

K. Elevation of Lots

No lot elevation changes shall be permitted which materially affect the surface grade of surrounding lots or common property.

L. Encroachment and Plantings on Common Grounds

No extension of the landscaping of a home site will be permitted on Association or CDD common grounds (property owned by the CDD or HOA and shared by all members of the association), including pond banks. Residents shall not put trees, bushes, plantings, bird baths or feeders, lawn ornaments, planters, flower pots, picnic tables, furniture, fences, walks, hedge enclosures and other types of groupings on common grounds.

M. Exterior Painting

Except as otherwise provided for in Section 10.10.1 of the Community Declaration with regard to association responsibility to paint Villa and Townhome Lots, the ACC shall have final approval of all exterior color plans including materials, and each owner must submit to the ACC a color plan showing the color of all exterior surfaces that shall include samples of the actual colors to be utilized and the materials. The ACC shall determine whether the color plan and materials are consistent with the homes in the surrounding areas and that they conform to the color scheme of the community. The color plan must be submitted prior to construction or repainting. Color pallets should be muted tones with co-coordinating trim colors. Doors may be painted with accent colors. No primary or bright colors will be approved. Reds, yellows, and greens should be muted. No home may have more than four colors (base, upper floor, trim and accent door/shutter color). Any paint manufacturer may be used and the color must be similar to those approved within the community.

Owner cannot paint their home to match their next-door neighbor or the home across the street from the owner. To review acceptable paint color schemes please refer to the approved Builder Color Schemes on file with the Association. Any approved colors within the Builder Color Schemes that are combined to create a new scheme shall require the review and approval from the ACC. Gutter down spouts should match the either the exterior body color of the home or the trim of the home.

N. Fences, Hedges and Walls

Under no circumstances shall wood, chain link, pvc or electric (including invisible fences) fences be permitted on any lot and/or Tract within Central Park. Fences, walls or hedges shall not be erected or installed without prior approval of the ACC.

Some fence requests that are not in accordance with the Community Standards may be approved by the ACC on a case-by-case basis. A list of scenarios (not all-inclusive) that may be considered are for fencing around air handling equipment, pool equipment, noise abatement, etc. Each request will be reviewed and carefully evaluated by the ACC for immediate and long-term impact of the proposed fence being added to the homeowner's property as well as the impact to the community as a whole, where applicable. Fence configurations and placement may be affected by conservation areas, pools, screened enclosures, utility easements, county requirements and lot size or location and can also govern approval.

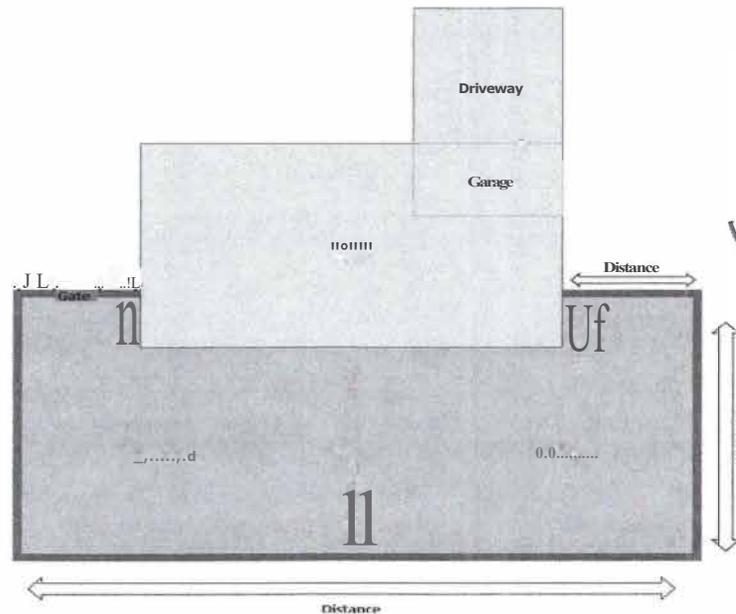
These are the rules and regulations for building and installing a residential fence within the community of Central Park.

Fences must be installed per the following criteria:

- Villa Lots and Townhomes lots are allowed to have one 8-foot panel in beige/tan vinyl privacy panel and must be 6 foot in height. The panel can only be installed on the interior lot line and must abut to the exterior of the villa or townhome units. All other fences shall be prohibited on villas and townhome lots that would enclose the rear yard.
- Any fence on single family lots must be installed using the bronze 3 rail Jerith/Style #202 or equal with a height of 4' tall. Puppy picket fences with this specified style shall be allowed.

- If applicable, rear fences must abut to any common walls or association or District maintained fences/walls in the rear yard.
- Approved fences may not be modified with netting or other material.
- Fences must have gates with a 52" entry clearance for lawn care equipment.
- All Fence ACC submittals must include all dimensions on the survey submitted. Below is a sample:

Fence Application Requirements



*4-31-R
Borwick*

- Fences shall not be installed flush to the ground so that drainage could be blocked in any way.
- Owners installing fences on maintenance free lots are required to remove a 1' strip of sod in the location of where the fence will be installed and to install mulch in the 1' strip after the installation of a fence. This will provide a buffer to help prevent the mowers from damaging any owner fences.
- Irrigation systems must be reconfigured to provide complete coverage outside and inside of the fenced area.
- Fences must be kept clean and in good repair.
- No posts or stringers may be visible from the outside of the fence.
- All fences that will abut an existing fence must be installed with the final end side section graduating in height to meet the height of the existing fence or below the top of a perimeter wall.
- You are permitted to bring your fence up no more than 10 feet from the back rear corner of the home on either side. No fence shall be permitted to extend beyond the front corners of the house in any circumstance.
- Fences for corner lots require close coordination with the ACC due to their unique layout and concerns for vehicle visibility/safety and compliance with existing easements and county building code setback requirements. Fences on corner lots or lots that back up to a road may not extend closer than eleven 11' back from the side or rear property line and must have a solid hedge planted to buffer fence from side to rear street.
- Corner lots shall not have fences installed within the side yard utility easement and must have a hedge line the length of the fence on the corner.
- Any and all required governmental approvals/permits for fence construction are the responsibility of the homeowners and must be obtained prior to construction. **It is the responsibility of the owner to comply with all County and/or Association requirements, whichever is most stringent.**
- It is recommended that fences not be installed in drainage easements. However, if the ACC grants permission for a fence to be installed in a drainage easement it is the responsibility of the homeowner to correct any changes in drainage on the homeowner's home site or adjoining home sites at the homeowner's expense. Should the Association, CDD or County be required to use drainage easement for access to a pond or lake, or correct a drainage

situation either above or underground, the homeowner is responsible for all costs associated with the removal and replacement of the fence installed in said easement.

- Fences shall extend to all side yard lots line except Lots 107 and 108 in Pod 1. These lots shall be strictly prohibited to have any fence within the side yard drainage easement. These side yards are reserved for access to the association or district for maintenance on the stormwater ponds. Additional lots may be restricted if the fence obstructs access to drainage grates or inlets within any rear or side yard. Fences may not be installed past any wetland conservation setback lines on any home sites within the community.
- Signature from neighbors on all sides of the property where fence will be installed must be on the fence application at the time of submitting the form to the ACC. The purpose of the signatures is to notify the owners that workers will be installing a fence and may inadvertently trespass onto their property or have materials on their property. Any damage that may arise to another owner's property during the installation process is the responsibility of the owner who is contracting for the fence installation.
- No access is permitted through any community common area or conservation area.
- Fences may finish below the perimeter wall, but in no case may finish above a perimeter wall.
- Builders shall be exempt from Architectural Approval but any improvements must be consistent with the specifications outlined within the Declaration, Community Standards, Approvals, or any other governing document of the association.

0. Firewood

Firewood must be maintained in good order and must be located within the sidelines or in the back yard of a home vistas and not visible to adjoining streets or lots. Covering firewood is allowed only if the cover is natural in color or consistent with the exterior colors of the home. Firewood stacks may not exceed 3' high x 6' wide x 2' long.

P. Flags

In accordance with Florida Statutes 720.304, any homeowner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and on Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day may display in a respectful manner, portable removable official flags not larger than 4 ½ feet by 6 feet, which represent the United States Army, Navy, Air Force, Marine Corps, Coast Guard, or a POW-MIA Flag.

Other than outlined above, one flag and flagpole per home will be allowed. The flagpole may be mounted to either the home directly or a freestanding flag pole. A freestanding flag pole may not be more than twenty feet (20') high on any portion of such owner's lot if the flag pole does not obstruct sightlines at intersections and is not erected within or upon any easement. The flag pole may not be installed any closer than ten feet (10') of any lot boundary line. A mounted pole may only be mounted to the left or right of the front door or garage centered in the middle of the garage above the garage doors. Flagpoles attached to the home may not exceed 5 feet. Flags must be flown on the pole in an outward fashion from the home. The American flag, Florida state flag, Military Service or MIA flag Flags which are no larger than 4 ½' X 6', attached to the home in the above locations shall be permitted without ACC approval.

The U. S. flag shall be flown in accordance with the requirements of the United States Flag Code. In no instance shall the flag be flown in violation of Section 720.304, Florida Statutes.

No other flag of any sort may be displayed along with the United States flag or in lieu thereof except for Military, POW and MIA flags. They shall be no larger than the American flag nor shall they be flown above the American flag. Flags shall be replaced if faded, tattered, or in poor condition. Proper flag etiquette must be employed at all times.

Notwithstanding the foregoing, one decorative flag, no larger than 24" X 36", attached to the home in the above locations and displayed for the purpose of a holiday, shall be permitted without ACC approval.

Re: Survey and Drainage Pipe

From: Stephen Wolf (swolf@maronda.com)

To: dolrbil60@att.net

Date: Wednesday, September 6, 2023 at 03:58 PM EDT

Sure thing. Also here's the HOA's information:

RENEE MOORE

Community Association Manager

543 NW Lake Whitney Place Suite 101 | Port St Lucie, FL 34986

Direct 772-807-5206

Email renee.moore@fsresidential.com

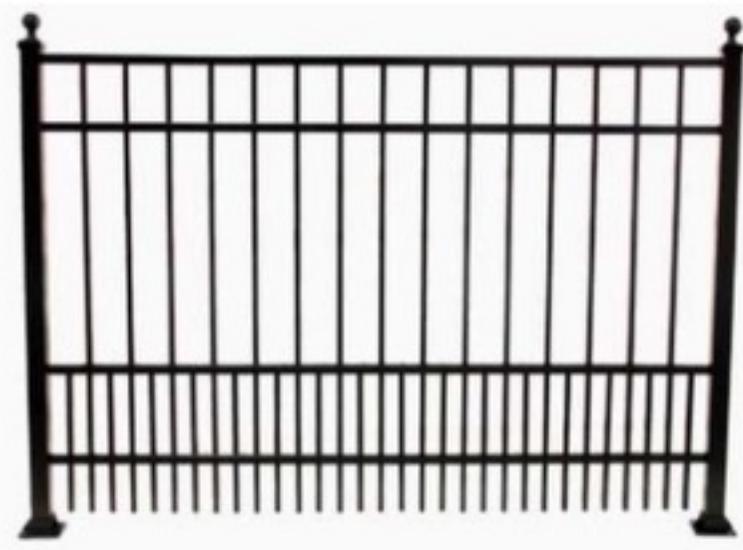
FOR CENTRAL PARK @
PORT ST. LUCIE

MAZONIA 153-5111

EXHIBIT A

Approved Fence Types

Jerith Style #202 or equal 4' tall bronze aluminum



Sample Puppy Fence option

Photo: Note Narrow Spaced Rails section at bottom of fence.

EXHIBIT B – Approved Plant Types

