

**Section
70**

Driveways & Walkways

- A. Surfaces must be consistent with original materials and colors.
- B. Walkways from the driveway to front door; front and rear patios and porches may be considered for resurfacing (tile, pavers, etc.)
- C. Driveways should remain free from oil, gas and other stains. Periodic cleaning may be required at the discretion of the Board of Directors.
- D. No side extensions to the driveways or walkways are allowed.

**Section
80**

Exterior House Light

All additional light fixtures require ARB approval. The ARB application package requires submission of a picture of the fixture and a copy of the owner's lot survey, showing the exact proposed location for approval prior to any such installation.

**Section
90**

Fences

- A. Only 5' black aluminum fences are permitted.
- B. Rear gates, a minimum of five (5) foot wide, are required to allow access of lawn maintenance equipment.
- C. Fences shall not obstruct or impede stormwater runoff or drainage. The ARB may have additional requirements for fences located in drainage easements as shown on plat, such as minimum ground clearance, so that stormwater runoff and drainage flow is not obstructed or impeded.

**Section
100**

Flag Poles & Flags

- A. Owners may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and one portable, removable official flag in a respectful manner, not larger than 4½ feet by 6 feet, that represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag. An Owner may erect a freestanding flagpole no more than 20 feet high on any portion of the Owner's Lot if the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement. The Owner may further display in a respectful manner from that flagpole, one official United States flag, not larger than 4½ feet by 6 feet, and may additionally display one official flag of the State of Florida or the United States Army, Navy, Air Force, Marines, or Coast Guard, or a POW-MIA flag. Such additional flag must be equal in size to or smaller than the United States flag. The flagpole and display are subject to all building codes, zoning setbacks, and other applicable governmental regulations, including, but not limited to, noise and lighting ordinances in the County and all setback and locational criteria contained in this Declaration.
- B. Only permissible installation is by brackets mounted to the front exterior of house. Except as expressly provided herein, flag poles are prohibited. Flags are not permitted to be affixed to trees or other landscaping.
- C. A survey showing location must be submitted to the ARB for approval prior to installation.

**Section
110**

Garages

- A. Garage conversions are not permitted.
- B. Garage doors should be kept closed when garage is not in use.
- C. Garages doors should be periodically cleaned, painted and maintained - damaged or unsightly doors may be required to be cleaned, repaired, or replaced at the discretion of the Board of Directors.
- D. Garages with front facing windows should be fitted with appropriate window treatments (see Section 320).

**Section
120**

Gutters & Down Spouts

- A. Gutter color must match the fascia of the house.
- B. Down spouts must match the color of the house.
- C. A survey showing location must be submitted to the ARB for approval prior to installation.

**Section
130**

House Colors

- A. Shall remain as original colors selected for the community.
- B. Approval must be received prior to painting front doors or garage doors.
- C. An ARB application must be submitted to ARB for approval prior to any exterior painting.