

**SUMMER BROOK of MELBOURNE HOA**  
**EXTERNAL ARCHITECTURAL ALTERATION RULES/GUIDELINES**

Please be aware the amended Covenant Section 7.3, as ratified by the Board-of-Directors in March-2017, clearly states ...”Exterior Paint Colors: The approved exterior paint colors for dwellings and improvements located within the neighborhood shall be kept in a color chart, which shall be held and available as an official record of the association. Such color chart shall delineate the colors the various components of dwellings and improvements must be painted. Unless otherwise specifically approved by the Board-of-Directors, no deviation from the color chart can transpire, and any deviation will be expressly deemed to be in violation of this Covenant...”. The Board has agreed to add to the original existing colors used by the developer (CENTEX Corp.) acquired from Color Wheel in Melbourne (Now Sherwin-Williams). The added approved paint and stain colors are set forth separately for the dwelling (house), fencing types and surrounding concrete surfaces. The approved colors are from manufacturers Sherwin-Williams, BEHR & Olympic but **ANY manufacturer** may be used **as long as the chosen manufacturer’s product matches the above referenced manufacturer’s color code or computer scanned optically matched to the approved color sample.** The approved colors were chosen for multiple reasons but foremost they were chosen to compliment the community via fairly subtle blended earth tones.

**STANDARDS**

These Rules and Guidelines are intended to ensure that all external alterations, including but not limited to painting or staining of any external portion of residence (house, concrete, pavers, fencing); installation of additions to the residence, concrete, pavers or fencing in the Summer Brook of Melbourne subdivision enhance the functionality and appearance of homes within the community without detracting from neighbors’ continued enjoyment of their property. No external alteration (except landscaping) may be done without the prior approval of the Summer Brook of Melbourne HOA Architectural Review Committee and Board of Directors, henceforth to be called the “Association”.

All construction, installation, improvements, changes, modifications, alterations, additions, or otherwise (hereinafter collectively referred to as “Alterations”) to a Lot, including the painting, staining, or installation of concrete, fencing or pavers, to any portion of the house exterior or surrounding Lot, shall be made in accordance with the specifications herein, with the Governing Documents, and with all applicable government codes, standards and regulations. Owners must obtain any and all permits from appropriate governmental authorities, as may be required. The general standard to which Alterations shall be held, unless otherwise specified in the Governing Documents or Florida Statutes, is the prevalent standard of aesthetics, safety and/or design, as the case may be, which is evident in the overall community.

**DEFINITIONS**

All terms not defined herein shall be defined as provided in the Declaration of Covenants & Restrictions.

**Association** - refers to the **SUMMER BROOK OF MELBOURNE HOMEOWNERS ASSOCIATION, INC. (HOA)** and, to the extent applicable, shall include any committee or body elected by the Board of Directors of **SUMMER BROOK OF MELBOURNE HOMEOWNERS ASSOCIATION, INC.** to make determinations regarding architectural control of the community.

**Approved Colors** – all currently approved, or which may be approved in the future, brochures, palettes, color groupings, or books, as each may be described by the applicable company, for exterior use.

Please be aware, the below listed brochures and palettes have been scanned and made into pdf computer files and included here for your convenience. Due to the variance in scanning equipment, inks and printers the colors within these brochures

may **NOT** exactly match the original brochure or palette colors so it is **strongly** recommended that you use the below web brochures as an easy first pass selection guide but then obtain the **actual** Sherwin-Williams paint brochures from either a Sherwin-Williams supplier or request a color book of brochures from the Summer Brook HOA via sending an email: [sbhoaf1@summerbrook.info](mailto:sbhoaf1@summerbrook.info) or contacting a Board or Architectural Review Committee (“ARC”) member.

**Color Brochure** – Manufacturer’s marketing brochures or books displaying sample color “chips” that are approved for use to paint the BODY, TRIM and ACCENT portions of the house permitted (as defined later).

**Concrete Palette** – Those approved stain colors for use on concrete surfaces, including but not limited to driveways, entrance sidewalks, City sidewalks, landscape curbing.

**Preliminary Plans** – Refers collectively to initial conceptual plans or descriptions which may be submitted to the Association for preliminary review and consideration prior to preparing and submitting Proposed Plans for Alterations.

**Proposed Plans** – Refers collectively to the plans, specifications, surveys, drawings, photographs, and descriptions showing proposed type, height, width, shape size, location, color, appearance, elevation, (if applicable), materials and any and all aspects of a proposed change or alteration which shall be submitted along with any standard ARC application forms, as may be adopted from time to time by the Association and must be approved prior to any alterations being started and implemented on a Lot. The Association reserves the right to request such additional information as may be deemed necessary to appropriately review and approve, modify, or deny the ARC application.

**Wood Finish Palette** – Those approved paint and stain colors for use on exterior front, side, or rear wooden or wood grained doors (excludes garage doors) as-well-as wood fencing.

## **ALTERATIONS**

Preliminary Plans may be submitted to the Association for any Alterations if an Owner would like to obtain a preliminary, non-binding opinion regarding an Alteration, including selection of any paint or stain color or a concrete or paver pattern. Any response received with regard to Preliminary Plans shall **NOT** be considered an approval of an Alteration in any way. Submitting Preliminary Plans and obtaining preliminary opinions with respect to such preliminary Plans is merely for the purpose of assisting the Owner in preparation of Proposed Plans which will be more likely to be approved by the Association.

Proposed plans **must** be submitted to and approved by the Association in their entirety prior to starting or implementation of any aspect of the Alteration. Proposed Plans for an Alteration will **NOT** be considered complete, and the Association will not be required to review Proposed Plans nor disapprove them until all required and applicable aspects describing the Alteration are properly detailed and all ARC application forms required by the Association are completed.

## **CURRENTLY APPROVED COLORS**

### HOUSE COLOR STYLES BROCHURES (Sherwin-Williams)

- American Heritage
- Northern Shores and Seaports
- Suburban Modern
- Desert and Southwestern Style
- Southern Shores and Beaches
- Suburban Traditional

CONCRETE AREAS (DRIVEWAY, ENTRANCE WALKWAY, CITY SIDEWALK) PALETTES

- Concrete Palette #1
- Concrete Palette #2

EXTERIOR WOOD PAINTS & STAIN FINISH

- Wood Finish Palette #1 (BEHR SOLID)
- Wood Finish Palette #2 (BEHR TRANSPARENT)

**EXTERNAL ARCHITECTURAL ALTERATION RULES AND GUIDELINES**

The Board of Directors has implemented the below reasonable External Architectural Alteration Rules and Guidelines related to use of the approved colors in addition to fence and paver installation. Included after each section there is also presented a series of potential questions and answers, referred to as “FAQ’s” (Frequently Asked Questions), to assist in explaining the practical application of the Rules and Guidelines.

**HOUSE RULES and GUIDELINES**

1. The Sherwin-Williams brochures have approved color combinations divided into what are called “color groupings” or “palettes”. A color grouping/palette is comprised of (3) or (4) sample colors looking left-to-right. The far-left larger rectangle sample being for the “BODY” color of the house; the smaller rectangle sample to the right of the BODY sample is for the “TRIM” color of the house; and there is either (1 or 2) smaller rectangle sample colors to the right of the TRIM sample to be used for the “ACCENT” or “ACCENT 2” colors. **IMPORTANT!! YOUR SELECTIONS MUST BE MADE WITHIN THE SAME COLOR BROCHURE AND WITHIN THAT BROCHURE SELECTED COLORS MUST BE FROM THE SAME COLOR GROUPING or PALLET GROUPING LEFT-TO-RIGHT.** Meaning you can **NOT** select a “BODY” color from one brochure and a TRIM color from another brochure NOR can you select a TRIM color from a different color grouping or palette even if from the same color brochure you selected the BODY color. Same rule for an “ACCENT” color as the ACCENT color must be from the same color grouping as the selected BODY color. In summary, no mixing of different colors from different brochures or color groupings. You must stay in the **SAME** color groupings/palette left-to-right for BODY, TRIM & ACCENT colors. In addition, for those brochures offering (2) ACCENT colors you can only select and use **(1)** ACCENT color even if the grouping offers (2) choices.

The subdivision developer CENTEX Corp. original colors are grandfathered-in and can still be selected from the CENTEX color books with colors from a store originally called Color Wheel but **is now part of Sherwin Williams**. These books **ONLY** have BODY & TRIM color groupings (there are NO ACCENT colors). As with the Sherwin-Williams color grouping/palette, CENTEX BODY & TRIM colors **cannot** be swapped with each other nor can they be swapped with colors from other CENTEX grouping pairs listed in the CENTEX color book.

2. The following is for clarification as to what the HOA classifies as the house areas to be painted BODY, TRIM & ACCENT:  
**BODY:** The main stucco (cement) surface area of the house (usually vertical walls). Can **ONLY** be painted a BODY color  
**TRIM:** The decorative raised portion of stucco framing surrounding windows, doorways, garage doors, arches or any other architectural feature. Can **ONLY** be painted a TRIM color.

**ACCENT:** The **ONLY** areas of the house permitted to be painted an ACCENT color are the Front Door, side or rear entry doors, wood framing (casing) around the front, side and rear doors, and decorative window shutters. GARAGE DOOR(s) can **NOT** be painted an accent color.

**DRIP EDGE:** Also called metal flashing, it is the 2"-3" high metal edging right below the shingles that follows the perimeter of your roof around your house. This Drip Edge is usually pre-painted at installation but if repainted it **MUST** be painted the same color as the fascia below. Can **ONLY** be painted a BODY or TRIM color.

**FASCIA:** The fascia is the near vertical 6"-8" high strip of metal installed below the roof & behind the Drip Edge that is installed around the entire Perimeter of the house. Pre-painted at installation but if repainted it **MUST** be painted the same color as Drip Edge above (BODY or TRIM color).

**SOFFIT:** The Soffit (within Summer Brook) is probably of vinyl or metal material & is installed horizontal from the near bottom of Fascia to the outer wall of the house. It is perforated to allow air flow in and out of attic. Pre-painted at installation but if repainted it **MUST** be painted the same color as Fascia and the Drip Edge above (BODY or TRIM color).

3. The physical house structure can **ONLY** have a total of three (3) final approved colors applied on the areas listed above
4. If a house is still painted with the original BODY & TRIM CENTEX colors (no ACCENT colors were offered at construction) and a homeowner desires to paint the allowed areas an ACCENT color the homeowner may do so by (using a Sherwin Color brochure) selecting a BODY color from the color brochure that closely matches their current CENTEX BODY color and then they **MUST** use the Sherwin-Williams ACCENT color that is part of the corresponding BODY color grouping.
5. Homeowners do NOT have to use paint manufacturers that have provided color brochures or color palettes. However, if they want to use another paint manufacturer they **MUST** take the Sherwin-Williams, BEHR or Olympic color code or the actual approved color brochure/palette to their desired place of purchase so that if their place of purchase has the computerized optical scanning capability they can scan the sample colors from the brochures/palettes to obtain the approved colors.
6. Stains or paints for wood or wood grain textured doors may be selected from the Association approved Stain & Paint Palettes. Where a homeowner selects a stain or paint color from a provider other than that in the current approved stain & paint palettes, the color must be approved by the Association and blend with, and be complimentary to, the existing house color scheme.

#### CONCRETE AREA and PAVER RULES AND GUIDELINES

1. Owners may stain any driveway, entrance walkway to a door, driveway apron, or City sidewalk, to the extent it is approved and permitted by the City, a **uniform** color as selected from the approved Concrete palette. All concrete areas **MUST** be the same color stain. Since approved concrete colors are **NOT** part of a color grouping or palette, the selected concrete color **MUST** compliment and blend with colors of the house. The complimenting and blending aspect will be at the discretion of the Association. Per City code, a non-slip GRIT **MUST** be added to the City sidewalk and Driveway apron areas however it is highly recommended that this non-slip GRIT be added to **ALL** concrete stained areas to reduce the possibility of a person slipping.

2. Stained concrete areas can **NOT** incorporate designs, symbols, verbiage, artwork or similar decorative variations and will **NOT** be approved by the Association. Violations **MUST** be remedied if incorporated.
3. Owners may install pavers on any otherwise concrete areas, to the extent approved and properly permitted by the City. All proposed paver color, styles, and installation patterns must be compatible with the house color scheme, which will be determined at the discretion of the Association. Each ARC approval application for the installation of pavers must include all aspects of the proposed paving project including, but not limited to, paver color, style, installation pattern, and proposed installation locations. All areas in which pavers are installed **MUST** be of the same manufacturer's color scheme (scheme meaning pavers are manufactured with blended colors, hues and color variants mixed within the paver), style, and pattern as may be approved by the Association. Any violation **MUST** be remedied if incorporated.
4. Regarding paver installation, designs, symbols, verbiage, artwork, or similar decorative variations will **NOT** be permitted and will **NOT** be approved. Violations will have to be remedied if incorporated.
5. Homeowner shall be solely responsible to obtain all required City permits prior to commencing any work on concrete areas or paver installation intended to cover City property, including sidewalks and driveway aprons. Obtaining said permits may occur contemporaneously with Association review of the ARC approval application, however, any Association approval of said application shall be subject to issuance of required City permits, which shall be shown proof of acquiring to the Association for their records immediately upon receipt by the homeowner.

#### FENCE RULES AND GUIDELINES

1. Construction of a fence on any Lot shall be subject to and conform with those provisions outlined in Article VII, Section 7.1(e) of the Declaration of Covenants & Restrictions and those additional terms as outlined below which are not in conflict therewith. No fence shall be installed or placed on a Lot without prior approval by the Association. Each ARC approval application for the installation of fencing must include all aspects of the proposed fencing project including, but not limited to height, material, style, finish, color, and proposed location of both the fence and any included gate(s).
2. Wood fencing may be painted or stained with an approved paint or stain from the Wood Finish palettes, which must be of a color complementary to, and that blends with, the house color, which will be determined at the discretion of the Association.
3. All sections of the fence must be painted or stained the same, uniform color. No section of a fence may be painted or stained a different color than any other section.
4. PVC vinyl, composite, and decorative metal fencing may **NOT** be painted nor stained. PVC vinyl, composite, and decorative metal fencing must remain the originally supplied and approved color.
5. No fence is permitted to be installed further forward than the front setback line of the house, nor forward of the side setback line for applicable corner Lots.
6. Fencing shall be a maximum height of six (6) feet, except where the Lot on which the fence is to be installed abuts a retention pond or conservation area.
7. Where a Lot abuts a retention pond or conservation area, fencing installed along the side and rear property lines **MUST** transition or step down (NOT taper) to a maximum height of four (4) feet determined appropriate, at that point at

which a six (6) foot fence section would begin to obstruct the peripheral view of the retention pond or conservation area from the neighboring Lots as observed from the neighboring Lots' rear porch area. Said location is to be determined by physical inspection and marking by the Association prior to approval and installation.

8. Where a Lot abuts a retention pond or conservation area, the style of fence at the transition point where the fence must be a maximum of four (4) feet, the style of fence shall be such that the retention pond or conservation area retains some amount of visibility by the neighboring Lots through the fence through the use of a "picket style" fencing whereby alternating empty spaces are equal to or greater in width than the solid vertical material of the fence section.
9. All wood fencing **MUST** be constructed or installed such that it complies with the common fencing term "best-side-out" meaning all vertical and horizontal supports **MUST** be located on the inside portion of the fence, such that it is facing inward toward the Lot on which it is constructed or installed.
10. No chain-link fencing shall be approved or constructed on any Lot except those abutting a retention pond or conservation area, and **ONLY** along the rear Lot line that is immediately adjacent to the retention pond or conservation area.

#### METAL ROOF RULES AND GUIDELINES

1. Metal roofs may be installed, but **MUST** obtain ARC approval prior to installation. Any proposed metal roof **MUST** be selected from within one of the following earth tone color families:
  - Cream
  - Tan
  - Brown
  - Clay
  - Gray
  - Green

Example: NO **non-earth** tone colors such as but NOT limited to Blue, Red, White, Aluminum, Copper and the like shall be used

The metal roof color chosen must be complimentary to and blend with the colors of the home and the aesthetics of the community.

#### PROCESS

1. Except as otherwise provided, once a complete set of Proposed Plans and ARC request application are received by the Association from a Homeowner for an Alteration, which includes all necessary applications and required evidence, the Association shall have thirty (30) days from receipt of such Proposed Plans and ARC request application to provide a response to the Homeowner, in writing, which approves, modifies, or disapproves, in whole or in part, the Proposed Plans for such Alteration.
2. If a response indicating approval or disapproval, in whole or in part, of Proposed Plans and ARC request application is not provided to the Homeowner from the Association within thirty (30) days delineated above, the same shall be deemed to be approved, unless there is a specific reason for delay which is communicated by the Association to the Homeowner in writing within said thirty (30) day time frame.
3. Submission of Preliminary Plans or incomplete plans in any form shall not commence the time allotted for the review period by the Association (i.e., the application thirty (30) day review period for Proposed Plans and ARC request application shall not commence upon submission of Preliminary Plans or submission of incomplete plans). Proposed

Plans which do not cover all the required applicable aspects (e.g. plans, surveys, specifications and descriptions showing the proposed type, height, width, shape, size, location, color, appearance, elevation (if applicable), materials of the proposed alteration and/or other such information required by the Association) or which are not accompanied by all required application forms shall be considered incomplete until such time as all necessary aspects have been received by the Association.

In addition, the Association, in its' sole, unfettered discretion, may require the Homeowner to provide evidence that the proper permits, or other necessary documentation, have been obtained from the applicable governmental authority.

4. In the event any required approvals are not obtained prior to commencement of any Alteration, or in the event an Alteration is made which vary from those approved, it shall be deemed that no approvals were given, and the Unauthorized Alteration is in violation of the Declaration of Covenants and Restrictions. As a result, a fine may accrue each day as provided in the Declaration of Covenants and Restrictions and by Chapter 720, Florida Statutes, until such approval is obtained or Alterations corrected to comply with the written approval.
5. The Association shall also be entitled to seek and obtain an injunction to prohibit the completion of the work as well as the removal of the Unauthorized Alteration or any portion thereof and may take any additional actions permitted under the Declaration of Covenants and Restrictions. The Association may consider Proposed Plans which are submitted for an Unauthorized Alteration subsequent to its' implementation. However, nothing herein shall be construed to require the Association to do so. Should the Association decide at any time to expressly disapprove an Unauthorized Alteration and/or the Proposed Plans thereof, in whole or in part, the Homeowner must immediately cease work on and/or remove any and all disapproved aspects of the Unauthorized Alteration at the direction of the Association and at the Homeowner's sole expense. Alternatively, if the Homeowner wants the Association to consider allowing such Homeowner the right to retain any portion of the Unauthorized Alteration, then the Homeowner agrees that the Association shall have the right in its' sole, unfettered discretion to require the Homeowner to modify the Unauthorized Alteration at the Homeowner's sole expense, as specifically directed by the Association, and submit Proposed Plans for the Association's approval which conform to and properly reflect the Unauthorized Alteration with such modifications as may be required by the Association.
6. Going forward from the date of these Rules/Guidelines, if a Homeowner submits an ARC request application to perform an Alteration on their residence and the Alteration concerns an area that in the past had an Alteration performed upon that same area that was in violation of established Rules and Guidelines because the prior ARC request was either intentionally or mistakenly approved in error, that error will be considered bygone history and the newly submitted ARC request will have to adhere to and comply with these External Architectural Alteration Rules and Regulations.
7. **ANY ALTERATION** to the exterior of the residence Lot (with the exception of landscape changes) pursuant to the declaration of Covenants and Restrictions under Article VII, Use Restrictions and Architectural Control, all exterior changes must have a properly completed and approved Alteration ARC request application prior to any work being performed. You can obtain a blank ARC request form from our Summer Brook of Melbourne web site ([summerbrook.info](http://summerbrook.info)) or contact any ARC Committee member or Board of Director also listed on web site.

**FREQUENTLY ASKED QUESTIONS (FAQ's) – REGARDING HOUSE**

1. Q: When selecting colors for my house from the Sherwin-Williams color book brochures, can I mix-and-match colors from different color brochures or different color/pallet groupings within the same color brochure?

A: **NO**...Homeowners **MUST** select their BODY, TRIM and (1) ACCENT color from the **SAME** color brochure and from the same color/pallet grouping within that brochure. **REPEAT, HOMEOWNERS MUST SELECT THEIR BODY, TRIM and (1) ACCENT COLOR FROM THE SAME BROCHURE & FROM THE SAME COLOR/PALLET GROUPING.**

2. Q: I am **NOT** painting my entire house and my house is either painted an older CENTEX color or I have no idea what color the BODY is currently painted, can I select **ANY** paint color for my front, rear or side door (if applicable)?

A: **NO**....If it is determined that the house is painted with a Sherwin-Williams approved color, Homeowners **MUST** stay within the same Color Brochure and Color Grouping/Palette within that brochure as that selected for the BODY of the house to paint the front, rear or side door. However, as an exception: if the exterior (BODY) of the house is **NOT** being painted and it is painted with an older CENTEX color or the color is unknown, you may paint the door(s) an approved BODY, TRIM or ACCENT color from the approved Sherwin-Williams color brochure and Color Grouping/Palette that **closely matches** your current exterior (BODY or TRIM) colors as long as the chosen color blends with the current home colors. Any change must have a properly completed and approved ARC form prior to work being performed. NOTE: Garage Door(s) are not part of this question but as an important point discussed later garage door(s) can **NOT** be painted with an ACCENT color.

3. Q: When I am painting my entire house using the Sherwin-Williams color books, when I go to paint my front, rear or side door (garage door excluded), can I select **any** of the “BODY, TRIM or ACCENT” colors from the Sherwin-Williams color books?

A: **NO**... your color selection **MUST** be from the **same** brochure and color grouping as the selected **BODY** color you have chosen for the BODY of the house using one of the BODY, TRIM or **only** 1 of the ACCENT colors from the same color grouping (if that brochure offers (2) ACCENT choices).

4. Q: Can I stain my front, rear or side door (garage door excluded) a different color than the colors in the approved Sherwin-Williams color books?

A: **YES**...If the door is **wood** or has a **wood grain** texture. The selected stain must blend with and be complimentary to the exterior colors of the house. If the door is an existing door or is a **replacement** door, a properly completed ARC form must be submitted and approved prior to any work being performed.

5. Q: When using the Sherwin-Williams color book and color grouping/palette for my house, can I select an “ACCENT” color for my **garage door**?

A: **NO**...The homeowner may **ONLY** select and paint their garage door a “BODY” or “TRIM” color (reminder: either selection must be from same color grouping/palette as the house “BODY”)



6. Q: What part of the exterior of the house can be painted with an “ACCENT” color?

A: **ONLY** Front, rear or side entry doors as-well-as decorative shutters may be painted an “ACCENT” color (reminder: if a color brochure offers (2) ACCENT colors, **ONLY (1) ACCENT** color can be used). The garage door must **ONLY** be painted a “BODY” or “TRIM” color.

7. Q: Can I paint the Trim the same color as the BODY of the house?

A: **NO**...You **MUST** use an approved “TRIM” color from the same color brochure & color grouping/palette as the “BODY” Color, as outlined in the Exterior Architectural Alteration Rules and Guidelines provisions. Complimentary/blending colors are required to stay consistent with the Summer Brook subdivision approved color grouping/palette.

8. Q: When painting my house, can I paint the soffits, gutters and/or drip edge of the house?

A: **YES**...You may paint them using **ONLY** the “BODY” or “TRIM” color that is currently used on the house. If painting they **MUST ALL** be the **SAME** selected color (must be either all BODY or TRIM) .

9. Q: If **ONLY** my TRIM color areas on my house need repainting, can I paint it the same color or a different color?

A: **YES**...for **BOTH** situations. If your house is painted with a CENTEX TRIM color, the TRIM paint color selected **MUST** be the **same** approved TRIM color from the older CENTEX Color book.

If you are selecting a new TRIM color from the Sherwin-Williams color books, you **MUST** select a TRIM color from a color grouping/palette grouping whose corresponding Sherwin-Williams BODY color from that **same** color grouping/palette closely matches your current house CENTEX BODY color and will blend with current house colors.

If your house is painted with the currently approved colors from our color brochures you can **ONLY** repaint the TRIM the approved TRIM color from the color brochure and associated color grouping/palette that the BODY and TRIM was initially approved.

10. Q: Can I paint the BODY and TRIM of my house a white color of my choice ?

A: **NO**... Any desired white color for any portion of the house must be chosen from the approved Color Brochures and **must** be chosen from the same Color Brochure as the paint for the other portions of the house. It is a misconception that the color “WHITE” is a universally acceptable color that does NOT need approval. You **MUST** select a white BODY or TRIM white color from the approved Sherwin-Williams color Books, stay within the Pallet grouping rule, and **cannot** swap to a white color of your choice.

11. Q: If I am selecting colors from the approved Color Brochures, and within the corresponding color grouping/palette, can I use a TRIM color to paint the BODY of my house and the BODY color to paint the TRIM ?

A: **NO**...The BODY, TRIM and ACCENT colors, even though from an approved Color Brochure and color grouping/palette, must be used for the purposes assigned within each Color Brochure. They may **NOT** be swapped for use on another portion of the house.

12. Q: When I select an approved color from the Color Brochure and color grouping/palette to paint my house, can I just go to the paint store and give them the **just the name** of the Sherwin-Williams colors I selected so they can mix my paint?

A: **NO**...You **MUST** use the Sherwin-Williams **color code number** **OR** give them a **sample of the selected color chip** for them to optically computer scan (if they have that capability) so they can accurately match the approved color(s) you have selected. If selecting a CENTEX color scheme, obtain the CENTEX color book and use the sample color swatch in the same manner to be appropriately matched to the approved color.

13. Q: Can I paint the screened enclosure area at the rear of my house a different color than the paint colors of my house?

A: **YES**...The screened enclosure area in the rear of your house is **NOT** considered to be a portion of the exterior of your home. However, if the rear porch area of your house is **NOT** enclosed by a screen it **is** considered a portion of the exterior of your house and all walls pertaining to this porch area will be considered as exterior walls to be painted with a uniform approved BODY color.

14. Q: My house is painted with the original CENTEX colors where NO ACCENT color was offered. I would like to add an ACCENT color, whether repainting the home or not. How may I do this?

A: You may incorporate an ACCENT color to the front door, side door, rear door, decorative shutters, **NOT the garage door** via the following procedure:

- Using the Sherwin-Williams color books, find a BODY color that closely matches your current CENTEX color of the BODY of your house. Using that closely matched Sherwin-Williams BODY color you now select & use the associated ACCENT color from that **same** color grouping/palette.

### **FREQUENTLY ASKED QUESTIONS (FAQ's) – CEMENT AREAS (ARC Submittal Required For Any Alteration)**

1. Q: Can I stain my Driveway, Driveway Apron (angled section between City sidewalk & street), City sidewalk and Walkway (walk-up sidewalk to door)?

A: **YES**...You may stain these concrete areas a uniform color (all areas stained must **all** be the **same** color) as selected from an approved concrete Color Palette. Since approved concrete colors are **NOT** part of a color grouping/Palette such as for house colors, the selected concrete color **MUST** compliment and blend with the colors of the house. The complimentary and blending aspect will be at the sole discretion of the Association. It is recommended to check with City Code regarding staining of concrete areas as non-slip Grit must be added per City code. It is **HIGHLY RECOMMENDED THAT BEFORE STAINING, CONCRETE AREAS BE PRESSURED WASHED AND ANY FLUIDS LEAKED FROM VEHICLES BE WASHED WITH A DEGREASER (OR THE STAIN MAY NOT ADHERE CORRECTLY)**

2. Q: Can I incorporate a design, symbols, verbiage, logos or similar items on my concrete areas?

A: **NO**...No designs, symbols, verbiage, logos or similar items permitted. Only homogenous approved stain color allowed. If there are any existing violations of this guideline as of the date (12/20/20) they would have been "grandfathered-in" from past years and if/when the concrete is ever requested to be re-finished these violations will have to be removed.

3. Q: Can I stain my rear patio/deck area or landscape curbing/retaining stones?

A: **YES...** You may stain these concrete areas a uniform color (all areas stained must **all** be the **same** color) as selected from an approved concrete Color Palette. Since approved concrete colors are **NOT** part of a Color Grouping/Palette such as for house colors, the selected concrete color **MUST** compliment and blend with the colors of the house. The complimentary and blending aspect will be at the sole discretion of the Association.

### **FREQUENTLY ASKED QUESTIONS (FAQ's) – PAVER INSTALLATION (ARC Submittal & City Permit Required)**

1. Q: Can I replace my driveway, driveway apron, City sidewalk section between driveway and driveway apron, walkup house sidewalk with Pavers?

A: **YES:** A properly completed ARC request listing what areas are to be paved; paver color, style and paver pattern must be submitted and approved before work is performed (to assist in approval process it is recommended to attach brochure photo showing color, style and paver pattern). At this time the HOA's ARC Committee or Board does **NOT** have dedicated approved color or style samples so each ARC request to install pavers will be evaluated as to color, style and pattern to ensure paver color, style and pattern are compatible with house colors. The HOA also delineates that (as with stained driveways) that **NO** symbols, artwork, verbiage, logos etc. be incorporated into the paver pattern as it would be cause for ARC disapproval. In addition, Paver color, style & pattern selected must be homogenous throughout the areas of installation.

**NOTE !!** Unique non-standard installation patterns **MUST** be approved by the Association.

**HELPFUL SUGGESTION:** Highly recommended to have a Paver Sealer applied to preserve, enhance and protect color.

2. Q: Can I paint/stain my pavers?

A: Regarding painting pavers....**NO**.

Regarding staining pavers.....**YES**, but after consulting with paver companies staining pavers is basically unheard of. You may stain these paver areas a uniform color (all areas stained must **all** be the **same** color) as selected from an approved concrete stain color palette. Since approved stain colors are **NOT** part of a Color Grouping/Pallet such as for house colors, the selected stain color **MUST** compliment and blend with the Colors of the house. The complimentary and blending aspect will be at the sole discretion of the Association.

### **FREQUENTLY ASKED QUESTION (FAQ's) – FENCING (ARC Submittal and City Permit Required)**

1. Q: Can I install fencing around my property?

A: **YES...** You may **ONLY** install a Wood, PVC, Composite or Decorative Metal fence around the perimeter of your Property (except as noted below).

- A properly completed ARC request form (obtainable from this WEB site) submitted for approval that includes the height, fence material, style, and color also accompanied by an attached diagram showing proposed fence and gate location. **NO** installation to be performed until ARC request is approved. **If property is abutted to retention pond or conservation area as explained further below, a Board pre-inspection for fence location will be required.**
- Fence **MUST NOT** be forward of the front setback line of the house (or side setback lines for corner lots).

- Fencing MUST be no higher than 6 foot high (except as noted in next rule/guideline)

**THE FOLLOWING RULES AND GUIDELINES ARE FOR THOSE PROPERTIES THAT ABUT A RETENTION POND OR CONSERVATION AREA IN ORDER TO PREVENT THE OBSTRUCTION OF THE PERIPHERAL VIEW OF THE POND OR CONSERVATION AREA AS VIEWED FROM THE NEIGHBORING PROPERTIES**

- If your property abuts a retention pond or conservation area the fencing around the sides of the rear of your property can start out at 6 foot high max from the front setback line of the house but then must transition (stepped NOT tapered) down to the required 4 foot high maximum height at a point to be determined by a physical inspection by the Board-of-Directors (or their designate) which will be the physical location where the 6 foot fence would start to obstruct the peripheral view of the pond or conservation area from the neighboring property as viewed from their rear outside covered porch area (meaning your fencing may **NOT BLOCK** the neighboring peripheral view of the pond or conservation area). This transition point from 6 foot to 4 foot fencing will be given to the fence installer to follow. If NOT followed it must be remedied upon notification by the HOA.
- If the rear of your property abuts a retention pond or conservation area the 4 foot portion of the fencing **MUST ALSO NOT** obstruct the neighboring view of the retention pond or conservation area meaning fencing must be see through design (the 4 foot sections need to be “picket-type” design where open spaces are see-through at the same width minimum or greater as the solid portions of the picket sections.
- If your rear property line (**and ONLY the rear property line**) abuts a retention pond or conservation area, then a Chain-Link fence 4 foot high maximum may be installed **ONLY** across the rear property line (NOT along the property sides). That portion of **side fencing** material that must also be 4 foot high and must see-through as explained above.
- Fence must be installed “BEST SIDE OUT” meaning support posts **MUST** be located on **inside** of fence.

2. Q: Can I paint or stain my fence?

A: YES. **ONLY** wood fencing can be painted or stained. **ONLY** approved paint or stain colors as listed in “Exterior Wood Paint and Stain Finish Palettes can be selected but the selected color **MUST** be complimentary and blend with the colors of the house. The complimentary and blending aspect will be at the sole discretion of the Association. Fencing **MUST** be one homogenous color (NO multi-colored sections). PVC Vinyl, Composite and Decorative Metal material fencing **cannot** be painted or stained and must remain the original supplied color (see approved color discussion on initial ARC page).

**FREQUENTLY ASKED QUESTIONS (FAQ's) FOR METAL ROOFS – (ARC Submittal ans City Permit Required)**

1. Q: Can I install a metal roof?

A: **YES:** The selected color **MUST ONLY** be in the following family of colors: Cream, Tan, Brown, Clay, Gray, and Green  
The selected color must compliment and blend with the colors of the house. The complimentary and blending aspects will be at the discretion of the Association.

New design technology is occurring all the time but as of this Revision date the offered metal roofing is vertical style panels running from ridge (top) of roof to drip edge and what is called architectural style that resemble shingles. Both are allowed.

Your Homeowners Association's Board-of-Directors and ARC Committee hopes this information both explains and clarifies the External Architectural Alteration Rules and Guidelines, use and implementation of the approved Color Brochures and associated Color Grouping/palettes within those brochures, list of colors for fencing and concrete areas and Paver installation. We are aware we cannot foresee all the possible scenarios or possible questions and therefore will address each case on an individual basis while striving for consistency. The above information will be used as Rules and Guidelines in an attempt to keep all matters as uniform, consistent and objective as possible while eliminating personal subjective opinions.

## REVISION HISTORY

### Rev 01, September 18, 2017:

1. Original Creation & Board-of-Directors approval of the rules/guidelines (originally referred to as Frequently Asked Questions {FAQs}).
2. The amended Covenant Section 7.3 was ratified by the Board-of-Directors in March-2017 and clearly states ...”Exterior Paint Colors: The approved exterior paint colors for dwellings and improvements located within the neighborhood shall be kept in a color chart, which shall be held and available as an official record of the association. Such color chart shall delineate the colors the various components of dwellings and improvements must be painted. Unless otherwise specifically approved by the Board-of-Directors, no deviation from the color chart can transpire, and any deviation will be expressly deemed to be in violation of this Covenant...”. The Board has agreed to add to the original existing colors used by the developer (CENTEX Corp.) acquired from Color Wheel in Melbourne (Now Sherwin-Williams). The added approved paint and stain colors are set forth separately for the dwelling (house), fencing types and surrounding concrete surfaces. The approved colors are from manufacturers Sherwin-Williams, BEHR & Olympic but ANY manufacturer may be used as long as the chosen manufacturer’s product matches the above referenced manufacturer’s color code or computer scanned optically matched to the approved color sample. The approved colors were chosen for multiple reasons but foremost they were chosen to compliment the community via fairly subtle blended earth tones.

### Rev 02, May 2022:

1. Multiple updates were made to clarify and better delineate the rules and guidelines including developing 5 specific sections.
2. In all sections, the documented was renamed “External Architectural Alteration RULES/GUIDELINES”
3. In section 1, Garage door painted was clarified in question 3.
4. In section 2, paint was removed from question 1, only concrete stain is to be used. In addition, question 3 was add in reference to staining a rear patio/deck.
5. In section 3, the paver section, clarification was made and a second question concerning painting or staining pavers was added.
6. In section 4, fencing section regarding blocking the peripheral view of homes abutting a pond or conservation area.
7. Section 5 is a new section concerning the installation of metal roofs.

### Rev 03, June 2022

1. Incorporate revised wording in all section as suggested by HOA Attorney
2. Incorporated a STANDARDS, DEFINITIONS, ALTERATIONS, PROCESS to further delineate the Rules and Guidelines in narrative form in addition to Frequently Asked Questions format.
3. Added a provision for Metal Roofs