

District 12

Note: Architectural approval is required for all exterior modification unless otherwise noted.

Alternate Energy:

Homes, Courtyard Villas, Patio Villas, Verandas

Architectural approval is not required if solar panels properly installed and mounted on a roof of a home. No other solar panels shall be permitted whether on ground or otherwise.

Arbor:

Homes, Courtyard Villas, Patio Villas, Verandas

Arbors may be freestanding, shall be anchored into the ground for safety purposes, shall be located in the rear or side quadrant of the homesite, shall not be located in any utilities or use easement area and shall have no fences on either side. Only one (1) arbor per lot shall be permitted and shall be consistent with the size of the lot and aesthetics of the neighborhood.

Artificial Grass:

Homes, Courtyard Villas, Patio Villas, Verandas

Artificial grass is not permitted.

(Exception: Artificial grass is permitted to be used in construction of a small putting green. See Putting Green section.)

Awnings:

Homes, Courtyard Villas, Patio Villas, Verandas

Permanent awnings with vertical structures are prohibited within any utility or use easement area.

Architectural approval is not required for retractable awnings. Retractable awnings shall maintain a minimum of two (2) feet from any adjoining building or dividing wall.

Color must be aesthetically compatible to the exterior colors of the home.

**Building Additions
Including: Screen Rooms/Birdcages/Screen Front Entry**

Note: All building additions must be attached to the existing dwelling.

Homes, Courtyard Villas, Patio Villas, Verandas

Building additions: All materials and design, including roof pitch, shall match existing home.

1. Screen rooms/birdcages that were not built during original construction can be added. Screen rooms/birdcages shall have a concrete floor or some type of finished flooring with the exception of permanently raised landscape planters. Screen rooms/birdcages must have an approved roof style: mansard, dome, etc. Screen rooms shall be located in the rear or side quadrant.

Homes, Courtyard Villas, Patio Villas, Verandas

Architectural approval is not required for screening of the front entryway provided a black, bronze or white frame is used and only if the frame is installed under the roof line.

Driveways, Walkways, Patios, Front Entry Flooring

Homes and Verandas:

Driveway extensions may be granted only if the extension is affixed to the existing driveway originally constructed/ designed by the Developer and accommodates an existing garage, a garage expansion or addition of a golf cart garage or expansion thereof. Driveway extensions shall not be granted if proposed expansion violates any Rule provisions.

Courtyard Villas:

1. Driveways and walkways may be painted or use pavers. Only colors that are similar with the surrounding neighborhood and will benefit and enhance the entire subdivision in a manner generally consistent with the plan of development is allowed.
2. Floor of front entryway under existing roof line may be tiled, painted or covered in pavers. Pavers shall be a solid color throughout (not a mixture of colors) and flush with the connecting driveway/walkway/roadway.
3. Driveway extensions are not permitted.
4. Hot, electric, neon or bright colors are not permitted.

Courtyard Villas Corner/End Lot Units:

Driveway extensions/widening are not permitted with the exception of the following:

Driveway extensions: Driveway extensions may be granted only if the extension is affixed to the existing driveway originally constructed/designed by the Developer and an addition of a golf cart garage or expansion thereof. Driveway extensions shall not be granted if proposed expansion violates any Rule provisions. Maximum width of golf cart garage door is eight (8) feet. No encroachment on adjacent properties or adjacent properties' right.

The front entryway is allowed to be widened by pavers/concrete up to the driveway provided that the color and/or blend is harmonious to the existing home.

Patio Villas:

1. Painting: Driveways and walkways may be painted and may include non-verbiage designs no larger than five (5) feet by five (5) feet in circumference. Borders are permitted no larger than four (4) inches wide. Only colors that are similar with the surrounding neighborhood and will benefit and enhance the entire subdivision in a manner generally consistent with the plan of development are allowed. Hot, electric, neon or bright colors are not permitted. Driveways and walkways may use pavers.
2. Driveway, Walkway and Extensions: Patio villas may widen their driveway no more than two (2) feet on the side not burdened by a side yard easement. No said extension shall be permitted on or permitted to any walkway or path.

Easements and Property Lines:

Site plans shall include all utilities and use easement areas including but not limited to platted easements, special easements and easements described in the recorded declaration of restrictions and identified in the Rule.

Home, Courtyard Villa:

A. Structures

Home

No vertical construction of any kind shall be permitted in the utility or use easement areas except for the follow

1. Concrete/pavers for ingress/egress doorway pads for a birdcage/screen room no larger than four (4) feet by four (4) feet doorway shall remain two (2) feet from property the line.

2. Stairs not exceeding four (4) feet by four (4) feet unless necessary to accommodate land elevations shall remain two (2) feet from the property line.
3. Concrete pads for air conditioner units and generators no larger than necessary shall remain two feet (2) feet from the property lines.
4. Pool pump and related parts including pool equipment screening and shall remain two (2) feet from the property lines.

If the Rule does not address easements, all structures of any kind shall be kept a minimum of seven and one-half (7 ½) feet from rear property line and five (5) foot width along the dividing lines of every building Lot.

Courtyard Villas and Verandas

1. Rear Easements: No vertical structure of any kind shall be permitted in rear easement areas except for patios and walks which shall be kept a minimum of two (2) feet from the rear wall. Additionally, landscaping shall be kept a minimum of two (2) feet from the rear wall for maintenance, drainage purposes and aesthetics. If the Rule is silent regarding easements, no structure of any kind shall be permitted within seven and one half (7 ½) feet from the rear wall except for patios and walks which shall be permitted but kept a minimum of two (2) feet from the rear wall for maintenance and drainage purposes.

2. Side/Use Easements: Dominant Easement (Owner's side yard enjoyment area)/Servient Use Easements (Owner's side yard burden): No structure of any kind shall be permitted in the servient or dominant easement areas including patios, walkways, generators and pool equipment. All structures except for patios and walkways shall be kept a minimum of five (5) feet from the side property line on the dominant easement side. Patio and walkways shall be kept a minimum of two (2) feet from the side property line on the dominant easement side. Additionally, rear room additions may extend to the servient easement side wall/fence; however, all other modifications (i.e. birdcages, pergolas, concrete slabs, walks and the like) to the rear of the home must remain two (2) feet from the servient easement side wall / fence for maintenance purposes. If the Rule does not address side easements, all structures of any kind shall be kept a minimum of five (5) feet from property line for aesthetic, uniformity and drainage purposes.

3. Front Yard / Driveway Area/Use Easements: The courtyard villa front yard area consists of all the area in front of the gate. Due to the courtyard villa's unique design, easement rights, limited pervious surface and

aesthetic uniformity, no modifications shall be allowed in the front yard or driveway easement area, with the following exceptions:

- a) corner/end lots for courtyard villas may be permitted to construct additions which may require moving the gate forward but not past the existing structure and so long as the addition does not encroach into any easement. If it is necessary to adjust a sidewalk, as originally constructed by the Developer, to accommodate the addition and gate movement, the adjusted sidewalk shall not exceed four (4) feet in width and shall not be permitted to any walkway, carpath or road right-of-way. This exception does not permit additional sidewalks.
- b) end lot walkway expansions to the original developer constructed walkway only if the lot and existing walkway are not situated at or near an intersection, the completed walkway width does not exceed eight (8) feet, does not encroach into any easement, the expansion is being requested simultaneously with a golf cart garage addition and the golf cart garage door does not exceed eight (8) feet in width. The walkway expansion shall not be permitted to any walkway or carpath.
- c) corner/end lot new walkway improvements only if the width does not exceed eight (8) feet, does not encroach into any easement, the expansion is being requested simultaneously with a golf cart garage addition and the golf cart garage door does not exceed eight (8) feet in width. The walkway shall not be permitted to any carpath or road right-of-way. The walkway is permitted to be attached to an existing driveway.

Patio Villas:

1. Rear Easements: No vertical structure of any kind shall be permitted in rear easement areas.

2. Side/Use Easements: Dominant Easement (Owner's side yard enjoyment area)/Servient Use Easements (Owner's side yard burden): No structure of any kind shall be permitted in the servient or dominant easement areas including generators and pool equipment. All structures except for patios and walkways shall be kept a minimum of five (5) feet from the side property line on the dominant easement side. Patio and walkways shall be kept a minimum of two (2) feet from the side dwelling on the dominant easement side. If the Rule does not address side easements, all structures of any kind shall be kept a minimum of five (5) feet from property line for aesthetic, uniformity and drainage purposes.

3. Front Yard/Driveway/Use Easements: Due to the Patio villa's unique design, easement rights, limited pervious surface and aesthetic uniformity, not structural modifications, other than permitted driveway extensions shall be allowed in the front yard or driveway easement area.

Fences/Railings

Note: This section does not prevent statutorily required fencing such as pool fencing.

Homes and Verandas

1. Fences may be used to screen condenser/compressor units, pool pumps and related equipment and shall be no higher than the unit(s) itself.
2. Railings or fences are permitted around patio slabs so long as they are wrought iron, aluminum, plastic, concrete or any other aesthetically pleasing material no higher than 48" at its highest point.
3. Railings or fences are permitted across the front of the home and/or abutting the front walkways so long as they are wrought iron, aluminum, brick, stone, plastic, concrete or any other aesthetically pleasing material no higher than 48" at its highest point.
4. No other fences or railings are permitted.

Courtyard Villas

1. Fences or railings shall be permitted under the roof line in front of the Courtyard Villa.
2. Should the construction of an addition to a Courtyard Villa require the removal of any section of a neighboring common wall or fence, District Property Management shall be notified. At the cost to Owner, the removed section of a wall or fence shall be returned to its original form as either a portion of the new construction, where permitted, and/or as a "stand alone" section as it originally existed.

Patio Villas

1. Other than originally constructed, fences and railings are prohibited.

Flagpoles

Homes, Courtyard Villas, Patio Villas, Verandas

One (1) flagpole is allowed but shall not exceed a maximum height of 22 feet or encroach any easements.

Fountains & Waterfalls

Homes, Courtyard Villas, Patio Villas, Verandas

Fountains and waterfalls shall be consistent with the lot size and not encroach any utilities or use easement areas.

Front/Storm Doors

Homes, Courtyard Villas, Patio Villas, Verandas

1. Architectural approval is not required for front door modifications, including but not limited to glass inserts, glass side panels, screen doors, storm doors or door color. An architectural application form is required if said modification is to increase the height or width of the door.

Garage Doors/Screens

Homes, Courtyard Villas, Patio Villas, Verandas

1. Architectural approval is not required for garage door or screen modifications to install or remove glass, decorative panels, garage door screen or garage door painting if the chosen color is the color used at the time of original construction. Any modifications to the height or width of the garage door requires review approval.

Gas Tanks, L.P.

Homes, Courtyard Villas, Patio Villas, Verandas:

Above ground L.P. tanks are allowed. Maximum size of tank 120 gallons and must not be visible from the road or the adjacent neighbors' property. All L.P. tanks must meet local, state and federal policies and regulations including any easement regulations.

Gazebos:

Homes, Courtyard Villas, Patio Villas, Verandas

A gazebo is a freestanding, roofed, open-sided structure providing a shady resting place and is permitted. Only one (1) gazebo per lot is permitted, shall not be in any utilities or use easement areas, shall be located in the rear or side quadrant of the homesite and shall be consistent with the size of the lot.

Landscaping

Homes, Courtyard Villas, Patio Villas, Verandas

1. Section 373.185, Florida Statute 373.185 provides: A deed restriction or covenant may not prohibit or be enforced to prohibit any property owner from implementing Florida-friendly landscaping on his or her land.
 - a) Florida-friendly landscaping refers to the utilization of drought tolerant "plants". It does not mean that sod may be replaced with rocks, decorative stone, pine straw, mulch, pine bark or similar non-plant material; however, those non-plant materials may be used as

an accent around plantings in designated approved landscaping beds.

- b) For all requests seeking to replace sod with Florida-friendly plantings, said plantings shall constitute “ground cover” providing full ground coverage to maintain “a lawn appearance” in keeping with the aesthetics of the community. “Ground cover” plantings are those Florida-friendly plantings that grow low to the ground providing a permanent covering, ground cover shall be fast growing, appropriate to the region and have a mature height one (1) foot or less. Full ground coverage (i.e. providing a “lawn appearance”) shall be achieved within six (6) months of the architectural application form’s expiration date. The intent is to permit sufficient time for the plants to reach their mature spread. Mulch may be utilized in the interim period between plant installation and mature spread. After the time period identified herein, mulch shall not be visible as the ground coverage shall have filled in the spacing between plantings providing a “lawn appearance.” The following are some examples of acceptable Florida-friendly ground covers: Perennial Peanut, Blue Daze, Algeria Ivy, English Ivy, Twin Flower,-Oblongleaf Snakeherb, Creeping Juniper, Horizontal Juniper, Sunshine Mimosa, Mondo Grass, Dwarf Lilyturf, Dwarf Liriope, Turkey Tangle Fogfruit and Capeweed.
2. Owners shall comply with, and be liable for any non-compliance with, the applicable construction plan for the surface water management system pursuant to the approved plan on file with the applicable state water management district.
 3. Property owner is liable for any resulting blockage, interruption, or redirection of existing drainage flow, any additional drainage flow or any type of easement encroachment(s).

Landscaping (including but not limited to curbing, edging and landscaping walls)

Note: This section refers to new/additional landscaping and not landscaping originally installed at the time of construction.

Homes:

1. Landscaping plans which do not include curbing, edging and landscaping walls, shall be kept a minimum of two (2) feet from the property lines for storm water maintenance/drainage purposes.

2. Landscaping plans which include curbing, edging and landscaping walls shall be kept a minimum of three (3) feet from the property lines for storm water maintenance/drainage purposes.
3. Landscaping walls shall be no higher than eighteen (18) inches. However, landscaping walls may exceed eighteen (18) inches in height, if necessary, due to lot elevations, but must meet local, state and federal polices and regulations including any easement regulations.
4. Existing sod or Florida-friendly plant material shall only be replaced with sod or other plant material. Rock is not an acceptable replacement for sod or other plant material(s) except as an accent material in approved landscaping beds.

Courtyard Villas:

1. Side Yard: Landscaping shall not disturb the grading of the dominant easement area, shall be kept a minimum of two (2) feet off the dominant tenement side yard wall/fence. Landscaping shall also be kept a minimum of two (2) feet from the rear property line for storm water maintenance/drainage purposes. When landscaping plans include curbing, edging or landscaping walls, shall be kept a minimum of three (3) feet from the side dwelling/wall.
2. Front Yard: The courtyard villa front yard area consists of the area in front of the gate. Landscaping is permitted in the front yard area up to the street pavement and shall not disturb the grading of the dominant easement area. When landscaping plans include curbing, edging or landscape walls, shall be kept a minimum of three (3) feet from the neighbor's front yard wall/fence for aesthetics, maintenance, storm water maintenance and drainage purposes.
3. Front Yard / Driveway Area / Use Easements: Due to the courtyard villa's unique design, easement rights and pervious surface and aesthetic uniformity.
4. Rear Yard: Landscaping is permitted, shall not disturb the grading and be kept a minimum of two (2) feet off the rear property line for aesthetics, maintenance, storm water maintenance and drainage purposes. When landscaping plans include curbing, edging or landscaping walls shall be kept a minimum of three (3) feet from the property lines.
5. Existing sod may be replaced with sod, other plant material(s), rocks or decorative stone; however, the front yard area must include some plant material (planted in the ground) for aesthetic purposes.

Patio Villas:

1. Side Yard: Landscaping shall not disturb the grading of the dominant easement area, shall be kept a minimum of two (2) feet off the dominant tenement side yard wall/fence and a minimum of two (2) feet from the rear property line for storm water maintenance/drainage. If landscaping has curbing, edging or landscaping walls, it shall be kept a minimum of three (3) feet from dominant side yard wall/fence, and a minimum of three (3) feet from the rear property line for storm water maintenance/drainage.
2. Front Yard: Landscaping in the front yard area is permitted including the dominant easement area; however, it is not permitted in the front or servient easement areas. Hedges are only permitted in front of the fence as originally constructed, repaired or replaced.
3. Rear Yard: Landscaping shall be kept a minimum of two (2) feet from the rear lot line for maintenance and drainage purposes. If the landscaping has curbing, edging or landscaping walls, landscaping shall be kept a minimum of three (3) feet from the property lines.
4. Existing sod shall only be replaced with sod or other plant material except as an accent material in approved landscaping beds.

Verandas:

1. Side Yard: Landscaping shall not disturb the grading of the dominant easement area, curbing and edging shall be kept a minimum of three (3) feet off the dominant tenement side yard wall/fence. Plantings shall be kept a minimum of two (2) feet off the side yard wall for storm water maintenance/drainage.
2. Front Yard: Landscaping in the front yard area is permitted, but must comply with use easements. See landscaping Home section.
3. Rear Yard: Landscaping shall be kept a minimum of three (3) feet from the rear wall/fence for maintenance and drainage purposes. Plantings shall be kept a minimum of two (2) feet off the rear wall for storm water maintenance/drainage.

Painting of Residence (Base, Trim, Accent)

Homes and Verandas:

Architectural approval is not required if the chosen color is the color used at the time of original construction. All other re-paintings shall submit an architectural application form with paint samples. For purposes of this section, the gable on the home is considered an accent and may be painted a color that varies from the base color. Only solid

colors that are harmonious with the surrounding neighborhood and will benefit and enhance the entire subdivision in a manner generally consistent with the plan of development thereof shall be approved. Hot, electric, neon or bright colors are not permitted.

Courtyard Villas:

When repainting the residence, the color shall be consistent with the surrounding homes as long as the homes on either side are not the same color. Hot, electric, neon or bright colors are not utilized.

Courtyard Villas:

If Villa Subdivisions have some villas with decorative stone, villas that do not have stone can add it.

Patio Villas:

Siding may be replaced or repainted as long as homes on either side are not the same color.

Pergola:

Homes, Courtyard Villas, Patio Villas, Verandas

Pergolas shall not be located in any easement area, shall be anchored into the ground for safety purposes and shall be located in the rear or side quadrant. Pergolas shall be consistent with size of lot. Pergolas constructed with a concrete pad may be screened on the sides. Pergola roofs may be screen, glass (tempered, plexi, poly carbonate, laminated, or similar product), canopy (including retractable, shade sail), solar panel or louvered. All canopy products shall be a solid color harmonious to the home.

Putting Greens:

Homes, Courtyard Villas, Patio Villas, Verandas

Putting greens are permitted as long as:

1. They are built on the rear of the property.
2. Not visible to the road in front of the house.
3. They are consistent with the size of the lot and are aesthetically compatible with the neighborhood.
4. Not located in any easement area or setback.

Note: Artificial grass may be used in the construction of a putting green.

Roof

Homes, Courtyard Villas, Patio Villas, Verandas

1. All roofs shall be consistent in color within a given community and all roofing needs to be approved.
2. The shingles can be upgraded to an architectural style shingle.

Shutters

Homes, Courtyard Villas, Patio Villas, Verandas

Architectural approval is not required for shutters and shall be a color harmonious with the home and surrounding homes. Hot, electric, neon or bright colors are not permitted.

Tree Removal

Homes

No tree with a trunk four (4) inches or more in diameter shall be removed or effectively removed through excessive injury without first obtaining permission from the Special Magistrate. Palms are not considered a tree for purposes of this regulation. The Special Magistrate does not review applications for palm removal.

Generally, a tree that matures at over 30 feet and is not a palm or conifer is considered a canopy tree. Below is a list of the most commonly used canopy trees:

- Oaks
- Magnolias
- Elms
- Maples

Trellis:

Home, Courtyard Villa, Patio Villas, Verandas

A trellis is a two-dimensional structure of open lattice work which may be freestanding and is permitted but shall not be permitted in any easement area. Trellises shall be consistent with the size of the lot.