements to minimize visual impact to neighbors. Whenever possible, the antenna should not be mounted on the front of the house, on the roof surface which can be seen from the front of the house, or above the tip of the roof and preferably in the rear yard and screened from view from the street, provided that this does not result in the degradation of signal reception.

4.26. Utility Service.

No lines, wires or other devices for the communication or transmission of electrical current or power, including telephone, television, and radio signals, shall be erected, placed or maintained anywhere on or upon any Property unless contained in conduits, or cables installed and maintained underground or concealed in, under or on buildings or other

structures. All such installations shall meet County codes and permit requirements and be approved in advance of installation by the ARB.

4.27. Wells.

Deep wells for irrigation purposes are not allowed. Well water in Florida contains high levels of sulfur and iron oxide. Iron oxide causes rust colored stains on driveways, sidewalks and side walls while sulfur is known for its tell tale smell of rotten eggs. Therefore, expensive treatment and filtration equipment may be required to make well water quality acceptable for this purpose.

4.28. Windows.

Replacement windows must not alter the appearance from the original windows style, color, and design and have a minimum profile. Existing windows and related trim may be replaced with the same style, color, type and design without ARB approval.

All windows and/or glass doors shall be covered with blinds, drapes or verticals with a white or neutral colored back which must be visible from the outside. Sheets or other similar materials may not be hung over windows and glass doors. Windows may be covered with non-reflective energy saving film (tint) in clear, bronze, gray or smoke only, mirrored film is not permitted.

4.29. Yard Decorations.

(a). Lawn Fixtures. Lawn ornaments, birdhouses, birdfeeders, birdbaths, statues, figures, fountains, garden ponds, pottery or large rocks used to decorate lawns, walkways, driveways, landscaped or other exterior areas are not allowed without the ARB's written consent.

Lawn fixtures may be permitted as long as the color and design conforms to the aesthetic standards of The Preserve as determined by the ARB. No more than four (4) lawn fixtures on a lot are permitted. Each lawn fixture is limited in size to three (3) cubic feet. Birdhouses or birdfeeders shall measure no more than one (1) foot in width, by one (1) foot in depth, by one (1) foot in height. Garden ponds may not exceed six (6) feet in length by four (4) feet in width. One lawn fixture may be placed, without ARB approval only in the backyard and provided the fixture is hidden from neighbors' view.

Additional fixtures may be permitted only after a thorough evaluation of the ARB of the already approved and installed fixtures for scale, color, appearance, arrangement, and placement.

(b). Lawn Furniture. A homeowner may have either one (1) bench or one (1) round table and two (2) chairs, placed or stored in front of the Dwelling Unit when not in active use so long as the color and design are complimentary to the aesthetic harmony of The Preserve as determined by the ARB. The bench, table or chairs may not exceed thirty (30) inches in height. The table may not exceed thirty (30) inches in diameter. The chairs may not exceed twenty two (22) inches in width. The bench must consist only of wood and / or metal construction. The table and chairs must consist of all metal construction. No lawn furniture

may be placed or stored in the front of the Dwelling Unit without prior written ARB approval to include specific location of furniture placement.

Umbrellas, awnings, trellises, etc. are not permitted in front of the Dwelling Unit. Lawn furniture placed and stored within a fenced backyard does not require ARB approval but must be maintained in good state of repair, order and cleanliness.

Article IV Disclaimer.

While these architectural standards were designed to be comprehensive, they are far from being all inclusive and hence shall not restrict the Architectural Review Board in any way from implementing additional rules and regulations as may be necessary, nor from granting exceptions.

In all matters under its jurisdiction, the ARB shall retain its rights to interpret the Declaration of Covenants, Conditions & Restrictions and other governing documents.

Article V. Glossary.

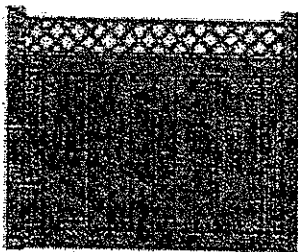
All capitalized terms not specifically defined herein shall have their meanings assigned to them in the Declaration.

Back. The "back yard" is defined as the area of the "rear yard" which lies between the planes of the "sides" of the Dwelling Unit.

Declaration of Covenants. That certain set of restrictive covenants and conditions running with the land which subjects the land comprising the Community to the jurisdiction and control of the Association.

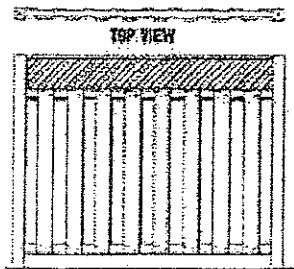
Front. The "front" is defined as the plane of the Dwelling Unit which allows driveway garage entry. The "front yard" defined as the area covered in vegetation or vegetation beds extending from the plane of the Dwelling Unit which allows driveway garage entry to the immediate common sidewalk used by The Preserve pedestrians.

Privacy fence. Fence boards block the view from the outside and include the following:



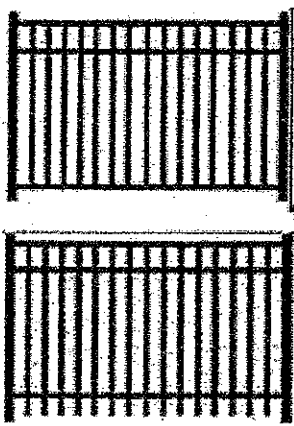
Solid Board Fence.

The boards are placed right next to each other leaving a slight space between the boards for swelling. Solid Board fences are considered privacy fences because you cannot see between the boards. Again, there is a definite "good" side and "bad" side and must be installed so that the "good" side is on the outside.



Board on Board Shadowbox Fence

The boards are spaced with the alternating boards on the opposite side of the fence. The amount of privacy is determined by the overlap of the alternating board. The overlap can be from 0-2 inches. The advantage to this type of fence is that there is no "bad" side, so it is frequently referred to as the "Good Neighbor" fence. Several vinyl variations of this fence are readily available.



Non-privacy Fence

Only Wrought Iron/Aluminum fences are allowed on lots fronting retention ponds, lakes, canals or conservation areas and, only allowed half way up the side of the home and not extended past the corner of the home on corner lots. All such rear yard fences must be constructed of wrought iron or aluminum.

Rear. The "rear" is defined as the plane of the Dwelling Unit opposite of the "front" of the Dwelling Unit. The "rear yard" is defined as the area within Lot lines that is covered in vegetation, vegetation beds or pavement opposite of the "front" plane of the Dwelling Unit. The "rear yard" extends no closer to the front yard than the "rear" of the Dwelling Unit.

Side. The "side" is defined as either or both of the two planes of the Dwelling Unit *not* the "front" or "rear." The "side yard" is the space between either or both "sides" of the Dwelling Unit and the Lot's property line which is/are *not* part of the "front yard" or "rear yard." If a home is on a corner Lot, the "side yard" extends only to the immediate common sidewalk used by The Preserve pedestrians.

**THE PRESERVE AT LAKE MONROE
HOMEOWNERS ASSOCIATION, INC.**

RESOLUTION OF THE BOARD OF DIRECTORS

RE: APPROVED ARCHITECTURAL GUIDELINES RULES AND REGULATIONS BOOK

WHEREAS, The Preserve at Lake Monroe Homeowners Association, Inc., is a Florida corporation duly organized and existing under the laws of the State of Florida.

WHEREAS, the members of the Board of Directors desire that the corporation shall approve the Architectural Guidelines Rules and Regulations Book.

NOW, THEREFORE, the members of the Board of Directors hereby adopt the following resolution by and on behalf of the Preserve at Lake Monroe Homeowners Association, Inc.:

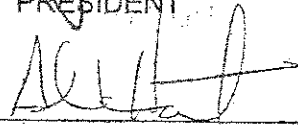
BE IT RESOLVED, that the Architectural Guidelines Rules and Regulations Book will be recorded in the Public Records of Seminole County, Florida and after which will be mailed to the lot homeowners in the community.

This Resolution is adopted and made a part of these Minutes of May 28, 2008.

BY:


VICE PRESIDENT

ATTESTED:


SECRETARY