

## RESERVE AT VICTORIA-DESIGN GUIDELINES

### (Para 7.06 of Declaration)

Last updated **1.15.22**

#### CONSTRUCTION

Exterior walls must be of stucco, authentic brick, brick-veneer, cultured-stone, or other stone, lap (horizontal) siding must be painted Hardi (or similar cementitious product) but must be presented and approved by the ARC, with no vertical siding, of any kind.

Fascia to be white aluminum or painted Hardi (or similar cementitious product) 6in wide minimum and white in color.

Soffit must be minimum 12" ventilated vinyl; or painted white Hardi (or similar cementitious product), in the event of a sealed attic system

Roofing must be of an Estate Gray color (or equivalent dark-gray), 25-year or better dimensional asphalt shingle. Manufacturers may vary based on availability so specific color must be presented and approved by the ARC.

Window frames, fixed glass, etc must be white in color to exterior.

Exterior wall color, trim, and entry and garage door color will be selected by each customer from a catalogue of pre-approved palettes. No two of the same houses in color or elevation shall be repeated next door to another or be directly across the street of the same color combination. Any homeowner that desires to change any of the colors after the fact, must submit new color selections to the ARC prior to re-painting.

Gutters and downspouts must be white, and must be directed to the street or to a collection-areas and not never to side yard swales.

Pool Construction and enclosure design require ARC approval, with such approval request to include copies of permits accepted by the City.

Pool over-flows must be directed to the street or to a collection-areas and not never to side yard swales.

Pool enclosures shall be bronze aluminum "screen caging", without any solid material, no metal or aluminum roofs, but with mansard style-screened top shape.

Pool setbacks. Pool deck and screen enclosure may be no closer than 5' from the rear of the property line with all other city side-yard setback requirements met

No above-ground LP gas tanks shall be allowed, with the location of any in-ground tanks subject to ARC approval.

Hurricane shutters may not be side to side accordion-type, must be removed and stored when not in use. Installation of vertical retractable shutters require ARC approval, and covers must be painted same color as the walls.

## **LANDSCAPING**

All lawns must be irrigated Floritam sod, subject to an approved irrigation plan approved by the ARC, and maintained by the Association.

New Install Budget. Each the construction of each home, a minimum budget of \$3,000 shall cover the installation of lawn, irrigation, shrubs ornamentals and ground cover/mulch(not incl sod or hardwood trees required by PD agreement). The landscape plan shall be approved by the ARC.

Trees. Each lot must have four (4) shade trees and one (1) street tree, as required per city ordinance and approved development plans. Species must be confirmed and are subject to change. This requirement is regulated and enforced by the Association

Maintenance. Lawns and landscaping will be maintained by the association and included in HOA dues. This includes shrubbery, sod, irrigation and street trees. Annual flowers may be installed and maintained at the homeowner's discretion and cost.

View restriction. No landscaping will be installed or maintained to block another owner's view across a lake or vista

Lawn Decoration. No pots, sculptures, yard ornaments, etc. will be allowed.

### **FENCING-all installs require pre-approval by ARC for location and materials.**

Under no circumstance may a fence be installed in a way that interferes with the drainage design of the community, the lot, or its surrounding lots.

Fence materials must be either white vinyl or black/bronze slotted aluminum, as outlined below.

Location. Fences must be installed just inside, and not on, the property line, and must only be installed in the rear yard of the home and up to, at most, 25% along the side of the home when measuring from the rear towards the front.(Side yard provision may be approved as variance by ARC at their discretion to line up with neighbor)

Black/bronze open picket aluminum fencing must be utilized where the rear yard backs up to HOA open space, parks, lakes and dry retention, etc, and must not exceed 4' in height.

Solid white vinyl fencing can be utilized where rear yards back up to conservation areas and back to back lots where privacy is desired, and can be 6' in height.

Side facing Lots. Where a lot has a side yard to a street, the fence must not encroach past the building towards the street under any circumstance.

## **SIDEWALKS AND DRIVEWAYS**

All driveways, entry walks, and front porches must be maintained in the preselected paver type, color, and pattern.

Sidewalks will be concrete according to city standards, as well as driveway apron from the sidewalk to the street.