



The Sanctuary Community Association

Community Development Standards

Also referred to as the Architectural Guidelines

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Table of Contents

SECTION I-- OBJECTIVES AND POLICES		
<hr/>		
INTRODUCTION		5
DEFINITIONS		6
LIMITING CONDITIONS		8
SECTION II-- PROCEDURES		8
<hr/>		
ARCHITECTURAL REVIEW COMMITTEE		8
PURPOSE		8
AUTHORITY		9
MEETING DATES AND APPROVAL DEADLINES		10
APPLICATION FEES		10
COMMITTEE MEMBERS		10
SCOPE		10
APPLICANT RESPONSIBILITIES		11
TYPES OF DECISIONS		12
WRITTEN APPROVALS AND ORAL STATEMENTS		13
VARIANCES		13
PROJECT COMPLETION		13
PROJECT CHANGES		14
INSPECTIONS		14
DESIGN STANDARDS OVERVIEW		14
SECTION III—DESIGN STANDARDS		14
<hr/>		
DRAINAGE		14
MOUNDS AND SWALES		14
RETAINING WALLS		15
UTILITIES		15
STRUCTURE SITING		15
EASEMENTS		15
SIGHT DISTANCES		15
PORCHES, PATIOS AND POOL DECKS		16
FENCES, WALLS AND PLANTERS		16
PLAY EQUIPMENT		16
ROOFS		16
ENERGY CONSERVATION EQUIPMENT		16
AWNINGS AND SHUTTERS		17
AWNINGS		17
DECORATIVE SHUTTERS		17
HURRICANE SHUTTERS		17
GARAGE DOORS		17
DRIVEWAYS		18
WALKWAYS		18
PORCHES, PATIOS AND POOL DECKS		18

STOOPS, COVERED ENTRIES AND FRONT PORCHES	18
COUNTRY PORCHES AND RAISED DECKS	18
OTHER PORCHES, PATIOS AND POOL DECKS	18
POOLS AND SPAS	19
IN-GROUND POOLS AND SPAS	19
PORTABLE SPAS	19
POOL AND SPA PROTECTION	19
POOL AND SPA EQUIPMENT	19
SCREEN ENCLOSURES	20
LOCATION	20
SCREEN ENCLOSURE ROOFS	20
SCREEN ENCLOSURE FRAMES	20
SCREENING	20
FENCES, WALLS AND PLANTERS	20
FENCE AND WALL TYPES	21
PERIMETER FENCES	21
POOL FENCES	22
SERVICE FENCES	22
DECORATIVE WALLS AND PLANTERS	22
ADDITIONAL RESTRICTIONS	22
ACCESSORY STRUCTURES	23
TRELLISES	23
OUTDOOR FIREPLACES AND PERMANENT BARBECUES	23
PORTABLE BARBECUES	23
STORAGE AND TOOL SHEDS	23
GAZEBOS	23
POOL UMBRELLAS	23
GUEST HOUSES	24
DETACHED GARAGES	24
PLAY EQUIPMENT	24
PORTABLE PLAY EQUIPMENT	24
BASKETBALL GOALS	24
TRAMPOLINES	25
SKATEBOARD RAMPS	25
PERMANENT PLAY EQUIPMENT AND BUFFER LANDSCAPING	25
SWING SETS	25
PLAYHOUSES	25
PLAY COMPLEXES	25
TRAMPOLINES	26
SKATEBOARD RAMPS	26
EXTERIOR COLORS AND FINISHES	26
REPETITIOUS COLORS	27
WOOD, MOLDED MILLWORK AND FIBER-CEMENT PRODUCTS	27
BRICK	27
STONE COLORS	27
ROOF SHINGLE COLOR	28
WINDOW AND PATIO DOOR COLORS	29
SCREEN ENCLOSURE COLORS	29

DRIVEWAYS AND WALKWAYS	29
PATIO AND POOL DECKS	29
EXTERIOR LIGHTING	29
LOCATION OF LIGHTING FIXTURES	29
LIGHTING SYSTEMS	30
ILLUMINATION	30
POST LIGHTS	30
BOLLARD AND PATH LIGHTS	30
LANDSCAPE LIGHTING	30
ENTRY LIGHTS	31
GARAGE/CARRIAGE LIGHTS	31
PORCH LIGHTS	31
SIDE YARD LIGHTS	32
BULBS	32
LENSES	32
LIGHT SPILLAGE AND GLARE	32
LANDSCAPING	32
DESIGN APPROACH	33
PLANT PALETTE	33
YARD TREES	33
SHRUBS	33
GROUND COVERS	34
SOD	34
PLANTING BEDS AND MULCH	34
EDGING	34
IRRIGATION	34
DECORATIVE EMBELLISHMENTS	34
UTILITY BOXES	35
LOT AND LANDSCAPING MAINTENANCE	35
ROUTINE LOT MAINTENANCE	35
IRRIGATION AND MAINTENANCE ON RIGHTS-OF-WAY (ROW)	35
IRRIGATION AND MAINTENANCE OF WATER'S EDGE	35
MAILBOXES	35
MAILBOXES	35
NEWSPAPER BOXES	36
HOUSE NUMBERS ON MAILBOXES	36
SIGNS	36
SALES AND LEASE SIGNS	37
HOUSE NUMBERS	37
POLITICAL SIGNS	37
HOLIDAY DECORATIONS	37
MISCELLANEOUS SIGNAGE	37
ANTENNAS AND SATELLITE DISHES	38
MISCELLANEOUS PROVISIONS	38
WINDOW AIR-CONDITIONING UNITS	38
REFLECTIVE WINDOW COVERINGS	38
FLAG POLES	39
SECURITY ALARMS	39

ROADSIDE OBSTACLES	39
APPENDIX A: CONSTRUCTION STANDARDS	40
OVERVIEW	40
DESIGN REVIEW	40
INSPECTIONS	40
CONSTRUCTION DEPOSIT	41
SITE PREPARATION	41
EROSION CONTROL DURING CONSTRUCTION	42
STRUCTURE SITING	42
ARCHITECTURAL DESIGN	42
EXTERIOR ELEVATIONS	43
STRUCTURE WALL PLATE HEIGHT	43
FOUNDATIONS	43
EXTERIOR WALL MATERIALS AND FINISHES	43
WOOD SIDING AND ACCENTS	44
WINDOWS	44
FRONT ENTRY DOORS	44
ROOFS	44
ROOF STYLES AND PITCHES	44
ROOF SHINGLES	44
VENTS AND STACKS	45
CHIMNEYS	45
SOFFITS	45
APPENDIX B: FLORIDA-FRIENDLY LANDSCAPING	46
1. PURPOSE.	46
2. DEFINITIONS.	46
3. FLORIDA-FRIENDLY LANDSCAPING	46
REFERENCES:	49
ANNEX A: SELECTING THE BEST TURF GRASS	50

Section I-- Objectives and Policies

Introduction

The primary functions of the Architectural Review Committee (ARC) are to establish design standards and to review applications for new construction and modifications to any structure after completion in order to ensure an aesthetically pleasing and architecturally compatible environment for the enjoyment of all residents.

The ARC's responsibilities embrace all aspects of design, construction and development within The Sanctuary including, but not limited to, site work; architectural design; colors, textures and materials; landscape design and materials; and environmental preservation.

While individual creativity is encouraged on behalf of Applicants, the standards and guidelines in this Manual have been established to maintain a measure of quality and consistency throughout the life of the community. In some cases there will be no permitted variation from established standards and guidelines, while in other areas flexibility may be permitted and encouraged, but only after review and approval in writing by the ARC.

Definitions

Accessory Structure shall mean and refer to a detached structure, which is customarily associated with and subordinate to the Principal Structure including, but not limited to, detached garages, gazebos, swimming pools and enclosures, spas and trellises as may be approved by the ARC.

Applicant shall mean and refer to an Owner who submits a Design Review Application to the ARC.

Architectural Review Committee (ARC) shall mean and refer to the committee, appointed by The Sanctuary Community Association Board of Directors (the Board), formed to establish and administer the standards and guidelines contained in the Covenants and this document.

ARC Administrator shall mean and refer to the person appointed by the Board as Chairperson of the ARC, who is designated as the person to accept ARC applications from owners, to maintain ARC records and to respond to homeowner inquiries regarding specific standards and guidelines. The ARC Administrator shall conduct all meetings of the ARC.

Association shall mean and refer to The Sanctuary Community Association, Inc. and as further defined in the Declaration.

Board of Directors (Board) shall mean and refer to the elected executive body of the Association and as further defined in the Declaration.

Commencement of Construction shall mean and refer to the start of construction as evidenced by (a) approval of the ARC application, (b) receipt of an Oviedo building permit, if applicable, and (c) commencement of construction beyond site preparation.

Common Area shall mean and refer to real property devoted to the common use of residents of The Sanctuary and as further defined in the Declaration.

Corner Lot shall mean and refer to any Lot that abuts two roadways.

Covenants refers to the Declaration of Covenants, Conditions, Restrictions and Easements for The Sanctuary.

Country Porch refers to a porch attached to the Structure that is elevated above ground level, normally with a roof and with or without railings.

Declarant shall mean and refer to The Sanctuary Community Association and as further defined in the Declaration.

Declaration shall mean and refer to the Declaration of Covenants, Conditions, Restrictions and Easements for The Sanctuary, as amended from time to time and recorded in the public records of the City of Oviedo, Florida.

Design Review Manual (“Manual”) shall mean and refer to the portion of the Community Standards document that sets forth policies and procedures of the ARC and establishes standards, guidelines and provisions for new construction and for modifications to existing structures.

Design Documents shall mean and refer to architectural plans, design specifications, engineering details, color/material samples and any other documentation submitted to the ARC.

Design Review Application shall mean and refer to the form and any attachments thereto for review as established by the ARC. Also referred to in short form as an ARC application.

Design Standards shall mean and refer to the standards of design contained in the Manual.

Drip Line shall mean and refer to the circular area of ground below a tree or shrub that corresponds to the greatest lateral extent of its branches.

Garage shall mean and refer to the structure or enclosed space used or useful for the storage of motor vehicles. An attached garage is part of the Principal Structure.

Interior Lot shall mean and refer to a Lot other than a Corner Lot.

Lot shall mean and refer to a portion of The Sanctuary intended for the construction of a single-family home and as further defined in the Declaration.

Maximum Buildable Area shall be defined by the setbacks, maximum impervious surface area and other restrictions placed upon a lot by the local jurisdictional authority.

Owner shall mean and refer to the record titleholder, whether one (1) or more persons or entities, of the fee simple title to any Lot within The Sanctuary.

Principal Structure shall mean and refer to the main or primary structure on a Lot, and shall include any attached secondary structure such as an attached garage.

Roofline shall mean and refer to the highest point of a roof, excluding weathervanes, chimneys or other appurtenances.

Stone shall mean and refer to natural stone or manufactured materials with the appearance of stone.

Structure shall mean and refer to any Principal Structure and/or Accessory Structure. Stucco shall mean and refer to traditional cement-based coatings as well as synthetic.

Limiting Conditions

1. The standards and guidelines contained in the Design Review Manual for The Sanctuary are minimum requirements. Where this Manual imposes a greater restriction than is imposed and required by the Declaration or other provisions of law, the standards and guidelines in this Manual shall control. In the event building codes or other provisions of law require greater restrictions than are imposed by this Manual, the more stringent provision shall control.
2. Approval of an ARC application shall not be construed as meeting the requirements of the City of Oviedo or any other governmental agency with jurisdiction over the community.
3. This Manual is subject to change by the ARC without prior notice. Interested individuals should contact the ARC to ascertain what changes, if any, may affect plans for construction or renovation prior to undertaking preliminary or final designs.

Section II-- Procedures

ARCHITECTURAL REVIEW COMMITTEE

Purpose

One of the most effective methods of assuring the protection of the master plan concept at The Sanctuary is through the establishment of procedures for the review of

proposed designs for new construction and modifications to existing Structures. In order to accomplish this objective, the Architectural Review Committee (ARC) has been established (a) to promote and preserve design standards for the protection and potential enhancement of property values, and (b) to foster a harmonious and aesthetically pleasing environment for all residents to enjoy.

Authority

The ARC shall have exclusive jurisdiction over all new construction and modifications to existing Structures within The Sanctuary. In accordance with the Declaration, the ARC shall (a) set forth standards and guidelines for new construction or modifications, and (b) review all ARC applications, including Design Review and Design Documents, for compliance.

The ARC may disapprove any application for non-compliance with the provisions contained in this Manual or on purely aesthetic grounds where, in its sole judgment, such action is required to maintain the desired character of the overall community.

The ARC's responsibilities include, but are not limited to, the following:

1. To establish architectural motifs and exterior design themes for the community.
2. To prepare design standards and guidelines for the protection of property values.
3. To evaluate all ARC applications and to approve or deny requests for new construction or modifications to existing Structures or Lots.
4. To assure compatible architectural designs, materials and colors as well as harmonious relationships among Structures on neighboring Lots.
5. To encourage quality construction and high standards of design.
6. To establish guidelines and procedures for assessing fees for the evaluation and administration of Design Review Applications when such evaluations require hiring of outside consultants to provide expertise beyond the abilities represented on the ARC.
7. To amend, modify and enhance standards, guidelines and other provisions in this Manual as may be required from time to time.
8. To meet with Applicants whose plans and specifications have been disapproved and to provide reasonable assistance and recommendation for adjustments to bring propose projects into compliance with standards and guidelines. The ARC Administrator shall conduct these meetings.
9. To exclude from The Sanctuary any contractor, subcontractor, agent employee, vendor or other invitee of an Owner who fails to comply with the standards, guidelines and other provisions set forth in this Manual.

Meeting Dates and Approval Deadlines

The ARC will meet at least monthly or as required to review Design Review Applications. In the event an Applicant feels the ARC has failed to respond in a timely manner, the applicant shall request a response from the Committee by certified mail. If the ARC fails to respond within thirty (30) days after receiving such a request, the Design Review Application shall be deemed approved. The date of receipt for such a request shall be considered the date the request is received either by the Committee, the Property Manager or Association employee.

Application Fees

The ARC may establish reasonable fees for processing a Design Review Application, payable at the time of submission. These fees normally will be charged only when requiring professional review of architectural or other plans by outside firms for structural modifications of existing Structures or rebuilding of a damaged or destroyed Structure. These fees may include the services of attorneys, architects, engineers and the like, as deemed appropriate and necessary by the Committee.

Committee Members

The ARC shall consist of at least three (3), but no more than seven (7) persons, all appointed by the Board. Members normally will be Owners, although the ARC may include persons other than Owners, if relevant expertise in design, construction, architecture, landscaping or other expertise is desired, as determined by the Board. The Board also shall designate one ARC member to serve as ARC Administrator (Chairperson), who will conduct all Committee proceedings and act as the point of contact for the ARC with Owners, the Board and the Property Manager. The Board may remove any or all ARC members without cause at any time.

Scope

The standards and guidelines in this Manual apply to new, major construction such as, but not limited to, room additions to houses, detached structures such as sheds or garages, roof extensions, pools/pool enclosures and the like. These standards and guidelines also apply to modifications of existing structures and properties including, but not limited to, the following:

1. Changes to exterior colors, including such items as exterior wall finishes, shutters, fascias, trim, architectural detailing, soffits, roof shingles, mailboxes, walkways and driveways. All exterior painting requires prior ARC approval, even for repainting original or existing colors (see section on painting standards). The ARC has the authority to require the repainting of any exterior color at the

owner's expense if exterior painting has not been approved in advance by the ARC.

2. Revisions and/or additions to existing Structures including, but not limited to, exterior wall finishes, windows, decorative and hurricane shutters, canopies, awnings, fireplaces, decks, patios or porches, trellises, any exterior lighting or light fixtures, attachments of any sort to exterior walls, or room additions.
3. Revisions and/or additions to existing site improvements, such as landscaping, edging, fountains, lawn art or fixtures, fish ponds or other water features, lighting, grading and drainage, retaining walls, planters, fences, driveways or walkways. Also included are additions such as play equipment, play sets, swing sets, trampolines and other similar items (see [Play Equipment](#) section for additional restrictions).

Major construction or changes will be processed as with any other modification application but normally will require additional documentation, to include architectural and/or engineering plans as deemed appropriate by the ARC. Should full review of such projects require consultation with outside experts, the Applicant will be responsible for all costs incurred in such review.

Applicant Responsibilities

The ARC assumes no liability or responsibility for any aspect of the design or construction of any Structure, including, without limitation, the following:

1. Performance or quality of workmanship or materials of any contractor or subcontractor.
2. Compliance with all laws, environmental regulations, building codes, ordinances or safety requirements.
3. Suitability of surface and subsurface soil conditions, including radon.
4. Water runoff and drainage control.
5. Accuracy of elevation grades, stakeouts, surveys and lot grading plans.
6. Obtaining permits from Oviedo or other government agency with jurisdiction over the lot.
7. Determination of structural, mechanical, electrical or safety adequacy as well as other technical aspects of proposed designs or construction materials that can only be determined by competent professionals.
8. Completeness or adequacy of Design Documents submitted by the Applicant.

The Association shall indemnify and hold harmless each member of the ARC from all costs, expenses and liabilities, including attorney's fees, incurred by virtue of any service by the ARC.

Types of Decisions

Upon receipt of a properly completed Design Review Application, including any required Design Documents or other supporting documents, and payment of any required fees, the ARC will process an Applicants request and render one of three (3) decisions in writing:

1. Approved as submitted.
2. Approved with stipulations.
3. Disapproved.

If an application is Approved with Stipulations, then an Applicant may only complete the proposed project as stipulated in the approval notice. Stipulations are binding upon an Applicant. Any project undertaken or completed without adherence to the Stipulations will be deemed a Violation.

In the event an application is Disapproved, the ARC will specify the reasons for rejection sufficiently so that an Applicant may determine what appropriate changes must be made to bring the proposed project into compliance. The owner may then resubmit the Application with revised documentation as required for reconsideration by the Committee.

In some cases an application may be Disapproved because it inadequately describes the Applicant's request or lacks sufficient detail for the ARC to make a determination. In such cases the ARC will return the application, marked as Disapproved, with an explanation of the additional information required to be submitted for reconsideration of the application. *The ARC is NOT OBLIGATED to review any incomplete Application or other document that does not conform to the requirements set forth in this Manual.*

For applications submitted after project completion and subsequently disapproved, the Applicant shall be required to remove the disapproved project or otherwise return the Property to the condition prior to the initiation of the project.

If the Applicant does not understand the ARC's comments or concerns, the Applicant should contact the ARC Chairperson. *Applicants and any interested homeowner are always welcome to attend any ARC meeting.*

Written Approvals and Oral Statements

Applications will be returned to Applicants with the ARC's decision in writing along with the original or copy of the application and supporting documents. This written response shall be the *sole source of reference* regarding any ARC action. *Oral statements are not binding* on any party regarding any action with respect to an ARC Application.

Variations

The ARC has the authority to require additional or more stringent requirements for any new construction as necessary. In addition, the ARC, in its sole discretion, may authorize a variance from compliance with any of the standards, guidelines and provisions in this Manual when circumstances such as topography, natural obstructions, hardship (excluding hardship created by the Applicant or which could have been avoided or mitigated by the exercise of due diligence by the Applicant), aesthetic or environmental considerations require, but only in accordance with duly adopted rules and regulations.

Such variances will only be granted when unique circumstances dictate and no variance shall (a) be effective unless in writing, (b) be contrary to the restrictions set forth in the Covenants, (c) prevent the ARC from denying a similar variance in other circumstances, or (d) require the ARC to grant similar variances in the future. The inability to obtain approval of any governmental agency, the issuance of any permit, or the terms of any financing shall not necessarily be considered a hardship warranting a variance.

Per the Covenants, each Owner acknowledges that aesthetic judgments by the ARC may vary over time, as may the interpretation and application of the Architectural Guidelines. Any Variance approved by the Committee will not be deemed to constitute a waiver of the right to withhold approval as to any similar application submitted for approval.

Project Completion

Any project within The Sanctuary shall commence immediately upon issuance of a building permit, if required, and approval by the ARC. If work has not commenced within one year from ARC approval, the approval shall be deemed withdrawn. Once work has commenced, it must be completed within one year, unless otherwise specified in the notice of approval or unless the ARC grants an extension in writing. If work is not completed within the specified time, it shall be considered nonconforming and subject to enforcement action by the Association.

Project Changes

All construction must be completed in accordance with the application and supporting documents as approved. The ARC must approve any changes to design specifications prior to implementing those changes. Applicants seeking any such changes should consult with the ARC to determine if additional plans and specifications are required for approval.

Inspections

Periodic inspections may be made (but shall not be required to be made) by the ARC during or after completion of work to determine compliance with the approved application and supporting documents. Applicants are required to cooperate fully with members of the ARC to facilitate such inspections.

Design Standards Overview

The standards and guidelines presented in this section cover a broad range of design considerations that are intended to foster an attractive community atmosphere with pleasant, welcoming streetscapes, well-planned homes and landscapes with a unifying theme that helps promote a harmonious community.

Detailed standards for major construction such as room additions, roof extensions and detached structures such as garages may be found in [Appendix A](#).

Section III—Design Standards

DRAINAGE

Owners shall not alter, or cause to be altered due to other activity, the drainage of their lot or adjacent lots as designed in the Master Drainage Plan for The Sanctuary or as specified by the St. Johns River Water Management District, or by any separate lot- grading plan designated or approved by the ARC. No alteration by owners to these drainage plans may adversely affect adjoining properties.

Mounds and Swales

Mounds and swales must have smooth transitions between changes in slopes. Mound slopes shall not be greater than a ratio of 3:1 and swale slopes shall not be greater than 7:1.

Retaining Walls

Retaining walls may be used to facilitate grade changes or protect root systems of trees. Maximum height for retaining walls is 3 feet unless specifically approved by the ARC. Subject to design approval by the ARC, retaining wall materials may include stone, concrete or concrete block with stucco finishes matching the principal structure, or brick specifically designed for this purpose. Due to the impact on area drainage, retaining wall applications normally must include design drawings by a qualified engineer.

UTILITIES

All utilities must remain underground, except that supplementary fuel tanks, such as propane tanks, may be placed above ground, provided that a landscape or other buffer is included to sufficiently screen the tanks from view from the street or adjacent properties, as approved by the ARC.

No wells, either for potable water or irrigation, are permitted on any property, except that the Association may install wells for irrigation of common areas not served by existing utilities.

STRUCTURE SITING

The intent of the standards and guidelines in this section is to discourage idiosyncratic siting of structures and to impose restrictions that are consistent with the overall character of the community.

Easements

Landscaping and building of fences within easements may be permitted, as approved by the ARC and subject to any restrictions imposed by utility companies or government bodies controlling those easements. Homeowners will be responsible for any costs associated with removal of such items.

Sight Distances

No wall, hedge, grading, planting or structure shall be erected, maintained or permitted which blocks sight distances at intersections, except for street signs, mail boxes, fire hydrants, light standards and approved street trees. No such installation, which obstructs sight lines at elevations between two feet and six feet above the centerline of the roadway, shall be placed or permitted to remain on any Lot within ten feet from the intersection of the front property line and the edge of a residential driveway or pedestrian easement.

Porches, Patios and Pool Decks

Decks for porches, patios, pools and spas shall be located within the Maximum Buildable Area. Pools and spas may not be located in the front or side yard areas.

Fences, Walls and Planters

Siting requirements for these elements vary by type and application as well as the specific Lot size and location. See the [Fences, Walls and Planters](#) section for more details.

Play Equipment

Play equipment, as may be approved by the ARC, shall be limited to the Maximum Buildable Area of rear yards. Exceptions apply for portable basketball goals. See the [Play Equipment](#) section for additional details.

ROOFS

Roof shingles shall be architectural-grade asphalt with 30-year rating or slate. The color shall be dark charcoal gray, matching the existing standard shingle color, and must be approved by the ARC prior to installation. The ARC will consider variances for energy-efficient alternative roof materials on a case-by-case basis. For additional details on roofing standards, see [Appendix A](#).

ENERGY CONSERVATION EQUIPMENT

Solar collector panels, attendant hardware and other energy conservation equipment shall be installed only as an integral and harmonious part of the architectural design of the structure, as determined by the ARC. Solar collectors shall be flush mounted and installed parallel to the plane of the roof. IAW Florida Statute 163.04, collectors shall be installed on the roof within an orientation to the south or within 45° east or west of due south if such determination does not impair the effective operation of the solar collectors. To the maximum extent practical, collectors shall be located on a roof exposure shielded from the street. All hardware and framing shall be black or dark charcoal gray so as to blend in as much as possible with the roof color.

Outside clotheslines are permitted, but shall be located in rear yards and shall be shielded from view from the street and neighboring Lots. ARC approval is required prior to installation of clotheslines and the application should specify the owner's plan for shielding the clothesline from view from the street. Outside clotheslines shall be of the collapsible, umbrella-type design, and shall be collapsed when not in use. Laundry shall be taken when dry and not be allowed to hang throughout the day or overnight.

AWNINGS AND SHUTTERS

Awnings

Canvas or vinyl awnings may be used for controlling glare and for decorative purposes. Awnings shall be compatible with the architectural theme and exterior colors of the structure. Other than approved decorative supports, pipe frames must be covered or painted to match the awning or the color of the body or trim of the structure, as required by the ARC.

- *Canvas and vinyl awnings shall be well maintained at all times and replaced when necessary or required by the ARC or Covenants Enforcement Committee. If coverings are removed and not replaced, frames must also be removed.*
- *The typical Florida-style awning or shutter with painted metal or wood slats and telescoping supports shall not be permitted.*

Decorative Shutters

Shutters are considered “decorative” if they are used primarily for ornamental embellishments or are not certified as hurricane shutters. Decorative shutters may be operable or fixed. Concrete, wood, high-quality vinyl or architectural foam may be approved by the ARC. Shutter color normally should match the trim color for the structure. Wood-tone or other faux finishes are not permitted.

Hurricane Shutters

The ARC shall approve the type, manufacturer and color/finish of hurricane shutters. Installation details, product illustrations or photos and color samples shall be submitted with applications for hurricane shutters. Shutters may be installed within one week of the anticipated arrival of hurricane-force winds and must be removed within one week after the storm has passed unless extenuating circumstances, as determined by the ARC, provide for later removal. An example of such circumstances would be multiple storms predicted to arrive within a relatively short time. Hurricane shutters are not to be used as a deterrent to burglary and as such may not be left installed while owners are absent or for any period longer than two weeks *unless weather conditions warrant such installation.*

GARAGES AND DRIVEWAYS

Garage Doors

Garage doors must have functioning automatic door openers. Doors shall have raised panel designs and may have glazing (windows). Flush door panels are not permitted. Garage doors shall be painted either the same color as the body of the Structure, or the primary trim color. Wood-tone or other faux finishes are not allowed.

Driveways

Composition of driveways shall be stable and permanent. To maintain consistent appearance throughout the community, only concrete pavers will be allowed and the finish shall be uniform and continuous from the inner edge of the sidewalk to the garage. Replacement pavers must conform to the existing standard currently used throughout The Sanctuary. A clear sealant may be applied to protect pavers from weathering and stains. No other driveway finish or composition will be permitted.

No family names, initials, numbers, crests, logos or similar items may be applied or set into driveway surfaces at any time, or onto the street curb in front of the Property.

Walkways

Entry walkways from driveway to the front entrance shall be concrete pavers of the same composition and finish as the driveway. The ARC shall approve any additional walkway prior to installation.

PORCHES, PATIOS AND POOL DECKS

Stoops, Covered Entries and Front Porches

Steps and risers, stoop, covered entries and front porches shall be finished with stone, brick pavers or non-skid tile.

Country Porches and Raised Decks

Country porches and raised decks are permitted within the Maximum Buildable Area in the rear yard only, and must be consistent with the architectural theme of the structure. Wood steps integrated in any such design shall have closed risers. Deck planks, steps, risers and railings shall be finished with a solid stain or painted. No unfinished materials are permitted. Open areas under porches or decks must be concealed with lattice or other forms of permanent screening such as stucco or stone.

Foundation landscaping may also be required, as determined by the ARC.

Other Porches, Patios and Pool Decks

Other types of porches and patios may be approved within the Maximum Buildable Area of front, side or rear yards. Landscaping, low walls or other suitable buffers may be required for porches and patios in front and side yards, as determined by the ARC. Screening or screen enclosures are not permitted for front or side yard porches or patios.

Pool decks may be located in the Maximum Buildable Area of rear yards.

Unless otherwise approved by the ARC, the following finishes for porches, patios and pool decks are recommended:

- Exposed aggregate concrete

- Brick or brick pavers
- Precast pavers
- Stone set in mortar
- Stamped concrete with color agents
- Concrete coatings, paint or stain
- Ceramic non-skid tile

POOLS AND SPAS

In-Ground Pools and Spas

- A. Pools and spas shall be in-ground only and located in rear yards within the minimum pool setback or in the rear court area of Structures designed with a central courtyard or atrium. See [Appendix A](#) for minimum setbacks.
- B. Unless approved by the ARC, pools and spas shall be constructed of concrete gunite.

Portable Spas

Portable spas with a water surface area of less than 100 square feet may be permitted so long as the framing, color, location and screening are approved by the ARC. Portable spas must be located within the Maximum Buildable Area of the rear yard on stable foundations such as pool decks, patios and covered porches.

Pool and Spa Protection

All pools must be completely enclosed by fencing or a screen enclosure. Portable or in-ground spas must be enclosed by fencing, a screen enclosure or a protective cover with a locking device. See [FENCES, WALLS and PLANTERS](#) section for additional specifications for fences and screen enclosures.

Pool and Spa Equipment

All pumps, filtration and other equipment must be buffered from the street, adjoining Lots and common areas. Unless other alternatives are available and approved by the ARC, any such equipment shall be screened by a service fence or mature landscaping. Plants must completely screen the equipment from view.

SCREEN ENCLOSURES

Location

Screen enclosures may be used to enclose the sides of a porch covered by a conventional roof structure, to enclose an open-air patio and may be located in rear yards within the Maximum Buildable Area or within the rear court area of Structures designed with a central courtyard or atrium. Screen enclosures are not allowed in front or side yards. Pool screen enclosures shall be located within the minimum pool setbacks. See [Appendix A](#) for setback specifications.

Screen Enclosure Roofs

Screen enclosures shall be attached to and integrated with the Structure. Roof style may be shed, gable, mansard, hip or dome, but long expanses of flat screen roofs will not be approved without sufficient variation or breaks in design. Enclosures with screen roofs may not be covered with corrugated fiberglass panels, canvas, vinyl or aluminum pan roof panels. Any modification to screen enclosures must be approved by the ARC.

Screen Enclosure Frames

Bronze or black frame screen enclosures are required. White and other frame colors will not be approved. Spot lights or other lighting fixtures may not be mounted to screen enclosure frames without ARC approval.

The ARC will consider, on a limited basis, variations in frame design to incorporate additional architectural details, such as columns which mimic structural elements of the Principal Structure. Variances may be granted only for homes backing onto conservation areas and only with the written approval of immediate neighbors. Plans will be carefully evaluated to ensure proposed structural elements harmonize with the Principal Structure.

Screening

Black screening is approved; other dark-toned colors or finishes may be approved by the ARC.

FENCES, WALLS and PLANTERS

All perimeter fencing of side and rear yards will be constructed of white vinyl (privacy or picket style) or black metal (picket style only). Stucco-finished fencing also is permitted and should match the style and color of the principal Structure. Fencing adjacent to rear and side lot lines will be no more than six feet in height. For lots adjacent to retention ponds or common use areas, fencing must be black metal picket fencing with a maximum height of four feet. White vinyl picket fencing on pond lots may be approved, as a variance, only if there is an existing white vinyl fence on an

adjacent lot and even in those circumstances, black metal normally will be the preferred material.

Gates shall match the style and material of the fence or wall.

Applications must indicate location (including gates), design, materials and colors of these items for review by the ARC.

Fence and Wall Types

Depending on the location and/or function, fences and walls are classified as one of the following:

- Perimeter fences
- Pool fences
- Service fences
- Privacy fences
- Courtyard fences
- Decorative walls and planters

Perimeter Fences

Perimeter fences may be used to enclose side and rear portions of a Lot. Perimeter fences shall conform to the following requirements:

- A. Interior Lots. Perimeter fences on Interior Lots may extend from the rear corner of the Structure to the property line and thereafter to and along the rear property line.

- B. Corner Lots. On the street frontage side yard, a perimeter fence may extend from the rear corner of the Structure to the setback line along the street frontage side yard and thereafter along the setback line to the rear property line. On the side yard between an Interior Lot and a Corner Lot, a perimeter fence may extend from the rear corner to the side property line and thereafter to the rear property line.

- C. Pond and Common Area Adjacent Lots. Perimeter fences on lots that border upon retention ponds or common areas must be black metal picket fencing with a maximum height of four feet. White vinyl picket fencing on pond lots may be

approved, as a variance, only if there is an existing white vinyl fence on an adjacent lot.

- D. See the [PLAY EQUIPMENT](#) section for restrictions on structures and equipment that is not permitted in side yards, even if located behind perimeter fences.

Pool Fences

If a screen enclosure is not constructed, pools and in-ground spas shall be protected with either a perimeter fence or a pool fence. Pool fences shall conform to state and local regulations.

Service Fences

Unless buffered by landscaping, as approved by the ARC, service fences shall be used to screen HVAC equipment, pool/spa equipment, garbage receptacles, log storage, water treatment equipment, propane tanks and similar items from the street, adjoining Lots and common areas. Slabs located inside service fences shall be designed for positive drainage and shall not interfere with the originally-designed flow of water for the Lot.

Garbage containers located within service fence areas shall have animal resistant lids. Service fences shall conform to the following requirements:

- A. Location. Side or rear yards. May extend up to five feet into the side yard setback from the side wall of the Structure.
- B. Height. Six inches higher than the mechanical equipment or other items to be screened up to a maximum height of five feet.

Decorative Walls and Planters

Low walls may be approved on a limited basis for decorative purposes or for planters. Decorative walls and planters shall conform to the following specifications:

- A. Location. Within the Maximum Buildable Area.
- B. Height. Three feet maximum.
- C. Materials. Decorative walls and planters shall include a cap for definition and shall match or be compatible with the exterior finish of the Structure. Acceptable materials include stucco, stone, or brick.

Additional Restrictions

Additional restrictions may be required for certain Lots with unusual conditions or situations not covered by provisions in this section. The ARC will evaluate special conditions on an individual basis.

ACCESSORY STRUCTURES

Accessory structures include elements such as sheds, cabanas, gazebos, trellises and other similar elements. The design, location, materials and colors of Accessory Structures are subject to review and approval by the ARC. All Accessory Structures must be located per local zoning restrictions.

Trellises

Trellises can be an effective method for producing shade and defining outdoor spaces. Trellises shall have a minimum of three courses of top cross members unless otherwise approved by the ARC. The color of trellises shall match the main body or trim color of the Structure, although the ARC will consider white and black, depending on the location and setting. If the trellis is laced with canvas, the ARC must specifically approve the color.

Outdoor Fireplaces and Permanent Barbecues

Outdoor fireplaces and permanent barbecues shall be integrated with the design of covered porches, pool decks or other portions of the Structure. Outdoor fireplaces and permanent barbecues shall be located in the rear yard within the Maximum Buildable Area. Chimneys shall follow the standards specified in [Appendix A](#).

Portable Barbecues

When not in use, portable barbecues shall be stored within a covered porch or in an enclosed area out of view.

Storage and Tool Sheds

Accessory Structures used for outside storage must be designed to match the main Structure and shall be constructed of the same wall finishes, trim and roof materials.

Gazebos

Gazebos shall be compatible with the exterior elevation of the Structure and shall be constructed using the same type and color of roof shingle. The color of columns, railings, pickets and other details shall match the main body or trim of the Structure. Portable or temporary gazebos (with canvas or cloth coverings, with or without side curtains) and similar structures shall not be permitted, except for temporary use, with ARC approval, for parties or other limited-duration events.

Pool Umbrellas

Pool umbrellas may be used to shade pool or patio furniture. They should be collapsed when not in use and shall be maintained in good condition.

Guest Houses

Guest houses and cabanas may be approved by the ARC, provided they match the elevation, style, materials and color of the principal Structure.

Detached Garages

Detached garages are not permitted.

PLAY EQUIPMENT

Planning for the recreation of our children and young adults is an essential part of life in The Sanctuary. Commercially available play equipment, however, is often less than desirable in appearance. As a result, the standards and guidelines in this section have been established to create a balance between the need for play equipment and the impact on streetscapes, adjoining Lots and common areas.

Play equipment includes, but is not limited to, basketball goals, swing sets, jungle gyms, playhouses, play complexes, tree houses, trampolines, skateboard ramps and similar items. The location, number, size, materials and colors for play equipment shall be reviewed on a case-by-case bases and ARC approval is required prior to installation, except that prior ARC approval is not required for portable basketball goals (but see design requirements under “Basketball Goals” below).

All play equipment must be properly maintained in appearance and function. Poorly maintained and non-functioning equipment must be removed or repaired.

Except for portable basketball goals, which may be used on driveways, all play equipment shall be located within the rear yard. Permanent structures such as playsets shall be located within the Maximum Buildable Area of the rear yard.

PORTABLE PLAY EQUIPMENT

Portable play equipment, such as, but not limited to, basketball goals, trampolines, and skateboard ramps, must be *removed at night and shall be stored out of sight* from the street, adjoining Lots, and common areas.

Basketball Goals

Permanent basketball goals are not permitted on any Lot within the community. Basketball goals may not be installed in the ground or attached to any portion of a structure. The Sanctuary Community Association provides basketball goals at the Amenity Center for residents’ use.

A portable basketball goal may be used on a resident's Lot subject to the Portable Play Equipment requirements specified above, and shall not be used at any time on a street or cul-de-sac. Portable basketball goals shall have a black metal pole and a clear backboard, and shall be properly maintained.

Trampolines

Portable trampolines may be used on a resident's Lot subject to the Portable Play Equipment requirements specified above. Trampolines should incorporate integrated safety netting.

Skateboard Ramps

Permanent skateboard ramps are not permitted on any Lot within the community. Portable skateboard ramps may be used on a resident's Lot subject to the Portable Play Equipment requirements specified above.

PERMANENT PLAY EQUIPMENT AND BUFFER LANDSCAPING

Permanent play equipment shall be located in the rear yard within the Maximum Buildable Area.

Permanent play equipment shall be buffered by landscaping or other means from the street, adjoining Lots and common areas. The location of play equipment will be evaluated on an individual basis to determine the extent of landscaping required.

Generally, more extensive landscaping is required for Corner and Pond Lots.

Swing Sets

Swing sets shall be made of pressure treated lumber and left natural or stained an earth-tone color. Other materials will be considered, provided the finish is painted or stained an earth-tone color.

Playhouses

The exterior of playhouses may be constructed of cedar siding with a cedar shingle roof and may be left natural or stained an earth-tone color. Playhouses are limited to 100 square feet in area and a maximum height of 6' above grade. No electrical or plumbing connections are permitted to service playhouses. Other materials will be considered, provided the finish is painted or stained an earth-tone color.

Play complexes

Play complexes shall be constructed of pressure treated lumber and left natural or stained an earth-tone color. Play complexes may not exceed 168 square feet in area or 12' in height above grade. Other materials will be considered, provided the finish is painted or stained an earth-tone color. Play complexes with integral playhouses must also conform to the playhouse standards above. Canvas covers or roofs atop such structures shall be properly maintained. Cover and roof colors will be muted in tone and are subject to ARC approval. Bright primary or pastel colors are not permitted, nor are stripes or patterned cloth. Plastic attachments such as slides also shall be of muted colors. Bright primary colors will not be approved

Trampolines

Permanent trampolines (that are intended to remain outside) will be evaluated on a case-by-case basis.

Skateboard Ramps

Permanent skateboard ramps are not permitted within the community.

EXTERIOR COLORS AND FINISHES

The ARC requires advance approval for all exterior colors, even for repainting of the original color. The Sanctuary's formal color book is a professionally designed palette that enhances the community aesthetics with a unifying color theme. The color book lays out acceptable color/trim combinations. Variances for color selection will be granted only for exceptional circumstances or conditions.

- Homeowners must pick an approved color from the Sanctuary color book, available at the Amenity Center, and submit an ARC application *prior to painting*.
- Paint sample "chips" are available at the Amenity Center for homeowner use in ordering paint at *any paint provider*. Some specific paint manufacturers are referenced on the sample chips only because those firms provided the color-coding information and sample paint, and the ARC has provided color codes for some other manufacturers for the convenience of homeowners; however, the Association *does not endorse, require or specify any particular paint brand or supplier*.
- Homeowners should use the sample chips to ensure the paint supplier properly mixes the desired color. Most suppliers will scan the sample to provide an accurate blend of dyes to match the desired color. It is very important to use this process, as attempting to match approved colors with manufacturers' color palette samples by eye will most often NOT result in an accurate match.
- Each home will be painted with an approved base and trim color combination selected from those specified in the color book. The selected trim color will be used for all trim and architectural detailing, except that soffits and gutters/fascia may be painted either black, trim color or white. Gutter downspouts may be painted white or body or

trim color. The ARC will consider requests for painting other architectural detailing a third color on a case-by-case basis.

- Garage doors shall be painted either the body color, or the primary trim color. Faux wood finishes and other non-standard finishes will not be approved.
- The approved color book illustrates a selection of body colors with specific trim colors. These are the principal styles selected by our professional color consultant as the most effective color combinations for Sanctuary homes, but homeowners may select their own combinations, subject to ARC approval, from the approved color palette. In some cases, trim colors may be used for body color and vice versa.
- Front entry door colors will be evaluated separately, based on architectural style and harmony with the selected house colors. A selection of common front entry door colors is included in the Sanctuary color book as suggestions only.
- The ARC reserves the right to evaluate color selections based on the appropriateness for the specific home's architectural style, but in principle, all palette colors may be used on any model home.
- If homeowners paint their house without approval, or if the final color deviates from the approved color, the homeowner is in violation of the community standards and will be required to repaint the house at the homeowner's expense.
- Elastomeric paints are highly recommended for their additional resistance to intrusion by wind-driven water.
- Paint finish may be flat, satin or eggshell. Semi-gloss and gloss paints are not permitted.

Repetitious Colors

Colors will not be approved if they are identical or substantially similar to the existing colors of adjacent homes or homes directly opposite, unless sufficient variation exists in elevation details or materials.

Wood, Molded Millwork and Fiber-Cement Products

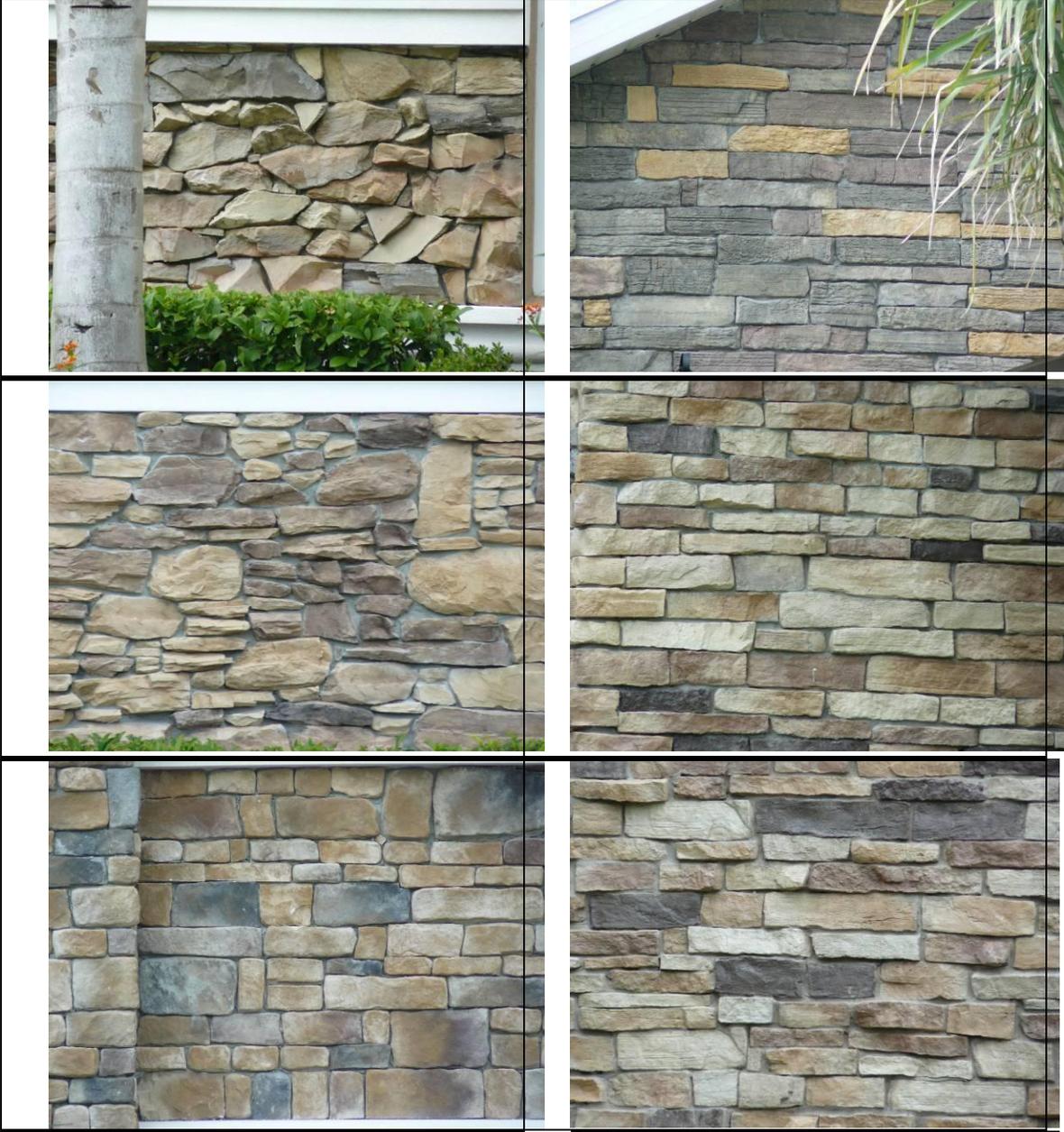
All exterior wood and wood-like products must be finished with a solid stain or colors approved by the ARC. Except as may be deemed appropriate for front entry doors, semi-transparent stains are not permitted. Colors for molded millwork shall be submitted for ARC approval.

Brick

Brick and mortar colors, as for walls and planters and other ARC-approved projects, shall be submitted for approval. Brick will not be approved for use as a veneer or principal Structures.

Stone Colors

Stone and faux stone products used for veneer siding, chimneys, or other uses shall be submitted for ARC approval. Applications must include product photos or samples. Colors must harmonize with the Structure and must be natural or earth toned. The use of colors such as pastels, white or primary colors and excessively dark colors will not be approved. The photos below illustrate the range of acceptable stone colors, generally consistent with the stone siding installed by the builders on their model homes:



Roof Shingle Color

Roof shingles shall be architectural-grade asphalt in dark charcoal gray matching the standard shingles used throughout The Sanctuary. See [Roofs](#), below, for other requirements

Window and Patio Door Colors

Windows frames and sashes shall be white or house body color. Patio doors may be white, body color or bronze.

Screen Enclosure Colors

Screen enclosure frames shall be bronze or black and doors shall match the style and color of the enclosure frame. Screening will be black.

Driveways and Walkways

All driveways and front walkways shall be pavers and will match the color, style, size and composition of existing pavers currently used throughout the community for driveways, walkways and street accents. See “[Garages and Driveways](#)” section, above, for more details on driveway pavers.

Patio and Pool Decks

Patio and pool decks should be complementary to the main body of the Structure and may include, where appropriate, accent colors. All colors shall be submitted for ARC approval. Depending on the type of material, color swatches or product samples must be included in the application.

EXTERIOR LIGHTING

Except for seasonal Christmas or other holiday lights, which may only be displayed between Thanksgiving and January 10th, all exterior lighting shall be reviewed and approved by the ARC prior to installation. Lamps and other exterior lighting, including landscape illumination, shall be shown on site plans submitted for approval, along with detailed description of wattage, position, direction and style, with product photos included as necessary for the ARC to determine suitability of the design. The intent of the standards in this section is to ensure that lighting is properly used to enhance the *architectural detailing and landscaping* of a Structure during evening hours *without overpowering the streetscape, producing excessive glare, or affecting adjoining Lots.*

Location of Lighting Fixtures

Other than for one post light as provided in this section, all light fixtures must be attached to the Structure or located within the Maximum Buildable Area of the Lot.

Lighting Systems

When preparing a lighting plan, preference is for a single system type throughout the landscape, although more than one type of individual fixture is usually required. Low-voltage incandescent is appropriate, but LED lighting is strongly encouraged.

- Most types of quartz, mercury vapor, high-pressure sodium and metal halide lamps with standard voltage are not permitted.
- Fluorescent fixtures or the use of fluorescent tubes is not permitted for exterior lighting, except for under-rail deck lights. The ARC may approve energy efficient, compact fluorescent light (CFL) or LED bulbs as substitutes for incandescent bulbs depending on their suitability to the application.

Illumination

The appropriate brightness of fixture and bulb for each application must be considered. A low-to-medium level of illumination to achieve a soft look or warm glow is required. A small quantity of the right kind of light can produce much better visibility and effects than large quantities of an inappropriate type. Brighter lighting is permitted along walkways for safety, while softer lighting should be used in more intimate areas to create more subtle effects.

Post Lights

A maximum of one post light, not exceeding 6 feet in height above grade, may be used only in the front yard. Post lights are limited to a single fixture and must be installed at least 10 feet behind the edge of the sidewalk farthest from the curb.

Bollard and Path Lights

Bollard and path lights, not exceeding 30 inches in height above grade, may be used on a *limited basis* to light walkways. Pagoda-style lights, with diffusers and extended shields or louvers are preferred. Other types of designs will be considered on their own merits, but styles with shallow or wide spread louvers or those producing high levels of glare are not permitted. Bollard and path lights *are not permitted for installation along driveways*.

Landscape Lighting

All landscape lighting must be approved by the ARC prior to installation. Applications should include location, wattage and coverage of all lighting elements.

- Ground Lights: Ground lights are installed at grade and may be used on a *limited basis* to provide circular or semicircular sprays of light for walkways and driveways.
- Spread Lights: Mushroom-style spread lights, directing light downward and not exceeding 30 inches in height, may be used on a *limited basis* to provide circular patterns of light to illuminate landscaping and walkways.
- Flood Lights—Ground Level: Ground level flood lights intended for general illumination of large open areas are *not permitted*.
- Spot Light—Ground Level: Ground-level spotlights, not exceeding 150 watts per fixture, may be used on a *limited basis* to accent landscaping and architectural details of a Structure. Shields are required on spot lights to minimize light spillage. Bulbs may not be visible from the street or directed at such an angle to cause excessive glare or light spillage which may affect adjoining Lots. Ground-level spotlights may not be used to illuminate large open areas.
- Spot Lights—Eve-Mounted: Eve-mounted spot lights, not exceeding 150 watts per fixture, are permitted only on the rear corners of a Structure for night time security purposes. Fixtures must be equipped with motion sensors for activation and must not be wired in such a way as to remain on for long periods of time; motion sensor switches should turn off the light no later than one minute after activation. Fixtures must be mounted less than 12 feet above grade and fitted with a shield to minimize light spillage. Bulbs may not be visible from the street or directed at such an angle to cause excessive glare or light spillage which may affect adjoining Lots.
- Well Lights: In-ground well lights may be used on a limited basis for up lighting to accent trees. Well lights must be fitted with diffusers and grills to hide glare.

Entry Lights

Hanging fixtures, wall- or ceiling-mounted fixtures and recessed canister lights may be used for entry lighting. Low-wattage incandescent lights are best for wall-mounted fixtures, while higher-wattage fixtures are more suitable for overhead use.

Garage/Carriage Lights

Wall-mounted fixtures may be used to light garage door areas. Fixtures should be mounted at eye level on either side of the garage doors. Styles consistent with the standard carriage lights installed by the builder throughout The Sanctuary are preferred, but other styles may be considered, based on their suitability for the particular Structure and elevation, as approved by the ARC.

Porch Lights

Hanging fixtures, wall- or ceiling mounted fixtures, as well as recessed canister-type lighting may be used.

Side Yard Lights

Doors facing or opening to side yards of Structures may be lighted with shielded fixtures which provide up and/or down lighting only and should not cause excessive glare or light spillage affecting adjoining Lots.

Bulbs

All exterior lighting shall be equipped with white bulbs, frosted or clear, or LED fixtures with white lights. Fluorescent tubes are permitted only as under-rail lighting on decks. Yellow “bug lights” or other colored bulbs are not permitted unless specifically approved by the ARC. Compact fluorescent light (CFL) bulbs designed for specific applications may be approved.

Lenses

Glass, plastic or vinyl panels or lenses for lighting fixtures shall be white, frosted or clear, except for lightly tinted panels which may be used for decorative lighting fixtures for entries and rear porches.

Light Spillage and Glare

Light sources should be hidden when possible so the illumination is seen but not the source bulb or fixture. Besides achieving the most natural look possible, hiding the light source avoids glare that results when bulbs are in direct view. Using several smaller lights rather than one larger one also can reduce glare. Also helpful is the use of diffusers, shields and grills.

No exterior lighting shall be permitted which, in the view of the ARC, would create a nuisance to adjoining Lots. In the event an approved light produces excessive glare or light spillage after installation, the Owner shall be required to correct the situation by reducing the wattage of bulbs, adjusting shields, redirecting fixtures or taking other measures as may be requested by the ARC.

LANDSCAPING

Additions and alterations to existing landscaping must be approved by the ARC. The purpose of the landscape review process is to ensure a harmonious neighborhood streetscape and to protect the aesthetic quality of the community. The landscape standards are intended to provide for the needs and desires of the Owner in a manner that preserves an attractive streetscape and also protects the lifestyle of adjoining neighbors. Prior to the installation of landscaping, Owners shall submit an ARC application with supporting documents outlining type and position of landscape elements on the property.

Design Approach

The recommended landscape character should emphasize the principles of Florida-Friendly Landscaping (see [Appendix B](#)) and blend with the surrounding countryside in a casual rather than a formal manner. Front yard plantings should be sympathetic to the overall neighborhood streetscape in form, texture and simplicity of design. Landscape materials should be designed to provide privacy for the Owner and adjacent Lots. Plantings are required to screen service areas, pool equipment, HVAC units, water treatment installations, propane tanks and other installations as may be required by the ARC.

Plant Palette

A useful, interactive list of plants recommended for this area by the University of Florida Agricultural Extension Service is available at <http://floridayards.org/fyplants/index.php>. This list *is by no means meant to be all-inclusive*, but rather is intended as a guide to assist Owners in selecting plants proven to be suitable for the conditions in the community. Owners are encouraged to consult with local Master Gardeners, nurseries and landscape planners in selecting their preferred mix of plantings. The University of Florida Agricultural Extension Service and local Seminole County office offer a wealth of information about plants that are ideally suited to our conditions. Plants the Extension Service considers noxious or invasive are prohibited.

Yard Trees

Trees for individual Lots should be correct in form for the species and have normal growth habit. Trees should be properly maintained and should be placed with proper space to allow growth to maturity. Trees which are known to produce robust root systems, such as various oak species, should not be placed within 8 feet of walkways, driveways and curbs to avoid damage to those surfaces. Yard trees normally should be combined with shrubs, ground cover and mulch.

Shrubs

Grouping two or more shrubs of the same species generally is more pleasant in appearance than random mixes of shrub species, which is discouraged. Most landscape planners recommend grouping shrubs in tiers of varying heights, with taller species closer to the Structure. Plant masses should be arranged to provide visual excitement by the use of color and texture and to soften building elements and corners, as well as to enhance architectural features.

Side yard buffer hedges may extend up to the front corner of the Structure. Buffer hedges may be permitted in front yards to screen easements, separate adjacent driveways or for similar applications, with ARC approval.

Ground Covers

Ground covers should be used to complement shrub and tree plantings, to accent beds or cover lawn areas not suitable for sod. Ground covers normally will not be approved as a complete replacement for sod.

Sod

Other than areas covered by ground covers, shrubs or trees or other beds, remaining areas of Lots will be covered with sod. The preferred sod types are St. Augustine, Zoysia and Bahia. Zoysia (the Empire variety is particularly well-suited to our conditions) seems to do somewhat better than Bahia in this area, according to the University of Florida Extension Service. Argentine Bahia is the best suited variety of that grass. Centipede and Bermuda are not suitable and are prohibited for Lots in The Sanctuary. (See Appendix B, [Annex A](#) for more information on selecting turf grass.)

Planting Beds and Mulch

Planting beds shall be laid out in smooth, clean lines and include mulch over any bare ground. Mulch may be any bark and may be natural or dyed red or black (see [Appendix B](#) for preferred varieties of bark). Pebbles and small rocks also are acceptable, except that white stone is not approved. Red or black lava rock and river rock are most commonly used stone mulches in the community. Specify the type and color of mulch in ARC applications for landscaping.

Edging

Permissible edging types include molded cement (muted earth tone colors) and landscaping blocks. Commercial-type rubber edging is not approved for front yards, but may be used in rear yards or other areas not clearly visible from the street.

Irrigation

Most of The Sanctuary is provided with reclaimed water for irrigation, although some sections still use potable water for sprinkler systems. *The installation of wells on Lots is not permitted.* Owners will follow the relevant jurisdictional rules for irrigation days and hours. Note that watering schedules for reclaimed water users may be different from those established by the St. Johns River Water Management District (SJRWMD).

Decorative Embellishments

No artificial vegetation shall be permitted in front or side yards. Exterior sculpture, statues, fountains, bird houses or baths, swans, flamingos, ducks, windmills, rock gardens or other decorative embellishments shall be permitted in front or side yards only with the approval of the ARC.

Utility Boxes

Owners are encouraged, but not required, to install landscaping buffers to screen utility boxes on their Lots. Note, however, that these boxes require minimum setbacks for safe operation and to provide service access.

LOT AND LANDSCAPING MAINTENANCE

Routine Lot Maintenance

Owners shall routinely mow lawns; edge beds, curbs, sidewalks, walkways and driveways; prune; control weeds, pests and diseases; remove trash and dead vegetation; irrigate as necessary to supplement natural precipitation; repair irrigation systems; replace mulch; and other necessary maintenance measures to sustain the landscape in a neat, orderly, vigorous and healthy condition. Grass may not exceed six inches in height between cuttings. Dead trees pose a potential safety hazard and should be promptly removed (tree removal normally requires prior approval of local authorities and/or the SJRWMD. Foundation plants along the front elevation of Structures should be limited in height to no more than one third (1/3) the height of front windows and no more than two thirds (2/3) the height of the first story on side elevations. Specimen plants may be higher.

Irrigation and Maintenance on Rights-of-Way (ROW)

Owners shall maintain and irrigate landscaping located between the front lot line and edge of the roadway. For street trees bordering roadways within The Sanctuary, the Association shall be responsible for maintenance, to include trimming, fertilization and replacement, except that Owners shall be responsible for proper irrigation of those trees in front of their Lots. Any Owners who fails to properly irrigate these trees shall be responsible for the cost of any maintenance, repair or replacement due to that neglect.

Irrigation and Maintenance of Water's Edge

Owners of pond lots or lots on greenbelts fronting ponds shall maintain and irrigate all landscaping between the boundary of the Owner's Lot and the water's edge, except for those designated areas maintained by the Association. See [Appendix B](#) for restrictions on fertilization and pest treatment applications adjacent to retention ponds.

MAILBOXES

Mailboxes

Individual mailboxes must be installed adjacent to the street and Owner's driveway in accordance with the standard designs originally installed throughout the

community. Mailboxes and posts shall be round black metal, with a gloss, semi-gloss or satin finish. Designs shall generally conform to the two examples portrayed below. For neighborhoods like Hawk’s Reserve, for which the standard mailbox is the type below on the right (3732), any replacement mailbox and/or post shall be of a similar style, and not the simpler style on the left. For neighborhoods such as Magnolia Place, where the builder allowed either style, replacements may match either allowable style.



Newspaper Boxes

Individual newspaper boxes or other attachments on mailboxes or posts are not allowed.

House Numbers on Mailboxes

House numbers will be displayed on the side of each mailbox and shall be gold reflective paint or decal, three inches in height, and using a typeface substantially similar to the original style used by the builder (see photos, above). Owners also may also add white or gold-tone reflective numbers, one inch in height, to the front of the mailbox.

SIGNS

All signage shall conform to the design, size, color, lettering, copy and post detail established or otherwise approved by the ARC. The Sanctuary Board has selected a standard sign design with an approved vendor, Sign Farm (2536 W. Ponkan Rd, Apopka, FL 32712; tel. 407-880-7707).

The cost for the basic Sale/Lease sign is \$95.00, which includes custom lettering, placement, and removal of the sign. After the sale of the sign, Sign Farm will store the signs for realtors for reuse. Placement and removal for a previously used sign is \$45.00. In the case of “For Sale by Owner” signage, ordering the sign is the sole responsibility of the Owner.

For Lease (Rent) signs also are available for the same cost and conditions. These signs shall be worded “Available for Lease,” with the appropriate contact information. This is the only approved wording.

The maximum allowable text shall be 4 lines, which may include brokerage information, phone number and contact name. No other forms of advertising, marketing or promotional material shall be attached to the sign or post.

Sign Farm also will furnish and mount boxes or tubes for circulars at a cost of \$15.00.

Any signage in violation of these provisions may be removed by the Association and discarded without prior notice.

Sales and Lease Signs

A single “For Sale” or “Available for Lease” sign may be permitted on any Lot and shall conform to the standards established, above, by the ARC. These signs shall be placed at the centerline of the front yard and five feet behind the front property line. No signs may be placed on other devices or on trees. If circular boxes or tubes are used, they must be mounted behind the sign, out of sight from the street.

House Numbers

Each principal Structure shall have either house numbers or a number plaque mounted affixed to the front facade. A single metal house number plaque may be bronze- toned or black finished, with a maximum width of 14 inches. House numbering using individual digits may be 4 or 5 inches in height and shall be either gold/brass or black.

Fonts shall be consistent with the numbers applied by the builder during original construction and common throughout the community.

House numbers shall not be painted on curbing.

Political Signs

Campaign signs in support of candidates, parties or political positions may be placed on lawns or in front windows no more than thirty days prior to an election and must be removed within five days after that election.

Holiday Decorations

Exterior holiday decorations may be placed or erected no more than thirty days prior to the holiday and must be removed no later than twenty days after the holiday.

Miscellaneous Signage

No other banners, signs, letters, family initials or crests, house numbers or similar items may be placed on or about any Lot, attached to any Structure, located in or about any of the properties within the community without the approval of the ARC.

ANTENNAS AND SATELLITE DISHES

Antennas include any device used for the reception of video programming services, including direct broadcast satellite (DBS), television broadcast and multipoint distribution service (MDS). All external accessory items necessary for the proper installation and function of the system are considered part of the antenna.

All external broadcast television antennas must be approved by the ARC prior to installation. Internal antennas, such as those mounted in attic spaces, are preferred. Applications must include a diagram showing the location of the Structure on the Lot and the location, size and height of the antenna and mast, as well as details of landscaping or fencing designed to screen the installation from view. If acceptable quality signals may be obtained from antennas placed inside the Structure, the ARC may prohibit an external antenna.

Satellite antennas smaller than one meter in diameter (such as those for DirecTV or Dish) *do not require an ARC application*, but must be installed in accordance with the following standards:

- No more than one antenna for each provider may be installed.
- If an acceptable quality signal may be received, antennas must be located as near to the rear of the Structure as possible.
- In no circumstances will an antenna be permitted on the front of any Structure.
- Antennas must be secured so that they do not jeopardize the soundness or safety of any other Owner's Structure or the safety of any person at or near the place of installation
- Owners shall not permit antennas to fall into disrepair or to become safety hazards.

MISCELLANEOUS PROVISIONS

Window Air-Conditioning Units

No window air-conditioning unit may be installed on any Structure.

Reflective Window Coverings

Reflective window coverings, coatings and films are not allowed. Window films designed for reducing UV and infrared transmission are allowed; films for reducing visible light transmission, i.e., window-darkening films, must be approved by the ARC.

Flag Poles

One flagpole, not exceeding six feet in length, may be attached to the front elevation of a Structure with wall brackets.

One permanent flag pole, not to exceed twenty feet in height, may be installed in the front yard of the Lot but prior approval must be obtained from the ARC. Application should include a diagram indicating the desired position of the flagpole and details about the size, style and color of the pole. Acceptable colors include colors matching that of the Structure, white and black.

A United States flag and/or the state flag of Florida may be displayed, in a respectful manner, at all appropriate times during daylight hours, but should be removed at night, unless properly illuminated. (All exterior illumination requires prior approval by the ARC.)

On Memorial Day, Flag Day, Independence Day, Veterans Day and Armed Forces Day, Owners may also display official flags of the US Army, Navy, Air Force, Marine Corps or Coast Guard no larger than four feet by six feet.

A single small flag and banner appropriate for the season, holiday or other occasion may be displayed as appropriate from a single black metal pole or standard, not to exceed six feet in height, to be displayed no further than six feet from the principal Structure. Flags and poles will be maintained in good repair.

Security Alarms

Security systems may not incorporate the use of strobe lights.

Roadside Obstacles

No concrete cylinders, pyramids, half-rounds or similar items may be placed along roadways or within right-of-ways or sidewalks in front of a Lot.

Appendix A: Construction Standards

OVERVIEW

The purpose of this appendix is to outline specific requirements for new construction; that is replacement for destroyed Structures or major additions to or alterations of existing Structures, such as the addition of new rooms to a home, adding a roof to a patio or similar projects. Prior to the preparation of plans, applicants and their design consultants are encouraged to meet informally with the ARC to discuss design concepts, to outline the review/approval process and to review key site considerations.

A residential designer or architect shall prepare all major construction plans submitted to the ARC. Plans must be sealed by an architect or engineer licensed to perform work in Florida and must conform to all relevant state and local codes. All plans will include specifications for landscape and irrigation changes and additions as appropriate for the design.

Any replacement home shall match existing styles, plans and elevations in the community. Basic construction shall be stucco on cinder block and no other construction type, such as brick or log homes will be permitted. No other style, such as Cape Cod, Colonial, Georgian or other style not consistent with the prevailing style throughout The Sanctuary will be permitted.

Design Review

Applicants shall submit design documents for ARC review prior to construction or site preparation. Design documents must include all plans requested. Documents must be complete in all regards and show all related improvements and alterations to existing structures and Lots, to include details on materials, specifications, colors and finishes, as well as landscaping. Applications lacking sufficient detail for the ARC to make an informed decision will be returned. At the discretion of the ARC, the plans may be submitted to an outside consultant for professional review. Costs for this review shall be the responsibility of the Applicant. The Applicant will submit any proposed changes to the approved design to the ARC for further review. All changes must be approved in writing by the ARC.

Inspections

The Applicant shall make the property available to the ARC, with reasonable notice, for inspection during and after construction to ensure compliance with approved plans. Upon completion, the Applicant shall provide, if requested by the ARC, copies of

Certificate of Occupancy (if applicable), inspection report by Oviedo building inspectors and any final surveys or other relevant documents.

Construction Deposit

For some major construction, the ARC may require, at its sole discretion, a construction deposit not to exceed \$1,000. The amount of the deposit will be based on the scope of modifications as determined by the ARC. The ARC may draw upon a construction deposit and may use such funds as necessary to cover costs for repair for damage, site clean-up or fines if not paid by the Applicant. Upon request by the ARC, the Applicant shall replenish any portion of the construction deposit expended for the purposes referenced below. Applicants are responsible for any and all damage related to construction activity to neighboring properties and Association common areas and property, and shall bear all costs associated with necessary repairs. Costs shall include, but are not limited to:

1. Repairs for damage to Association and development improvements, including, but not limited to, roadways, street lights, curbing, mailboxes, drainage systems, sidewalks, walls and signage whether such damage was caused by the Applicant or Applicant's contractor and his employees, subcontractors or suppliers.
2. Job site trash removal and clean-up if not routinely performed by the Applicant or Applicant's contractor during or after completion of modifications.
3. Street cleaning to remove silt, concrete or other debris if not routinely performed by the Applicant or Applicant's contractor, subcontractors or suppliers.
4. Fines for violation of Environmental or Construction Site Standards by the Applicant, Applicant's contractor, subcontractors or suppliers.
5. Failure to complete modifications as approved in writing by the ARC.

The construction deposit shall be released to the Applicant, less any funds expended, upon occurrence of the following:

1. Completion of modifications as approved in writing by the ARC.
2. Final clean-up and removal of all excess fill, waste, materials, equipment and vehicles.
3. Completion of final site grading (if applicable) and installation of landscaping and irrigation (if applicable).
4. Restoration of damage or impairments to existing site grades, landscaping and buffers with regard to the Lot, road right of ways and adjacent properties.
5. Receipt of certificate of occupancy (if applicable).
6. Receipt and approval of the final survey (if applicable).
7. Final approval and inspection of modifications as may be conducted at the option of the ARC.

SITE PREPARATION

Erosion Control During Construction

Retaining walls may be used to facilitate grade changes or to protect the root systems of existing trees where the finish grade has been cut below the natural or existing grade. The maximum height for retaining walls is three feet unless specifically approved by the ARC. Subject to approval of the final design, retaining walls may be constructed of landscape timbers (6" x 6"), stone, concrete block with stucco or stone veneer, brick of a design specific for such purpose or other materials as approved by the ARC. The ARC will require design drawings by a registered engineer in considering approval for use of retaining walls.

Temporary swales, silt fences and other sediment control methods should be undertaken prior to construction to reduce run-off, especially for areas adjacent to ponds and conservation areas. Applicants are required to comply with applicable governmental regulations and code requirements regarding run-off. Any mud, silt or sand run-off onto roadways shall be removed promptly by the Applicant. Any areas cleared of turf or vegetation shall be protected with mulch if construction is not commenced within 30 days of clearing.

Applicants shall undertake such additional measures as necessary to prevent debris from blowing onto adjacent properties.

Structure Siting

It is the intent of the standards and guidelines in this section to discourage idiosyncratic siting of Structures and to impose restrictions that are consistent with the overall character of the community.

No wall, vegetation, grading or structure shall be erected, maintained or permitted which blocks sight distances at intersections, except for street signs, mail boxes, fire hydrants, light standards and ARC-approved street trees. No wall, vegetation, grading or structure, which obstructs sight lines at elevations between two feet and six feet above the centerline of the roadway, shall be placed or permitted to remain on any Lot within ten feet from the intersection of the front property line and the edge of a residential driveway or pedestrian easement.

Decks for porches, patios, pools and spas shall be located within the Maximum Buildable Area. Pools and spas may not be located in the front or side yard areas. Except for portable basketball goals, all play equipment, as may be approved by the ARC, shall be limited to the Maximum Buildable Area of rear yards.

ARCHITECTURAL DESIGN

The overall architectural theme for The Sanctuary embraces a style common in the Central Florida region which includes a blend of classical architecture with authentic

detailing, transitional designs reflecting a flavor of past and present, and contemporary styles featuring traditional materials applied in a more modern fashion. Certain other styles are not considered compatible with this theme and the ARC shall be the sole arbiter of acceptable construction styles within the community.

Exterior Elevations

Approval of exterior design will consider mass and scale; materials, textures, colors and finishes; continuity between primary design elements and secondary surface treatments; placement of windows, doors and openings; vertical and horizontal lines; and roof pitches. Architectural detailing will be consistent with the overall design theme of the Structure and compatible with the overall design theme of the community.

The ARC may prohibit new construction or modifications to existing Structures on purely aesthetic grounds where, in its sole judgment, such action is required to maintain the desired character of the overall community.

Structure Wall Plate Height

The maximum height of a Structure shall be 35 feet, excluding chimneys and other appurtenances. For single-story plans, the minimum wall plate height shall be 10 feet for the main body of the Structure and 8 feet for secondary rooms. For two-story plans, the minimum wall plate height is 9 feet, 4 inches for the main body and 8 feet for secondary rooms on the second floor.

Foundations

The height from the exterior finish grade to the interior finish floor may not exceed three feet for front elevations or side elevations on Corner Lots without special approval of the ARC. All exposed portions of foundations must be parged or finished with stucco or stone. In certain situations, base landscaping may be required to mitigate the visual impact of raised foundations.

Exterior Wall Materials and Finishes

Exterior wall finishes, veneers and materials will be evaluated on their own merit by the ARC. Recommended finishes are stucco (cement-based or synthetic coatings) and stone (natural or manufactured). The following exterior wall materials are not approved:

- Fiber-cement siding
- Lap cedar siding
- Plywood siding
- Shingle siding
- Decorative concrete block
- Vinyl siding
- Aluminum siding

- Brick

Stucco texture may be smooth, sand or textured. Quoins may be staggered space corners, stacked corners and alternating stacked corners. Alternating space corners are not recommended.

Natural stone and high-quality manufactured stone are acceptable for veneer siding, chimneys, planters, low walls and other applications. The ARC will consider the type, texture and color of the proposed stone, as well as its consistency with the architectural style of the Structure, in approving a particular stone application.

Wood Siding and Accents

Wood may be used for raised porches/decks, railings, columns/posts, entry doors, bay or box windows, fascias, dormers, cupolas, pergolas and arbors. Extensive use of wood is not encouraged. All exposed wood, as may be approved by the ARC, must be finished with solid stain or paint. Other than for use on entry doors, semi-transparent stains will not be approved.

Windows

No reflective glass or glass coating is permitted. Decorative grilles, consistent with the architectural theme of the Structure, may be approved. Burglar bars, steel security bars, and similar devices are not approved for installation on the exterior of windows or doors.

Front Entry Doors

The entry of a Structure should create a sense of arrival and a warm, inviting feeling. Front entry doors should include either a pair of doors, with or without sidelights, or a single door with sidelights on both sides. The use of transoms is encouraged. The minimum entry door height shall be 6 feet, 8 inches.

ROOFS

Roof Styles and Pitches

Hip, jerkin head and gable roofs are preferred styles. Minimum roof pitch shall be 5 on 12; however, a roof less than the minimum pitch will be considered if it is an essential characteristic of an approved style home. Flat or parapet roofs are prohibited. All valleys should be laid to form "closed" valleys. The minimum roof overhang shall be 12 inches. Fascia shall be aluminum, vinyl or wood with solid paint finish.

Roof Shingles

Roof shingles shall be 30-year-rated, architectural-grade asphalt and dark charcoal in color, matching the prevailing roof shingles used throughout The Sanctuary. Ceramic- type tile, slate, cedar and metal are not allowed.

Vents and Stacks

All plumbing stacks and vents shall be painted to match roof shingles and shall be placed on rear slopes of roofs where possible. No exposed natural (mill finished) aluminum or unfinished galvanized flashing is permitted unless specifically approved by the ARC.

Chimneys

Chimney details shall be shown on floor plans and elevations submitted for ARC review. Exterior chimney finishes shall be stucco or stone, matching finishes on the Structure. No chimney may be clad with wood or vinyl siding, shingles of any type, or brick. Chimneys are to extend from the foundation up—no cantilevered designs are permitted. Unless otherwise approved by the ARC, chimney caps shall be stone, stucco trim, copper or painted metal. Pre-fabricated chimneys with metal flues and spark arrestors must have a cowl or surround composed of copper or painted metal as approved by the ARC.

Soffits

All soffits shall be vented as per applicable building codes and shall be composed of aluminum, vinyl or other material specifically approved by the ARC. Minimum roof overhang is 12 inches.

Appendix B: Florida-Friendly Landscaping

1.PURPOSE.

The Florida-Friendly provisions in this Annex establish minimum standards for the development, installation, and maintenance of low-impact yards for those Sanctuary Homeowners who wish to reduce their ecological footprint in Florida.

2.DEFINITIONS.

2.1 “A Guide to Florida-Friendly Landscaping Handbook” means the most current version of the handbook produced by the Florida Yards & Neighborhoods of the University of Florida’s IFAS Cooperative Extension Service.

2.2 “Florida-Friendly Landscaping (FFL)” means quality landscapes that conserve water, protect the environment, are adaptable to local conditions and which are drought tolerant. (Ref. §373.185 F.S.).

2.3 “Landscape Committee (LC)” is a committee formed by the HOA Board for planning and implementing the community landscape design plan, monitoring the performance of the community landscape maintenance contract and coordinating with the ARC as necessary in Homeowner applications for landscaping changes.

3.FLORIDA-FRIENDLYLANDSCAPING

3.1 Areas Managed by the Association.

3.1.1 Association Services. The Association requires all landscaping contractors to carefully monitor all pesticide and fertilizer applications performed in the Common and Managed Areas to ensure that relevant rules and regulations are followed. Homeowners shall refrain from any acts that negatively impact the environment and wildlife in Common and Managed Areas.

3.2 Landscape Committee (LC).

3.2.1 General Duties. The LC shall design, manage, and maintain the environmental landscape for the development. If a Homeowner desires to make an environmental design change to their property including changes to their landscape or irrigation system, the Homeowner shall, prior to making any change, seek approval for such design change by submitting an application to the Architectural Review Committee (ARC). The ARC shall consult with the LC as necessary to ensure no proposed design change is approved that fails to conform to the development’s landscape design concept. No approval shall be required for design changes involving the planting of annuals, planting of pre-approved

plants or trees (except in right-of-ways between curb and sidewalk), or for the removal/replacement of deceased or diseased trees.

3.2.2 Irrigation Plan. The Association's landscaping contractor will develop an irrigation plan that includes a layout identifying the location of the irrigation system components, irrigation times and maximum irrigation application rate per area or zone. The irrigation plan shall meet or exceed state and local water regulations.

3.2.3 Irrigation Scheduling. The landscaping contractor shall create an irrigation schedule that meets or exceeds state and local law. The schedule shall take into account seasonal plant water requirements, recent rainfall, recent temperature extremes and soil moisture. The plan will include exceptions for newly installed landscaping which usually requires longer irrigation timing. The Committee supervises the management of these irrigation systems by the landscaping contractor.

3.2.4 Pesticide Records for Common Areas. The LC shall ensure the relevant contractor keeps accurate pesticide application records including records for any restricted use pesticides used in the Common Areas as may be required by Florida law FL Stat. §487.160.

3.2.6 Environmental Landscaping Violations. The LC will inform the Covenants Enforcement Committee (CEC) of any knowledge that a Property is not complying with the water conservation, landscaping, fertilizing, or pesticide application parts of this Declaration. The CEC will notify the Homeowner and give 30 days to cure the problem.

3.3 Certification Requirements. All landscaping, fertilizing, or pest control companies servicing The Sanctuary Common Areas shall have all certificates and permits required by local, state and other relevant governmental bodies.

3.4 Florida-Friendly Landscaping. The Association may not prohibit any Homeowner from implementing Florida-Friendly Landscaping on the Homeowner's private property (Fla. Stat. §720.3075(4) and §373.185). The ARC retains the right to approve all landscaping plans prior to installation and may establish reasonable standards for implementing FFL guidelines and principles.

3.4.1 Plant/Turf Selection and Design. The LC shall select turf grass and landscape plants for Common Areas suited to the soil and other site characteristics.

3.4.2 Mulching. Mulch shall be placed at least 3-4" from the trunks of trees or the stems of landscape plants and shall be maintained at a depth of 2 - 3." Organic mulch and recycled mulch including leaves, pine needles, grass, and shrub clippings are recommended.

3.4.3 Fertilizer Use. Homeowners are strongly encouraged to follow the fertilizing recommendations of the most current version of the Florida Yards & Neighborhoods Guide to Florida-Friendly Landscaping when fertilizing on their own. Fertilizers and

pesticides may not be applied within a minimum of 10 feet from the edge of any water body.

3.4.4 Mowing. Mowing adjacent to swales or water bodies shall be performed such that no clippings are deposited into any swales or water bodies.

3.4.5 Disposal of Landscape Material.

- (a) **Turf Clippings.** Unless the turf is diseased, turf clippings shall be left on turf areas or composted on-site to recycle nutrients. Any clippings or landscape material that fall on impervious surfaces such as sidewalks, driveways, or roads shall be swept onto turf areas or composted. Turf clippings or landscape material shall not be deposited in any swales, water bodies or onto streets.
- (b) **Composting.** The ARC shall not prohibit any Homeowner from installing compost bins on the Homeowner's private property. Composting bins must be located in rear yards and are to be screened from view from the street and adjacent Properties. Composting shall be conducted such that no associated odors are apparent from adjacent Properties.

3.5 Water Conservation.

3.5.1 Irrigation Systems.

- (a) **Installation & Design.** All irrigation systems in the Development shall meet or exceed all state and local regulations. The irrigation system shall be designed so as to not overlap with water coverage zones, not to water impervious areas, and not to irrigate within three (3) feet of the building foundation. The irrigation design shall separate turf irrigation areas from landscape bed irrigation areas.
- (b) **Maintenance.** Irrigation systems shall be maintained in working order so that the application rate of water to landscape and grass does not exceed the ability of the soil to absorb and retain water applied during one application. Homeowners shall comply with the requirements of this Article and shall maintain the irrigation systems within their Property boundaries. The Association's landscape contractor shall make monthly inspection of all automatic irrigation systems for operating defects, periodically calibrate all automatic irrigation systems, and seasonally reset the irrigation controllers or timers to account for changes in plant growth and local weather conditions.

3.5.2 Rain Shut-off Devices or Soil Moisture Sensors. Rain shut-off devices or soil moisture sensors shall be installed and operational for all in-ground irrigation systems. Rain shut-off devices shall be placed in open areas to prevent incorrect readings. (FL Stat. §373.62)

3.6 Pest Control

3.6.1 Pesticide Application. Blanket applications may be used when necessary to cure an existing pest problem. However, preventive blanket applications of pesticides (employed prior to noticeable infestation) are prohibited, except those for termite prevention.

3.7 Stormwater

3.7.1 Runoff. Homeowners shall not alter roof or structure drainage in any manner that channels runoff onto impervious surfaces and shall comply with local, state and Water Management District requirements for stormwater management including proper erosion and sediment control.

3.7.2 Water Conservation Measures. The Association shall not prohibit the following structures and activities including, but not limited to, cisterns, rain barrels, rain gardens or washing cars on lawns and other pervious surfaces. Installation of any structure such as rain barrels, cisterns and the like must be approved by the ARC prior to installation and the ARC may require these structures to be screened from view from the street.

3.8 Pets and Wildlife. This section applies to pets and to human treatment of all wild animals anywhere within the Development on both private and common property.

3.8.1 Pets. All pets shall be confined on a leash, held by and under the physical control of a responsible person at all times when they are outside a Property in the Development. Pets may not harass wildlife attracted to the Development. Pet owners shall pick up after their pets in the Development and appropriately dispose of such wastes in a trash receptacle.

3.8.2 Hunting and Trapping. Hunting or trapping of any animal is prohibited.

3.8.3 Attracting and Taming Wildlife. Homeowners may not tame, acquire, keep, or confine any form of wildlife. Homeowners may attract wildlife by providing *habitat* that offers cover, water, and food for wildlife. Bird feeders are allowed but shall be designed so as not to provide food to other wildlife. Artificial shelters, nesting boxes, bird feeders and bird baths shall be maintained in good repair. Garden ponds and birdbaths shall also be designed child safe in order to prevent accidental drowning.

3.8.4 Killing or Harming Wildlife. Wild animals shall not be purposefully injured. Situations of extreme emergency in which human safety or the immediate relief of animal suffering is at issue could warrant exceptions to this requirement. Control of rats and mice where federal, state, or local regulation allow also warrant exceptions to this requirement.

References:

- “A Guide to Florida-Friendly Landscaping,” an excellent guide, with extensive lists of plants suitable to our region at <http://edis.ifas.ufl.edu/pdffiles/EP/EP07900.pdf>.
- Florida-Friendly Landscaping guides, tips and plant selection at <http://www.floridayards.org/>; see <http://www.floridayards.org/landscape/toolshed.php> for a wide-ranging list of other websites and references
- The Florida Native Plant Society at <http://www.fnps.org/>
- Florida Wildflower Society at <http://www.floridawildflowers.com/index.htm>
- Tom MacCubbin’s blog at http://blogs.orlandosentinel.com/features_gardening_blog/
- Univ. of Florida Agricultural Ext. lawn and garden references at <http://edis.ifas.ufl.edu/topics/lawngarden/index.html>
- International Society of Arboriculture (tree care) at <http://www.treesaregood.com/>

Annex A: Selecting the Best Turf Grass

Prior to the changes in Florida Statute (See FL Statute §373.185), The Sanctuary mandated St. Augustine grass for all community lawns. While St. Augustine likely will remain our main turf grass for some time, homeowners are encouraged to consider grass varieties with lower irrigation requirements and greater pest resistance. The University of Florida has researched this question extensively and the most widely recommended grass for our area is Empire Zoysia. Argentine is the best-rated variety of Bahia in Central Florida, but Zoysia seems to perform better and has a nicer, fuller appearance for lawn use, and has good wear resistance. Bahia has a thinner, lower growth pattern and produces abundant seed heads, which means more frequent mowing, but also is cheaper and easier to plant, as it may be started from seed. Both Bahia and Zoysia varieties are more resistant to cold damage than St. Augustine. Beyond the selection of the best grass variety, there are several steps homeowners can take to improve the health of their turf.

- Mow at the proper height for your grass to promote a healthy root system, which makes grass less thirsty.
- Use the weather to your advantage—don't irrigate if it's rained in the past twenty- four hours or if rain is forecast in the next twenty-four hours.
- Particularly for St. Augustine, but also appropriate for other grasses, water only as the lawn begins to appear stressed. By doing so, the turf will grow deeper, stronger roots that are better able to withstand the stress of drought and summer heat.
- Don't over-fertilize! Too much fertilizer is not only bad for our environment, it's counterproductive, as it promotes excessive growth that *weakens your grass* and makes it *more susceptible* to insects and disease. For a quick green-up of yellowing grass, application of an iron-only spray will usually do the trick.