

## Operating Policy No. 14 Architectural Review Committee Construction Criteria

The Springs Community Association's (SCA) *Declaration of Covenants and Restrictions* provide for the review, by committee, of any and all phases of exterior modifications to lots and/or living units within The Springs Planned Unit Development (PUD). This includes but is not limited to painting, roofing, paving, landscaping, fencing, and additions to or deletions from existing structures. The intent of the overall community scheme is to insure a standard of construction, which, over the years, will enhance the appearance of the community as a whole. Each structure and lot upon which it sits is to be considered an element of the community and should blend appropriately with its surroundings. It is intended that this development maintains itself with as many natural surfaces as possible.

### CONSTRUCTION DEPOSITS

Prior to commencement of any and all work, the SCA requires a construction deposit to cover any damage, which might result to common property such as roads, bridges, street lights, utilities, etc. during construction. Amounts required are determined by the ACC or its' agent. Typical fees are: \$1000.00 for new structures; \$250.00 for modifications to existing structures; and \$100.00 for re-roofing or other projects. No contractor or vendor passes will be issued until these deposits are made, **and all requirements of this policy have been met.** Deposits will be refunded upon final ACC approval of completed constructions. The property owner is responsible for contacting the ACC for final inspection.

### REVIEW

The following documents and criteria are established for review by the ACC prior to commencement of any phase of construction. Plans are requested seven days in advance of the regularly scheduled meeting of the ACC so that the site may be reviewed by committee members prior to the meeting. The General Manager will provide approvals, disapprovals, or requests for additional information in writing.

1. An "Architectural Review" application form describing work to be done submitted with drawings and documents or survey as required.
2. **Must have written sub-association approval (if applicable).**
3. Plans for structures will be not less than 1/8" = 1' scale.
4. Drawings and documents required for review shall consist of the following:
  - Survey prepared by a Florida registered surveyor. Additions such as decks, porches, rooms, pools require a survey showing placement of these structures.
  - Site plan showing all lot dimensions, easements, outlines, setbacks, major trees over 6" in diameter, fences, existing and proposed topographic conditions, and underground trench locations at a scale of not less than 1"=20'.
  - Floor plans
  - Elevations of all sides of contemplated structure. Height limitations in single-family residences will be 2.5 stories or 35 feet.
  - A summary specification list of proposed materials. Samples must be supplied for all exterior materials, which cannot be adequately described.
  - Color samples for all proposed exterior materials.
  - Landscape plans complete with a tree survey.
5. Approvals will be good for six months unless otherwise specified.
6. Any permits required by Seminole County must be obtained before contractor's passes are issued.
7. All contractors must be properly licensed and insured.

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The final construction documents and landscape plans constitute the documents for final review and approval. All amendments made to the plans during construction regarding exterior elements or materials must be reviewed by the ACC prior to final approval being granted.

Approval of plans by the ACC is not to be construed as a warranty of any kind that the plans, or projects as built do not violate nor constitute a waiver of any existing covenants, restrictions, easements, greenbelts, setbacks, statutes or ordinances. It is the owner's responsibility to see that accurate drawings and plans are submitted to the ACC and that the project does not violate any existing covenants, restrictions, easements, greenbelts, setbacks, statutes or ordinances, or any other right of other owners.

Property, which is subject to additional Declarations of Covenants and Restrictions, i.e. condominiums and cluster homes, must have the approval of the appropriate Board of Directors prior to the Springs' ACC review of plans for construction or alterations.

### DESIGN CRITERIA

1. Materials - Concrete, clay brick, stone, or stucco in natural earth tones; or vertical or horizontal wood siding stained or bleached in natural earth tones (please see color criteria). Placing materials on the sides and back of a residence which are essentially different from the front elevation is not acceptable.
2. Roofing - Wood shakes, dimensional shingles, three-tab shingles, slate or clay tile.
3. Garages - Garage openings should not be visible from the street, if possible. All garages must be equipped with electric openers. Carports are not allowed. Plans are to include provisions for two off-street parking spaces per residence in addition to the garage.
4. Driveways - Driveways and sidewalks will be of gravel, bark, pine needles, colored concrete, exposed aggregate, or asphalt. Approved material will blend with those existing in the surrounding area.
5. Mailboxes - Installations must be enclosed in wood, stone, brick or masonry, or approved ACC approved decorative metal mailboxes, and will blend appropriately with the house serviced and comply with the United States Postal Service regulations.
6. Refuse - Refuse areas will be enclosed so as not to be visible from the street or neighboring homes.
7. Fences - Fencing of yards will be considered and limited to six (6) feet in height. Chain link fencing and fencing the greenbelts and easements are prohibited.
8. Air conditioners – Window air conditioners are not acceptable.
9. Pools – Swimming pools must be fenced within PUD setback lines. Pool and patio enclosures are to be of bronze anodized or painted bronze aluminum. No mill finish or clear anodization will be accepted.
10. Wiring – All wiring and tanks will be underground when possible, or when not, screened with approved fencing or freeze tolerant landscaping. Maintenance will be the responsibility of the owner.

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11. Landscaping - All major landscaping plans will indicate plant material and size, and the path and driveway materials will be specified. Residential landscaping should enhance the privacy of the dwellings and should attend to maintenance requirements of each design component. The criteria of low maintenance should be respected wherever possible. Landscape designs should include irrigation systems.
12. Satellite Dishes – location must be approved by committee and the wiring should not be visible from the street.

It is the intent of the community to maintain the greenbelt and easement areas without strict definitions of property lines. The natural ground cover of the land should weave throughout the development, and the landscaped lots should blend with the natural elements of the land.

Each street within The Springs is designed with certain characteristics unique to the street and these characteristics vary from street to street. All materials, colors, and designs to include the landscaping must be compatible with the neighborhood in which the house is situated. The approval and use of certain colors or materials in one area does not become a precedent for use throughout the community.

### COLOR CRITERIA

1. In any planned development where a color scheme has already been established, all exterior colors including driveways and privacy fenced, must be within the range of the colors established by the surrounding residences.
2. In all other cases, all shades of brown ranging from light beige to chocolate, and all shade of gray from light smoky gray to charcoal, will be acceptable if tastefully blended. Light tinting with other colors is acceptable and the limited use of contrasting accent colors may be approved by the ACC.
3. Notwithstanding the above referenced, the ACC retains sole responsibility for final approval of exterior color selections.

### SUMMARY

The property owner is responsible for and is fully expected to control noise and unsightliness **(to include any and all debris)** during all phases of construction. The property owner and contractors will provide dust abatement and erosion control measures. Construction is prohibited on Sundays and limited to daylight hours on every other day of the week. Respect for neighboring properties and the rights of other property owners is fully expected.

#### **Application must include the following:**

- **Written approval from village or sub-association (if applicable)**
- **Construction deposit**
- **Seminole County approved plans**
- **Examples of material to be used for renovation**

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**Addendums**

**Addendum A approved by the SCA Board of Directors November 20, 2002:**

In **Construction Deposits** section:

**Add-** The homeowner is required to provide the SCA Business Office a copy of valid state license and insurance.

In **Review** section:

Paragraph one states- The General Manager will provide approvals, disapprovals, or requests for additional information in writing.

**Change to-** **The SCA General Manager will provide approvals, disapprovals, or requests for additional information in writing.**

No. 1 states- An "Architectural Review" application form describing work to be done submitted with drawings and documents or survey as required.

**Change to-** **An "Architectural Review" application form describing work to be done submitted with drawings, documents and survey as required.**

In **Design Criteria** section:

No. 1 Material       **add- Hardi Plank**

No. 2 Roofing       **add- Cement Tile**

No. 4 Driveways   **add- Natural exposed concrete pavers**

No. 5 Mailboxes   **add- Material may be steel**

No. 7 Fences       **add- Chain link fence is acceptable for use on the perimeter of community property**

No. 9 Pools       States- pool and patio enclosures are to be of anodized or painted bronze aluminum.

**Change to-** **pool and patio enclosures are to be of anodized bronze painted aluminum.**

**Addendum B approved by the SCA Board of Directors September 15, 2004:**

In **Design Criteria** section:

No. 7 Fences       **add- Pressure treated Pine**

**Addendum C approved by the SCA Board of Directors April 20 and May 18, 2005:**

In **Design Criteria** section No. 11 Landscaping- Natural Red Cedar mulch is an approved material. *Dyed* red mulch is *not* an approved material.