

STOREY CREEK HOMEOWNERS ASSOCIATION

Architectural control policies and procedures

To promote the aesthetic harmony and continuing attractiveness of Storey Creek Homeowners Association and to facilitate the beneficial operation of the residential areas thereof, the Storey Creek Homeowners Association ("Association") Board of Directors ("Board") has adopted the following Architectural Control Policies and Procedures. These policies provide for community appearance standards and coordinated administration of those items related to community appearance throughout the community. All capitalized words in this document (including, but not limited to "Declarant") shall have the same meaning as defined in the Declaration for Storey Creek Homeowners Association ("Declaration").

As a homeowner, you must receive approval for any modifications made to your lot or home prior to making said modifications. The Architectural Control Committee "the Committee" is responsible for the approval of alterations and modifications to all property governed by your Declaration. The Community Documents contain the general requirements. They are:

Article VII, Section 7.01 (b) No site work/development, landscaping, utility extension, drainage improvement, paving, driveway, swimming pool, pool enclosure, building, fence, wall, sidewalk, or any other physical or structural improvement, or change or alteration to the exterior of any existing structure or improvement, or to any existing landscaping (collectively, "Improvement(s)"), shall be commenced, constructed, erected, modified, changed, altered or maintained until the plans showing such details as the size, design, shape, finished grade elevation, height, materials and color of the same, together with a landscape plan and a plot plan showing the location relative to boundaries and adjacent improvements of such proposed improvements or changes (collectively, the "Plans"), have been approved in writing by the ARC..

General

1. The Board shall appoint representatives to an Architectural Control Committee to enforce these policies and review applications for alterations and modifications.
2. Alteration and modification requests will be considered only if submitted in accordance with procedures established by the Storey Creek Homeowners' Association.
3. These requests shall be acted on in writing, within 30 days of receipt.
4. The initial approval granted by the Architectural Review Committee shall constitute only as authority to construct. Any construction so approved shall be in accordance with the approved request, the municipality building code and shall be subject to necessary permits and inspections.

5. The Board reserves the right to use any authorities granted to it under the Declaration as well as any other rights available to enforce these policies and related procedures.
6. Once approved, alterations/modifications made by an Owner and/or contractor shall be done without expense or liability to the Association. Owners shall be responsible for the following but not limited to:

Damage to sod, landscaping, final building grades, fences, irrigation system, and utilities during construction;

Damage to neighboring lots as a result of construction;

Injury to themselves, members of the public and workmen;

Damage to their lot or neighboring lots caused during or after construction as a result of improper construction or a change in drainage;

Maintenance of decks, patios, improvements or landscaping installed in accordance with the Declaration and the Committee approval;

Removal and/or relocation of any existing structures, landscaping, etc., in connection with said installations;

The subsequent removal of decks, patios, improvements or landscaping, as required to allow access to the association, municipality, or utility companies for the purpose of carrying on necessary repairs or maintenance; and

Removal of construction debris/trash shall be within two days of alterations/modification completion.
7. Alterations/modifications once started shall be completed in a timely manner, without delay.
8. The Association property management company shall act as receiving agent for all alteration and modification problems, concerns, applications, correspondence and refunds of deposit.
9. Association reserves the right to periodically inspect alterations/modification for adequate maintenance and if in the Association's opinion adequate maintenance has not been performed, request the same of Owner. Should Owner fail to comply, the Association reserves the right to arrange for needed maintenance and charge Owner for same plus a 10% service charge for arrangements.
10. Any violations of the Architectural Policies or the Declaration relating to the Association shall be reduced to writing and presented to the Board of Directors.

11. These Architectural Policies may be amended at any time by a majority vote of the Association's Board of Directors.
12. Approved alterations shall be constructed only within the pertinent Owner's Lot and as depicted in the Committee approval.
13. Approved alterations shall not impair the view, privacy and/or enjoyment of neighboring Owners. It will be generally required that:
 - a. Existing grade shall not be changed in a way that impacts water drainage of the Lot or neighboring Lots;
 - b. Access shall be provided to enable outside utility meters to be read;
 - c. The property management company shall be contacted when it is necessary to move existing irrigation lines or sprinkler heads on common areas and Association Property. The Owner is solely responsible for labor and costs of moving that irrigation;
 - d. The installation of approved alterations shall not prevent the Association from performing normal maintenance and repair work;
 - e. Approved alterations shall be in conformance with the architectural standards of the Association; and
 - f. The walkways shall not be obstructed nor used for any purpose other than for ingress and egress to and from the Lot to Association Property.
14. The exterior of a Home, and all other areas appurtenant to a Home, shall not be painted, decorated or modified by any Home Owner in any manner without the prior written consent of the Committee.
15. A Home Owner shall not be allowed to have any employee or agent of the Association perform any private business of a Home Owner, except as shall have been approved in writing by the Association.
16. The agents and employees of the Association and any contractor or workman authorized by the Association may enter any Home at any reasonable hour of the day for the purpose permitted under the Declaration. Entry must be prearranged with the Home Owner, except when such prearrangement cannot be achieved or is impractical, or under circumstances deemed an emergency by the Association, or its management agent, if any, in which case, access is deemed permitted without agreement on set time.

17. Each Home Owner shall keep such Home in a good state of preservation and cleanliness and shall not sweep or throw or permit to be swept or thrown from the doors or windows any dirt or substance.
18. All required permits must be obtained and displayed by owner prior to work beginning.
19. Applicant or Applicant's agents or contractors shall not use any portion of the Association Property, other than Roads, or any portion of the Zero Line Easement on the Applicant's Lot, for the purpose of obtaining access to the Applicant's Lot and Home to construct any improvements approved by the Committee.

Specifics:

1. **Advertising.** No sign (specifically including, but not limited to display, posters, or other advertising device of any kind) may be displayed in public view of any portion of any Building or other Improvement in Storey Creek Homeowners Association or in or about an automobile. Signs, regardless of size, used by the Declarant, its successors or assigns, for advertising during the construction and sale period of Storey Creek Homeowners Association or other communities developed and/or marketed by Declarant or its affiliates and other signs authorized by Declarant shall be exempt from this Section. Such sign or signs as Declarant may be required to erect under the terms of an Institutional Mortgage shall be exempt from this Section. No sign shall be nailed or otherwise attached to trees. See Appendix 1 for approved "For Sale" or "For Rent" sign.
2. **Air Conditioning Equipment.** No air conditioning equipment other than compressor units may be visible on the exterior of any Dwelling unless previously approved by the ARC, which approval may be based on the aesthetics or adequacy of screening of such equipment. Window and wall air conditioning units are prohibited on the Property.
3. **Antennae.** No exterior antennas and no citizen band or short wave antennas or satellite dishes in excess of one meter in diameter shall be permitted on any Lot or improvement thereon, except that Declarant and its affiliates shall have the right to install and maintain community antenna, microwave antenna, dishes, satellite antenna and radio, television and security lines. The location of any approved satellite dish must be approved by the ARC, which may require appropriate screening; provided, however, that the satellite dish shall be allowed in the least obtrusive location where the satellite signal may be received. See "Exterior Electronic or Electric Devices" in Section 9.12 (a).
4. **Awnings and Overhangs.** Prohibited
5. **Temporary Basketball Hoops.** Temporary basketball structures are allowed provided that they (i) must be well-maintained; (ii) backboards must be transparent or white, NBA approved, with a limit of two colors of trim; and (iii) nets are limited to white nylon. Temporary basketball structures shall be placed in the garage or laid down

behind a fence when not in use so as not to be seen from the Streets or neighboring Lots. The time of play of basketball may be limited by the Board or the ARC to reasonable daylight hours. Permeant hoops are not permitted.

6. **Birdbaths, Birdhouses, and Bird-feeders.** Committee approval is required for any installation of any statue, fountains, water features, objects of art or any other similar objects ("Objects of Art"). The above can be no taller than three (3') feet and must be neutral in color. No bright or fluorescent colored items are permitted. The total number of all Objects of Art, birdbaths or other such items described above in a yard is limited to six (3). All items listed may only be installed in the mulch bed, once approved. Neither the landscaper nor Association are not responsible for any damages caused by lawn maintenance services.
7. **Dog Houses, Kennels and Runs.** Dog Houses and Kennels are not permitted. Dog Runs are not permitted without Committee approval.
8. **Driveways.** Driveway extensions are allowed. Driveway stains or surface coatings are not permitted, unless such stains are clear. Driveways may be constructed of solid concrete or decorative pavers. Only brick pavers or red hues will be approved.
9. **Exterior Colors.** Owners must submit for approval color samples of all exterior surfaces to the Committee for review and approval prior to changing colors, including specifications and samples for window and metal finishes, roof material, trim, and exterior surfaces and accents. Only Lennar Homes approved color schemes will be allowed on the homes. Colors within the same color scheme, will be allowed to be used on any portion of the home upon approval from the committee.
10. **Exterior Lighting.** Committee approval is required for exterior lighting unless such lighting is for seasonal or other holiday decorative lights and is in compliance with holiday decoration regulations. Exterior lighting shall be conservative in design and as small in size as is reasonably practical. Committee approval is not required for exterior lighting if lighting is installed in accordance with the following guidelines: Exterior lighting shall be directed toward the house and be of low wattage (limited to 2,000 lumens or 3 watts) to minimize glare sources to neighbors and other Owners. Lighting for walkways within a Lot requires Committee approval. Color of lighting fixtures shall be harmonious with the home. Low voltage (12 volts) lighting is required because of its safety advantages. Any deviation from the aforementioned guidelines or use of high-wattage spotlights, flood lights, or ballasted fixtures (sodium, mercury, multi-vapor, fluorescent, metal halide, etc.) requires Committee approval. Colored lights are prohibited. Outside lights at garage should be clear 75 watt bulbs.
11. **Fences. All fencing requires ACC approval.** Prior to fence installation, the property must be surveyed by a licensed surveyor; the survey stakes must stay in place until the Association has completed its final inspection. Prior to the installation of any fencing the

Association's landscaper must be contacted and asked to place flags where irrigation is present on the lot.

- Lakefront Lots: Fencing will connect to the rear corner of the main portion of the home, extend out to the side property line and run toward the rear lot line. The fencing may not be installed closer than ten (10) feet to the rear property line. Only black aluminum fencing will be allowed for lakefront lots.
- Corner Lots: On the street side of a corner lot, the fence may not exceed a distance more than three feet (3') from the sidewalk on the side of the house. There must be at least three feet (3') between the fence and the sidewalk. Corner lots, lakefront lots, and lots which are visible from common areas and streets may be subject to additional height, material type and location requirements, all of which are subject to the ACC approval. A picture of the proposed fence must be submitted to the ACC before the fence can be reviewed.

Careful consideration should be given to the placement of fences along property lines. Fences could interfere with both the Member's and their neighbors' operation and maintenance of irrigation systems. It will be the fence owner's responsibility to make any necessary modifications to irrigation systems. Fencing may not interfere or modify the flow pattern in a drainage swale.

Fence must include a gate at least 54 inches wide to accommodate the landscaper's mowers. In the event that a gate cannot be installed that is at least 54 inches wide, the owner becomes responsible for the maintenance of their fenced in yard.

All Lots are permitted to install black aluminum open picket fences with a height of five foot (5') and with a maximum of two five foot (5') gates. A six foot (6') tan tongue and grove PVC fence is also allowed on lots which are not lakefront or along the conservation area with a maximum of two six foot (6') gates. The optional lattice portion of the fence must be two feet (2'). A Lattice is not required on any fencing.

All fences must be installed a minimum of ten (10) feet from the front of the home. Fences must be of the same material as adjacent home(s). Fencing must be installed completely around the home, it is only acceptable to have a partial fence if already existing from adjacent homes.

All fencing shall be installed in a quality fashion – neat, clean, good lines and plumb. Fencing shall be maintained in good condition. In certain circumstances, the ACC at its sole discretion may require landscaping around the fence. All fences must be within County Code Restrictions at the time of installation.

The fence presents an added responsibility of keeping the grass trimmed and edged underneath and around the fence. It will be the fence owner's responsibility to maintain the grass underneath and around the fence.

In the context of these Design Guidelines, a barrier installed to screen ground-mounted mechanical equipment is not considered a fence.

11.2 Fences – Invisible Pet Containment System

Members do not need ACC approval to install an invisible pet containment system. An invisible pet containment system typically necessitates the use of system training flags; these training flags may not be visible for more than thirty (30) calendar days.

12. **Fire Pits/Chimeneas.** All fire pits/chimeneas must be approved by the ACC committee. Any In-Ground or On-Ground fires are prohibited. Outside fire burning should comply with all county/state regulations and are prohibited when dry conditions exist.
- Recreational fires shall not be located within twenty five feet (25') of any home.
 - Recreational fires shall not be located within one hundred fifty feet (150') of any building.
 - Cover a non-combustible container with wire mesh to keep sparks from flying out and starting new fires.
 - It is illegal to burn household garbage (including paper products), yard waste, treated lumber, plastics, rubber materials, tires, pesticides, paint, and aerosol containers.
 - A garden hose connected to water supply or other fire-extinguishing equipment readily available for use is required.
13. **Flagpoles.** Each owner may erect one (1) freestanding flag pole that is no 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') from the back of curb, or within ten feet (10') of any Lot boundary line. Owner may display in a respectful manner one (1) portable removable United States flag or official flag of the State of Florida. White flag pole brackets/holders capable of holding a ¾ inch dowel have been approved. However, a Home Owner may in addition, display one portable, removable Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day flag, which may be display in a respectful way, not larger than 4 ½ feet by 6 feet, that represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag. Sport flags may be displayed on event day only. Each Lot Owner may display either one (1) 2-sided decorative house flag or banner, or one (1) 2-sided decorative garden flag or banner, not larger than 29" wide x 44" long. Any such decorative flag or banner may only be displayed via a standard decorative neutral color flag pole or stand; must be professionally made of nylon, denier polyester, or similar material; must be in good condition, good taste, and not unsightly; unless installed by Declarant or approved in advance by Declarant, may not be used in connection with, as applicable, the advertising, advocating, promotion, marketing, sale, or leasing of the Property, the Community, any Lot, Dwelling, Member, Owner, Builder, product, good, service, business, real or personal property, or political party, candidate, or cause; and may not directly or indirectly, in anyway whatsoever, defame or cast negative light on or upon the Declarant, the Association, any Builder, the Community, the Property, any Lot, Dwelling, Member, Owner, product, good, service, business, real or personal property, or political party, candidate, or cause. Any holiday (e.g., Thanksgiving, Christmas, etc.) or seasonal (e.g., Spring)

decorative flags and banners shall be subject to any Rules and Regulations regarding the time periods during which such flags and banners may be displayed.

14. **Flowers.** Container plantings are allowed on porches, patios and/or lanais. Extra flowers may be planted in flower beds but Owner must maintain them at all times and remove before leaving for the season. Ground-mounted hangers may be used in landscape beds.
15. **Furniture.** No unsightly condition shall be maintained on any patio, porch or lanai, and only furniture and equipment consistent with the normal and reasonable use of such area shall be permitted to remain there during seasons when the same are reasonably in use and no furniture or equipment of any kind shall be stored on decks, patios or porches during seasons when the same are not reasonably in use. Furniture located outside of a dwelling shall be of high quality and consist of typical lanai, porch and/or patio furniture. Furniture may be wood, metal or plastic. The use of couches, car seats or other non-traditional outdoor furniture or equipment shall be prohibited.
16. **Garages.** No owner shall enclose any portion of his or her garage to convert his or her garage into living space. No garage shall be altered in such a manner that reduces the number of automobiles that could have reasonably been parked in the garage as originally constructed. When not in use, Owners shall keep their garage doors closed. Each Owner shall keep his or her garage free from clutter at all times so his or her car can easily be parked in his or her garage.
17. **Garbage/Recycling Receptacles.** Owners and residents must store and keep garbage cans and trash receptacles inside the garage when not placed outside during permitted times and dates for pick-up.

All such trash receptacles shall be maintained in a sanitary condition. Garbage cans and trash containers shall not be placed on the driveway, curbside or on the street near the Home for pick-up earlier than 6:00 p.m. on the day preceding the pickup and shall be removed by 9:00 a.m. on the date after the pickup occurs.

18. **Gazebos/Pergolas and Greenhouses.** Gazebos and Pergolas must be natural in color. Greenhouses are not permitted.
19. **Generators.** Permanently installed auxiliary power generators must be approved by the Committee. Auxiliary power generators must be installed in the rear yard to not be visible from the road. Generators shall also be appropriately screened from view by means of landscaping. They shall be located to cause minimal disturbance to residents of adjacent Homes. The location should provide maximum ventilation and not interfere with ventilation of adjacent Homes. Only natural piped in gas or propane is allowed in tanks buried underground, subject to local ordinances. Generators are to be operated only during utility power outages. Generator cannot run after 10:00 pm or before 8:00 am. Portable generators may be stored in garage but operation and storage must follow all local

ordinances. For portable generators, fuel may not be stored in the residence except under emergency conditions. Fuel must be removed from property within 5 days after emergency conditions have subsided. Both types of generators must comply with all fire and building codes.

20. **Grills.** Propane, electric or charcoal grills are allowed on rear patio/lanai or on walkway on side of house subject to the limitations of all applicable ordinances. Grills must be stored in the garage or on walkway on side of house or on patio/lanai when not in use. Grill use must comply with all fire and building codes.
21. **Holiday Decorations.** Holiday Decorations are allowed and may consist of lights and other decorations appropriate to the holiday being celebrated. Holiday decorations may be installed the week before Thanksgiving and shall be removed not later than January 15 of the following year. Inflatable holiday lawn decorations are not permitted. Owners may not place holiday decorations outside of their Lot unless directed by the Board to do so. Association and/or its contractors are not responsible for any damage to decorations. Owner is responsible to repair or pay for any repairs to any Association Property that is damaged by any decoration.
22. **Hot Tubs/Spas/Jacuzzis** shall not create an unreasonable level of noise or create a nuisance for adjacent property owners. Hot tubs/spas/Jacuzzis may be installed if permitted by the local government and the Architectural Review Committee. Owners may install a spa or hot tub in lanai area only or attached to pool. Portable (above ground) hot tubs are permitted, but must be placed within a screen enclosure or covered lanai. Any Owner intending to construct a hot tub must submit to the Committee a detailed description and proposed layout showing size, location, materials, shape, landscaping, fencing, screening, and the type of construction. The Committee shall have absolute discretion to approve or disapprove any application and may attach any conditions which it deems appropriate. Any approved hot tubs must be maintained by the Owners in a safe and clean condition and must also be maintained in appearance consistent with the standards of the community. Hot tubs, if permitted in writing by the Committee, shall be screened from any street lying entirely within the community by an evergreen hedge or other visual landscape barrier as approved in writing by the Committee and in compliance with all laws and governmental regulations and ordinances pertaining thereto.

Spa Specifications

- a. Size of portable tub cannot exceed 8' x 8' x 36" to top of lid.
- b. All tubs must conform to local building codes and ordinances. Above ground units may require locking gate at steps.
- c. All mechanical equipment necessary for the operation of any hot tub or sauna must be screened from the street and neighboring Homes by a fence, wall, or landscaping, such screening to be in accordance with these Design Guidelines and approved by the Committee. All pool heaters are to vent away from the

Home and/or toward the lake. Mechanical equipment will not be approved if located in the Zero Line Easement (if applicable).

- d. Owners may be required to install safety features such as locks or covers for these items when such are not in use. A screen or fence plan and a survey of the Lot and Home shall accompany applications for hot tubs, Jacuzzis, saunas and spas with the improvements indicated thereon.
- e. A Two Thousand Dollar (\$2,000.00) debris and damage deposit for Association Property and common area damage and a copy of the contractor's certificate of insurance will be required from any party installing a pool or doing any concrete work. The deposit is refundable when Association Property, including but not limited to, all roadways and landscaping are restored to the original state.

23. **Hurricanes.** Each Home Owner who plans to be absent from his Home during the hurricane season must prepare his Home prior to his departure by:

- 1. Removing all furniture, potted plants and other movable objects from his porch or patio, if any, and;
- 2. Designate a responsible individual or entities (other than the Association) satisfactory to the Association to care for the Home should the Home suffer hurricane damage. Such person or firm shall also contact the Association for permission to install temporary hurricane shutters, which must be removed when no longer necessary for storm protection. Other than shutters installed by Declarant, at no time shall permanent hurricane shutters be installed permanently without the prior written approval of the Committee. Storm shutters and panels which are not permanently installed shall be put in place or closed not more than five (5) days before and five (5) days after a storm event (a "storm event", for all purposes relating to these Policies and Procedures, is defined as a meteorological event in which winds in excess of fifty (50) miles per hour and rainfall has occurred, or is expected to occur).

24. **Hurricane and Storm Shutters.** The shutters shall meet or exceed all local, county, state and federal building codes, all wind load requirements, shall be of accordion design, standard hurricane panel, or roll-up type shutter with no more than a 1 inch blade stack (1" per operating foot for the accordion type shutter); shall be of aluminum construction with stainless steel fastening hardware (preventing rusting and corrosion staining to the building) and shall be white in color to blend in with the building color. All permanently installed hardware shall be painted and maintained to match the exterior building color.

Shutters shall only be used when storm warnings are posted and shall not be used when simply leaving the property or during times when the dwelling is occupied. Shutters shall be removed or opened within 5 days after any particular storm event passes.

All maintenance, repair and replacement costs shall be those of the owner of the dwelling. Shutters shall be installed to cover only window or door areas and shall not exceed installation standards to cover an oversized area. The Architectural Review Committee must approve Hurricane Shutters.

Committee approval is required for exterior shutters. No hurricane or storm shutters other than those provided with the Home shall be installed unless the Committee has approved them. Approved hurricane shutters and/or temporary protective covering shall be allowed only during a storm event or when a storm event is imminent.

- a. For any hurricane shutter system which requires a center bar, the center bar may not be permanently installed and must be removed along with the storm shutters after the storm event.
- b. Permanently installed brackets for hurricane shutters are to be painted white or the color of the Home.

25. **Landscaping.** Any landscaping or exterior sculpture on any Lot must be approved in writing by the Committee prior to installation. Homeowners shall be responsible to maintain any landscaping that they have installed or changed.

- a. Notwithstanding that an Owner has obtained the approval of the Committee to install landscape materials, as provided hereinabove, such installation shall be at the Owner's cost and sole risk. In the event any construction activity on an adjacent Lot causes damage to or destruction of such Owner's landscape materials or any part thereof, the Declarant shall have no liability for any such damage or destruction. In the event any maintenance activity by the Association on the Lot or an adjacent Lot causes damage to or destruction of such Owner's landscape materials or any part thereof, the Association shall have no liability for any such damage or destruction. For purposes of this section, the term "landscape materials" shall include landscape materials, including, by way of example and not of limitation, hedges, ground cover, shrubs, and trees.
- b. In addition, the installation of any landscaping placed upon any Lot is subject to easements which run with the land. In the event the grantee of any such easement which runs with the land (i.e., Orlando Utilities Commission), its successors and/or assigns, requires the removal of any landscaping upon the Lot, then the Owner of said Lot shall, at the Owner's sole cost and expense, immediately remove the landscaping. If the grantee of any such easement fails to restore the removed landscaping, it shall be the Owner's responsibility to restore any removed landscaping on the Lot to at least such condition as originally established by Declarant. The Owner of a Lot in installing any landscaping upon the Lot shall comply with all valid laws, zoning ordinances and regulations of the city and County governmental bodies, as applicable, in addition to Association approval.

- c. **No modifications (additions, deletions, and revisions) shall be made to the landscaping, including the entry area without prior approval of the Committee.**
- d. The stockpiling and storage of building and landscape materials and/or equipment shall not be permitted on any Lot, except such materials and/or equipment as may be used within a reasonable length of time. In no event shall the storage of landscape materials extend for a period of more than thirty (30) days.
- e. Wetlands. No wetlands shall be modified in any manner by any person or entity other than Declarant or its authorized representatives.
- f. Prohibited Species, Plant Diseases or Noxious Insects. No plants, seeds or other things or conditions harboring or breeding infectious plant diseases or noxious insects shall be introduced or maintained upon any part of a Lot. Prohibited species include: Norfolk Island pine; Maleleuca; Australian pine; Fichus; Mango; all species of Bamboo; and all species prohibited by the county as amended from time to time. Additional species may be prohibited based on size, appearance or maintenance requirements.
- g. Soil Removal. Soil removal from Lots shall not be permitted, except as required for construction purposes and as permitted by the Committee. In addition, all construction shall be subject to the requirements of the applicable statutes, ordinances, rules and regulations of all governmental agencies having jurisdiction over such activities.
- h. Slopes and Trees. No Owner may engage in any activity which will change the slope or drainage of a Lot. No additional trees or other landscaping are permitted to be planted on Storey Creek Homeowners Association without the prior written consent of the Committee.
- i. Tree Removal. Except if done by Declarant, trees measuring six inches (6") or more in diameter at three feet (3') or more above ground level shall not be cut or removed without the prior written consent of the ARC; provided, however, if approved by the ARC, trees located within six feet (6') of the location of the Dwelling may be removed, regardless of size, without prior approval of the ARC. More restrictive arbor ordinances or environmental Laws shall control in the event of conflict herewith. There shall be no removal of trees or Lot clearing, other than clearing of underbrush, until the ARC has approved in writing a general, conceptual landscape plan that designates those existing trees to be retained and preserved on the Lot. All Lots shall have fully sodded front and side lawns using St. Augustine Grass (i.e., *Stenotaphrum Secundatum* "Floratum" or a similar variety) except in approved landscape or retained natural areas, or as otherwise installed by Declarant or permitted by the ARC. All areas of each Lot not covered by building improvements or included within approved gardens and natural areas within the Lot shall be sodded prior to occupancy of the Dwelling on that Lot. Unless prohibited by Law, natural areas shall be finished by removal of underbrush and addition of mulch.

Notwithstanding anything contained herein to the contrary and unless done so by Declarant, prior to Turnover no tree, regardless of size, shall be removed without prior written consent of the ARC.

- j. Views from the roadways and walkways toward a landscaped area should complement the appearance of the existing natural vegetation. All front, side, and rear building setback areas must be sodded and/or landscaped.
- k. The Owner and his agents or contractors shall protect existing trees and vegetation, which are not approved for removal from damage during grading and construction on the Lot.
- l. Only live plants and live turf grass are permissible on the exterior of the homes.
- m. Trellises and arbors are not permitted without the approval of the Committee.
- n. Large scale and extensive stone or marble chip ground cover is not permitted in yards. Border edging cannot consist of gravel, rock or other “loose” material. Border edging must be similar to or generally accepted as a color complementary to the design and color of the residence, or existing patio, if applicable. A sample of the color must be approved by the ACC committee.
- o. Landscape beds: Any change in landscaping bed coverings must be approved by the ACC committee.
 - Rocks/Mulch: Must be similar to or generally accepted as a color complementary to the design and color of the residence, or existing bed covering, if applicable. A sample of the color must be approved by the ACC committee.
- p. Irrigation: Landscaped portions of residences/buildings shall be 100% irrigated with underground irrigation water. Wells or pumps from lakes and ponds are prohibited. Irrigation is prohibited in existing native areas. In connection with any irrigation system modification, Owners, after receiving Storey Creek Homeowners Association committee approval, shall connect all irrigation lines to the reclaim water lines serving Storey Creek Homeowners Association. Installation of individual water supply or irrigation supply is prohibited. Wells are prohibited.
- q. Drainage: Drainage must conform to the master drainage system for forty-eight (48) and all County requirements. All drainage and grading must be indicated on the application to the Committee. There shall be no interference with the established drainage pattern over any Lot or Association Property except as approved in writing by the Committee. Landscape plans shall conform to the established drainage pattern and shall cause water to drain away from the foundation of structures. To avoid standing water, water should flow freely over walkways, sidewalks, or driveways into the street.

- r. **Storey Creek Homeowners Association Landscape Replacement Policy:** In an effort to maintain homeowner property values and homeowner satisfaction, the Board of Directors has allocated a portion of the Association budget for landscape material replacement in the common areas. In order to maximize the value of those dollars, replacements will occur on a quarterly basis and in accordance with the budget. Larger plant items will be prioritized with older replacement requests. Removal of dead landscaping materials will be done at the time of the request.
- s. **Potted Plants/Trees:** Potted Plants/Trees shall be limited to three in the front of the home and five in the back of the home. No bright or fluorescent colored pots are permitted.
26. **Mailboxes.** Declarant will install a centralized mailbox center servicing residents and users within Storey Creek Homeowners Association. The Declarant will distribute keys. Owners that lose their key or damage lock will be charged to replace the lock. An Owner shall not install or maintain a separate receptacle for newspapers, magazines or other similar materials. If an Owner or the Owner's tenant, guest or invitee, or the guest or invitee of the Owner's tenant, damages any mailbox, such Owner shall be responsible for repairing or replacing the damaged mailbox. If the Owner fails to repair or replace the damaged mailbox, the Association shall repair or replace the damaged mailbox and the Owner shall reimburse the Association for the cost of repairing or replacing the mailbox within ten (10) days after the Association makes written demand for the reimbursement.
27. **Outdoor Equipment.** All swimming pool equipment pumps and other such outdoor equipment located on a Lot and approved by the Committee must be walled-in or placed in sight-screened or fenced-in areas so that they shall not be readily visible from any adjacent streets or properties. Otherwise, adequate landscaping shall be installed and maintained around these facilities. All pool heaters are to vent away from the home and/or toward the lake.
28. **Patios/Lanais** shall be located in the rear of the Home, shall not extend into the rear or side yard setbacks of the Lot and shall not extend beyond the Lot Perimeter Walls or Party Fences. Patios may be paved with brick pavers, concrete or other suitable material. The patio flooring material color must be similar to or generally accepted as a color complementary to the design and color of the residence, or existing patio, if applicable.

Two-thousand dollar (\$2,000.00) debris and damage deposit for Association Property or common area damage and a copy of the contractor's certificate of insurance will be required from any Owner installing a pool, patio or doing any concrete work. The deposit is refundable when Association Property, including but not limited to, all roadways and landscaping are restored to the original state, in satisfactory condition in the reasonable judgment of the Association.

Open patios must be an integral part of the landscape plan and must be located so as not to create an unreasonable level of noise for adjacent property owners. The patio color must

be similar to or generally accepted as a color complementary to the design and color of the residence, or existing patio, if applicable.

29. **Playhouses/Playground equipment and Recreational Equipment** require Committee approval on Lots throughout Storey Creek Homeowners Association. They must be located in the center of the rear yard, hidden behind a fence and will be reviewed on an individual basis. Playground equipment must be enclosed in a mulched area and must be constructed of natural colors with no primary or fluorescent colors allowed. Tree houses are not permitted
30. **Propane Tanks.** Propane tanks must be installed underground within setbacks and in accordance to local codes, must be fully permitted and have prior approval from Committee.
31. **Roof Accessories and Equipment.** Committee approval is required for all rooftop equipment and accessories, including solar panels. See paragraph 34 below regarding solar panels. All rooftop equipment must match roofing colors or be of a color that complements the Home and must be placed as inconspicuously as possible. Exposed flashing, vents, gutters and downspouts must be painted to match the surface they are located on. Attachment straps must be painted to match the structure.
32. **Satellite Dishes.** Satellite dish antennae must not exceed one meter in diameter (FCC regulation). Satellite dishes may not be mounted within the Zero Line Easement side of a Home. They must be installed at ground level, within three (3') feet of the residence and properly concealed from view and landscaped. Ground mounted satellite dishes should not exceed 36 inches above ground as measured to the highest point of the ground mounted dish. Exceptions will be made on a case by case basis in the event Owner cannot obtain adequate signal reception with a ground mounted satellite dish.
33. **Screen Enclosures/Entrances/Sunrooms.** Committee approval is required for the construction of patio covers, open patios, and enclosed patios.
 - a. Enclosed patios shall be constructed of materials that are similar to or generally accepted as complementary to those of the residence. Screen framework should be black or bronze aluminum and screen must be charcoal color. The Architectural Control Committee must approve plans prior to construction.
 - b. Screen enclosures may include kick plates. Screen must continue to deck surface perimeter limits.
 - c. No screens are permitted at garage openings.
 - d. Enclosing the lanai as a sunroom is prohibited.

- e. Insulated non-screen roofs and flat roofs may be permitted with approval of the ACC. Non-screen or flat roofs must be shingled with the same material as the roof on the home.
 - f. Enclosing the front porch is prohibited.
34. **Sheds** and outdoor storage units are not permitted.
35. **Solar Panels.** Committee approval is required for the installation of solar energy equipment. Any solar panels and related appurtenances and equipment shall be designed and constructed to appear as an integrated part of the Home. Solar panels shall be located on the roof of a Home with an orientation to the south or within 45 degrees east or west of south.
- a. All Frame work for the panels must match color of the roof tiles and the piping must be painted to match the surface to which it is attached, namely, the roof, the soffit or wall.
 - b. Any Owner who installs a solar panel is advised that his roof warranty may be voided or adversely affected as a result of the installation of solar panels on the roof.
36. **Statues, Fountains or Water Features.** Committee approval is required for any installation of any statue, fountains, water features, objects of art or any other similar objects ("Objects of Art"). The above can be no taller than three (3') feet and must be neutral in color. No bright or fluorescent colored items are permitted. The total number of all Objects of Art, birdbaths or other such items described above in a yard is limited to three (3).
37. **Swimming Pools.** Swimming pools may not be located in the front or side yard of any Lot, nor nearer than the Dwelling to any side Street lot line. Swimming pools, spas, hot tubs, decks, screens, screen enclosures, lanais, etc. (collectively, "Pool Improvements"), shall be designed to be compatible and "tie in" with the architecture and material of the subject Dwelling. Screen enclosures and lanais shall be a maximum of one (1) story in height (unless building architecture, as determined by the ARC, requires two (2) stories in height). Tree protection barricades shall remain throughout construction of all Pool Improvements. All swimming pools shall be constructed and built at existing grade unless otherwise expressly approved by the ARC. All Pool Improvements construction shall, at all times, be in accordance with all applicable laws. In no event shall any above-ground swimming pool be permitted within the Community. All swimming pool materials, equipment, and play toys stored on any Lot shall be screened from view from outside the Lot. Swimming pool security fencing and screen enclosures shall be installed subject to applicable hurricane standards within the Florida Building Code or other applicable jurisdictional codes. No Pool Improvements may be constructed, erected, or maintained upon any Residential Property without the prior written approval of the ARC.

Pool Specifications

- a. All pools must conform to local building codes and ordinances. Pool enclosures may require locking gates.
 - b. All mechanical equipment necessary for the operation of any pool that is located outside of a screened enclosure must be screened from the street and neighboring Homes by a fence, wall, or landscaping, such screening to be in accordance with these Policies and Procedures and approved by the Committee. All pool heaters are to vent away from the home and/or toward the lake (if applicable).
 - c. Owners may be required to install safety features such as locks or covers for these items when such are not in use. A screen or fence plan and a survey of the property shall accompany applications for pools with the improvements indicated thereon.
 - d. A Two Thousand Dollar (\$2,000.00) debris and damage deposit for Association Property or common area damage will be required from any party installing a pool or doing any concrete work. The deposit is refundable when all Association Property, including but not limited to, roadways and landscaping are restored to the original state in the reasonable judgment of the Association.
38. **Windows, Doors, and Trim.** All draperies, curtains, shades, or other window coverings installed in a Home, and which are visible from the exterior of the Home, shall have a white or beige backing, unless approved by the Committee. Window and door screens shall be the same color as originally installed on the Homes. Newspapers, sheets, or any temporary covering is not permitted as coverings for windows.
- a. Window tinting with solar guard SS-175, SS-165 OSW, SS-165 Llumar N-1020 and 3M NV-25 have been approved. In addition, other tinting with a maximum of 66% of solar energy rejected and minimum of 24% visible light transmittance has been approved. Highly reflective, dark or mirror-like tinting will not be approved. Tinting must be consistently applied on any one side of a Home.