

SABAL POINT HOMEOWNERS' ASSOCIATION, INC.

Architectural Control Criteria – 2018

The Residential Planning Criteria document adopted on December 23, 1977 by the Board of Directors of the Sabal Point Homeowners Association, Inc. (SPHA), and amended on May 14, 2002, is hereby amended, along with its amendments and additions, and is changed to this Architectural Control Criteria document, adopted by the SPHA Board of Directors on January 18, 2006 and amended in August, 2018. Whereas the Sabal Point Homeowners Association Inc. encompasses only the village of Sabal Woods within the Sabal Point subdivision of Seminole County, Florida, this document applies then only to the 149 homes in Sabal Woods.

The Sabal Point Homeowners Association's Declaration of Covenants, Conditions and Restrictions is recorded in Seminole County's Official Records book 1089, page 169 of public records. This Declaration provides for the formation of a three-person committee to be called the Architectural Review Committee (ARC). This committee shall be guided by the SPHA Declaration's Article VII, Sections 1, 2, and 3 and Article VIII, Sections 1 through 11.

The duties of the ARC shall include but not be limited to reviewing written requests for outside home renovations, additions, structures, tree removal, and other subjects as detailed in this document. The ARC shall report any issued approvals to the Board of Directors, and bring forth any pending requests that are not straightforward, to be discussed and voted upon by the Board of Directors. Homeowner submitting ARB forms will be notified by either the Board or Management Company of approval or disapproval of any request. The Board shall have final say in the matter. The ARC and/or Management Company shall monitor the general outside appearance of the homes and be responsible for bringing any discrepancies to the homeowner's and Board's attention.

The following subject items guide the ARC in their duties:

1. Exterior Colors and Materials: Exterior colors must be compatible with those of other homes in Sabal Woods. Homeowners who repaint their homes in either a new color (including trim colors) or change to a multi color scheme, shall submit samples of the colors they plan to use to the SPHA for approval. The ARC may require exterior painted mockup of proposed colors if they are unable to ascertain the impact of a proposed color scheme. **Exterior colors shall be selected from the SPHA approved color chart. The homeowner may also repaint the residence the same color as exists but should submit the color for approval to verify that it is the same color.**

Only natural materials, such as wood, stone, brick or stucco, shall be used as exterior material for renovating or expanding homes. Imitations of brick, stone or wood are not allowed. Any home additions must match the exterior building materials of the existing home, or the proposed exterior refurbishment, if refurbishment is part of the proposal.

2. Roofs and Building Setbacks: Replacement roof colors must be approved prior to commencement of work with contractor or by owner. Changes in roof materials such as tile roofs must also be approved. Homeowner must obtain building permits for roof replacement. **Roof colors shall be selected from the SPHA approved color chart.**

The roof of any addition to a home must conform to the existing roof of the home in design, color and material. Roofs of patio additions may be flat. Roofs must be kept clean from excessive mold or debris buildup.

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Home additions must abide by Seminole County setback requirements; unless a setback variance is approved by the SPHA board and the appropriate Seminole County agency. Whenever Seminole County approval is needed for a building activity, approval from the SPHA is to be obtained before contacting the County.

3. Window Frames and Screening: Window frames for home additions and renovations shall be made of wood, aluminum or plastic. All windows shall be of the same type for the entire house. Screens shall be kept in a working order for all enclosures and windows. Pool screen enclosures must be maintained free of debris.

4. Air Conditioning Units: Window or through-the-wall air conditioning units are not permitted. Central air conditioning equipment must either be screened by bushes or located behind a fence like enclosure so as not to be visible from the street.

5. Driveways and Sidewalks: All driveway and sidewalk replacements or repairs must be made with concrete. Pavers and custom designer driveway and sidewalk coverings are allowed, but patterns, colors and material must be reviewed and approved by the ARC. All sidewalks and driveway shall be kept clean from mold and mildew.

6. Garage Doors: All houses shall have minimum of a 2 car width garage door. Garages doors shall be painted repaired or replaced when damaged. All door replacements must be approved by the ARC.

7. Fences and Outside Walls: All fences and outside walls must be approved by the ARC and must be of material consistent with that on the dwelling itself.

- A. Chain link metal fences are not allowed.
- B. Aluminum or metal fence is permitted, along the rear property line only, for any homes with property backing up to the interior 8 acres. Design and materials are subject to approval by the ARC and Board of Directors.
- C. Vinyl fence is permitted. Design and materials are subject to approval by the ARC and Board of Directors.
- D. Fences or walls shall not exceed 6ft. 6in. in height.
- E. Only one fence - or wall type will be allowed on a property lot line. The owner of the fence shall install the fence so that stringers and posts face the owner's lot.
- F. Fences in a poor state or repair shall be removed, repaired or replaced.
- G. Fences that are in front of the house or gates that cross driveways between the street and garage are prohibited.

8. Signs: No signs of any kind shall be posted on a lot with the following exceptions:

- A. Only one "For Sale" or "For Rent" sign not to exceed five square feet in size and the sign must be of professional quality.

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- B. “Garage Sale” or “Lawn Sale” and “Open House” signs are permitted to be placed on Association common areas, such as the entrances to Sabal Woods but must be removed immediately after the event.
- C. No commercial signage will be allowed on homeowner’s property for contractors or other services provided to homeowner other than those required by law or county ordinance.
- D. No “For Sale” or “For Rent” signs are permitted anywhere else except on the property being advertised.
- E. No signs shall be attached to Association’s brick wall, traffic and street signs, lamp posts or trees.

9. Swimming Pools: Any homeowner intending to have a swimming pool installed on their property must first have the plans approved by the ARC and meet the following minimum criteria:

- A. Only inground, and professionally installed pools are permitted.
- B. Pool screens shall not protrude beyond a line extended and aligned with the side walls of the residence unless specifically approved by the ARC.
- C. Any outside lighting shall be designed so as to buffer and protect surrounding residences from any direct effect of the lighting.
- D. Pool screening should not be visible from the street in front of the residence. Florida law requires that if a pool is not screened, there must be, at a minimum, a wooden fence enclosing the backyard of the lot.

10. Game and Play Structures:

- A. Permanent skate board ramps are not permitted anywhere on the property. Portable skateboard ramps may be used but shall be removed from sight immediately after use.
- B. No raised platform playhouse or basketball structure shall be constructed on any lot without prior approval of the ARC.
- C. Basketball backboards are not allowed to be attached to the house. If possible, the basketball pole shall be located behind the front line of the home as in side entry garages. Houses with front entry garages should utilize portable backboards and ensure that they are stationed at least 15 feet from the sidewalk.
- D. The Board of Directors reserves the right to demand the removal of any game or play structure from a property if the homeowner violates the above restrictions.

11. Removal of Trees: Trees of six inches in diameter at three feet above natural grade shall not be removed without prior approval of the ARC. Heavy pruning of trees greater

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than 24" in diameter must be approved by the ARC. Dead trees on homeowners lots must be cut down and removed, by the homeowner, as soon as possible. When space exists Homeowners shall replace any removed or damaged trees that meet these criteria.

12. Storage Sheds: Homeowners must obtain written approval from the ARC before constructing or installing a storage shed on their property. Sheds may be commercially built or if constructed of similar material as the residence and must be painted the same colors as the residence. Sheds cannot exceed 120 square feet in area nor 8 feet in height. They must not be positioned on the utility easement area, which is typically five feet from the back property line. The shed's roof, if made of shingles must have identical or very similar shingles as the house; and paint and trim colors must match those colors of the house, etc.

13. Trash Disposal: Garbage and recycle material must be kept in containers or plastic bags that except on days designated for pickup, must be stored out of sight, preferably in the garage or within a full enclosure by the side of the house. The homeowner shall pick up any litter left behind by the pickup crew. Trash containers shall be removed from the curb on the day of pickup. Burning of trash, leaves or garbage is not permitted.

A. In order to be bear-aware, the following regulations are in place:

- i. Recycle material must be cleaned and free of any food debris. On pickup days, recycle material may be placed by the curb no sooner than the evening before.
- ii. On pickup days, trash may be placed out at the curb after 6:00 AM.

14. Vegetable Gardens: Vegetable plants and vegetable gardens shall not be visible from street or sidewalk in front of the house.

15. Television Antennae: Television satellite dishes are allowed provided they are less than one meter (approx. 39 inches) in diameter. They should be installed in the rear of the house if at all possible and not be visible from the front of the house. It is recommended that these antennae be located on patio roofs, if possible. Other television antennae types are also permitted provided they are installed in the rear of house and do not extend above the roofline.

16. Clotheslines: Outside clotheslines are only permitted if they are not visible from the front yard or the sidewalk in front of the house.

17. Temporary Structures: Temporary structures are not permitted. This includes but is not limited to portable on site storage units, tents, and temporary enclosures.

18. Mailboxes and identification: Mailboxes must be U. S. Postal Service approved types. They may be encased in wood, brick, stone, plastic, vinyl, or stucco and may be of the commercially manufactured type. All mailboxes must be maintained to present a neat and functional appearance. If homeowner intends to paint the mailbox, the color must be approved by the ARC.

Residence Identification: All residences shall display house number identification of the street address on the front elevation of the house or on the mailbox of the residence.

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Minimum lettering sizes are to be 4" vertical for the front of the residence and 2" vertical for the mailbox.

19. Common Areas: Motorized vehicles, such as motor-bikes, dirt-bikes, go-carts, mini-bikes and automobiles are not allowed on SPHA Common Areas. The Block 4 and Lot C Common Areas shall be used only from dawn to dusk. Use from dusk to dawn shall be considered a trespass. Signs at each entrance to Block 4 and Lot C delineate these rules.

20. Vehicle Parking:

- A. Commercial vehicles shall not be parked in driveways or in the street; except when the operator of the vehicle is not a SPHA member and is performing services at the residence.
 - i. Definition of commercial vehicle: Vehicles such as commercial van, pickup truck or other utility vehicle that is utilized for a commercial venture. These vehicles may have commercial signage displayed advertising a business or contain racks for the conveyance of construction materials or ladders.
- B. Vehicles of any kind are not allowed to be parked overnight on the street.
- C. Any vehicle temporarily parked in the street shall be parked pointing in the direction of traffic-flow.
- D. No vehicles shall be parked in such a manner that they either partially or completely obstruct the sidewalk-portion of a driveway.
- E. All parked vehicles must have a license plate and current registration decal.

21. Recreational Vehicles, trailers and Boats: Any trailer or recreational vehicles (RV) of all kinds and boats along with their trailers are only permitted to be parked in driveways or streets on a temporary basis, to accommodate the homeowner to prepare and load/unload the trailer, RV or boat for use elsewhere. The trailer, RV or boat is not permitted to be parked in driveways or in the street overnight. Trailers, boats and their trailers are allowed to be parked in the backyard behind a fence and not be easily visible from the street.

22. Landscaping and Lawns: All homeowners shall maintain well landscaped and properly trimmed lawns.

- A. Lawns should be edged from driveways and sidewalks, beds maintained from grass, weeds, and vegetation trimmed. Bare patches in lawns should be replaced.
- B. No debris from landscaping, or cutting lawns shall be left on the sidewalk, in the driveway, or in the street. Nor shall any lawn debris be disposed of by blowing such debris into a storm drain.
- C. Lawn cutting with motorized equipment shall not start before 8 AM.
- D. It is the responsibility of the homeowner hiring a lawn service company to inform its operators of these rules and to ensure that they are observed.

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23. Roof wind turbines are not permitted.

24. Awnings: Awnings will be approved only if the proposed location is on the side and rear of the house and not visible from the front of the house.

25. Decks and Gazebos: These are not allowed in front yards. Designs and plans for these structures must first be approved by the ARC before construction begins. The homeowner is responsible for obtaining construction permits from Seminole County.

26. Dog Houses and Dog runs: Dog Houses will be approved if compatible with the applicant's house in terms of color and material. Dog Houses may not exceed 16 square feet of floor space and not be more than 4 feet in height. Dog runs are not permitted. Dog Houses shall not be visible from the street.

27. Security Bars: The installation of security bars or gates on windows and doors will not be permitted.

28. Permanent Emergency Generators: Generators installed for the purpose of providing emergency power to the residence in the event of a natural disaster or other emergency must be screened from view or enclosed so as to not be visible from the street. If LP fuel tank is required for installation, it must also be screened from view.

29. Operating a business: Seminole County ordinances govern the operation of any business in an area zoned residential as is the subdivision of Sabal Woods.

30. Car Repairs: Homeowners may repair their personally owned cars in the driveway, but repairs shall be held to minimum. No car shall be left jacked up in the driveway in excess of 48 hours. Repairing vehicles other than those owned by the homeowner is prohibited.

31. Sidewalk obstruction: There shall be no obstruction of sidewalks by anything encroaching including, but not limited to: tree limbs, bushes, retaining walls, border walls, vehicles, etc.). It is the responsibility of the homeowner to keep their property sidewalk clear of any items, including overhanging tree limbs to a height of at least 7 feet.

32. Noisy activities: no commercial or private activities generating objectionable noise shall be allowed from any lot before 8 AM nor past 8 PM. All such activities shall be held to an absolute minimum.

The operation of radios and TVs or any other entertainment sounds emanating from either within or outside a dwelling shall be considerate of neighbors at all times.

33. Pets and Loose running Animals: there is a leash law in Seminole county; dogs and cats are NOT to run loose off the property. Seminole County Animal Control (tel.: 407-665-5110) will pick up any loose running animal reported to it. Homeowners walking dogs in HOA commons areas shall clean up after their dog. Noisy animals shall not be allowed to be kept outside.

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Pet waste stations have been installed throughout the neighborhood to distribute bags, but are not receptacles to collect waste; pet owners shall dispose of the waste at their own property.

36. Exterior Lighting: Exterior flood lights shall not be directed toward adjacent property or streets. Any outside lighting shall be designed so as to buffer and protect surrounding residences from any direct effect of the lighting.

37. Solar energy: Any homeowner wishing to install or pursue solar energy for their home must submit an ARB form for review by the ARC and Board of Directors.

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Sabal Woods Board of Directors
August, 2018