

ESTATES at WEKIVA PARK
HOMEOWNERS ASSOCIATION

ARCHITECTURAL REVIEW BOARD
STANDARDS AND GUIDELINES
FOR DETACHED SINGLE FAMILY COMMUNITIES

HANDBOOK FOR HOMEOWNERS

APPROVED BY THE BOARD OF DIRECTORS
Revision: September 22, 2014

ARCHITECTURAL REVIEW GUIDELINES

ALL HOMEOWNERS ARE REQUIRED TO SUBMIT AN ARCHITECTURAL APPLICATION ALONG WITH THE PROPERTY SURVEY FOR APPROVAL FROM THE ASSOCIATION FOR ANY EXTERIOR CHANGE PRIOR TO THE WORK TAKING PLACE.

THIS INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:

- Major landscaping changes such as new flowerbeds, planting trees or shrubs, decorative tiles, and statues
- Installation of external shutters
- Construction of fences, walls, mailboxes, and sheds
- Swimming pools
- Play fixtures such as basketball hoops, swings sets, sand boxes, play sets, trampolines, and other external play equipment
- Changing the color of the exterior paint of a home including trim, shutters, garage doors, and awnings
- Satellite, television/radio antennas and solar panels
- Screen enclosures
- Home Additions and/or alterations

The Architectural Review Board shall act on submissions or request further information following receipt of the application for a change.

Prior to commencing construction of improvements approved by the Architectural Review Board, the Owner of the home site shall obtain any and all appropriate governmental permits and approvals.

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PURPOSE OF THE HANDBOOK

The purpose of this handbook is to familiarize homeowners with the objectives, scope and application of design standards and guidelines which will be used to maintain the aesthetic appearance and environmental quality of the community.

The handbook provides specific design standards and guidelines that have been adopted by the Board of Directors of the Homeowners Association. It also explains the application and review process that must be adhered to by homeowners seeking approval for any exterior modifications or changes to their homes or lots that are subject to approval by the Association. Homeowners are reminded that approval by the Architectural Review Board for a proposed change does not supersede the **Estates at Wekiva Park Covenants** or remove the need for the appropriate building permits or other documentation. This handbook will serve as a valuable reference source and will assist homeowners in preparing acceptable applications for review by the Association's Architectural Review Board. All homeowners are encouraged to familiarize themselves with its contents and to retain the handbook for future use.

BASIS FOR AND OBJECTIVES OF PROTECTIVE COVENANTS

The legal documents for the Homeowners Association include the Declaration of Covenants and Restrictions. They impose use restrictions and specify the process for obtaining approval for changes, improvements or alterations to an owner's lot. Legally, these covenants are a part of the deed for each home and are binding upon all initial homeowners and their successors in ownership, irrespective of whether or not these owners are familiar with such covenants.

The primary purpose of this document is to establish design guidelines for the entire community. The promulgation and enforcement of design guidelines is intended to achieve the following objectives:

- Maintain property values
- Ensure all structures and landscaping remain consistent with original community design concepts
- Protect homeowners against undue encroachment or distresses from neighboring properties
- Promote harmonious architectural and environmental design qualities and features
- Promote and enhance the visual and aesthetic appearance of the community
- Maintain a clean, neat, orderly appearance

The enforcement of design standards not only enhances the physical appearance of a community but also protects and preserves property values. Homeowners, who reside in association communities that enforce design covenants are protected from actions of neighbors that can detract from the physical appearance of the community and, in some cases, diminish property values.

ROLE OF THE ARCHITECTURAL REVIEW BOARD

All homeowners are automatically members of the Homeowners Association. The Association is a not-for-profit corporation that owns and is responsible for the upkeep and maintenance of all common properties within the community.

The Association is also responsible for the administration and enforcement of all covenants and restrictions. The Declaration of Covenants and Restrictions for the Homeowners Association provides the scope and authority of the Architectural Review Board (ARB). The members of the ARB are appointed by the Board of Directors (BOD) of the Homeowners Association.

The Architectural Review Board is responsible for enforcing the Association's Design Guidelines for new home construction, exterior modifications to homes and improvements to lots as proposed by lot owners.

The ARB will review and approve (or disapprove) applications submitted by lot owners for new home construction and exterior additions, alterations or modifications to a home or lot using Design Guidelines approved by the Association's Board of Directors.

As part of its responsibilities, the Architectural Review Board will make recommendations to the Board of Directors with respect to the modification of the Design Guidelines initially approved by the BOD. The BOD will also be responsible for reviewing possible violations of the Association's Design Guidelines.

If anyone believes the ARB is not acting in conformance with the guidelines or declarations they may appeal the ARB's decision to the HOA Board of Directors by filing a written request for review with the Board within thirty (30) days of the decision to be reviewed. A description of the appeal process and requirements is given in ADDENDUM 1.

ALTERATIONS REQUIRING REVIEW AND APPROVAL BY THE ARCHITECTURAL REVIEW BOARD

Any changes, permanent or temporary, to the exterior appearance of a building or lot are subject to review and approval by the Architectural Review Board. The review process is not limited to major additions or alterations, such as adding a room, deck, or patio. It includes minor items such as changes in color and materials. Approval is also required when an existing item is to be removed.

Following are a few exceptions to this otherwise inclusive review requirement.

1. Building exteriors may be re-painted or re-stained provided there is no color change from the original. Similarly, exterior-building components may be repaired or replaced so long as there is no change in the type of material and color.
2. *Some* minor landscape improvements do not require Architectural Review Board approval. This includes foundation plantings, single specimen plants or small scale improvements which do not materially alter the appearance of the lot, involve a change in topography or grade and which are not of sufficient scale to constitute a natural structure.

IF THERE IS ANY DOUBT TO WHETHER OR NOT A PROPOSED EXTERIOR CHANGE IS EXEMPT FROM DESIGN REVIEW AND APPROVAL, HOMEOWNERS SHOULD SUBMIT AN APPLICATION (EXHIBIT A) TO THE ARCHITECTURAL REVIEW BOARD BEFORE PROCEEDING WITH THE IMPROVEMENT.

APPLICATION AND REVIEW PROCEDURES

Application and review procedures that will be used by the Architectural Review Board are detailed below.

1. Applications. All applications for proposed improvements must be submitted in writing using the application forms authorized by the Architectural Review Board. A copy of this form is included as an exhibit to this handbook. Applications must be complete in order to commence the review process. Incomplete applications will be returned to the applicant with a statement of deficiencies that must be remedied in order to be considered for review.
2. Supporting Documentation. The application must include a complete and accurate description of the proposed improvement(s). To permit evaluation by the Architectural Review Board, supporting exhibits will frequently be required. Examples include: a site plan showing the location and dimensions of the proposed improvement; architectural drawings or plans, as applicable; landscape plan; material and/or color samples, etc. The design guidelines and application forms provide guidance with respect to the supporting documentation required for various types of improvements.
3. Time Frame for Completion of the Review. The Architectural Review Board is required to approve or disapprove any proposed improvement within thirty (30) days after the ARB receives a properly completed application. However, the thirty (30) day review period will only commence upon the receipt of a complete application form, including any required exhibits. It is therefore advisable for homeowners contemplating substantial improvements to first ensure that they are aware of all

required supporting documentation prior to submitting a design review application.

4. Notice of Approval/Disapproval. Homeowners who have submitted design review applications will be given written notice of the decision of the Architectural Review Board. Conditional approvals require homeowners to comply with the conditions set forth on such approvals within sixty (60) days. In the event the homeowner proceeds with the application changes and does not meet the conditions, the Enforcement Procedures below will be implemented.

ENFORCEMENT PROCEDURES

The Declaration of Covenants for the Association provides the authority for the Board of Directors to establish these Standards and Guidelines.

The following enforcement procedures will be used to ensure compliance.

1. A violation may be observed and reported to the Board of Directors through the managing agent by a member of the Architectural Review Board or a homeowner. In the case of homeowners wishing to report a potential violation, a written notification shall be transmitted to the managing agent.
2. The alleged violation will be confirmed by a site visit by a member of the Board of Directors, a member of the Architectural Review Board or the managing agent.
3. The Board, through the managing agent, will contact the resident in violation by letter advising them of the violation and requesting appropriate action to remedy the violation.
4. If the violation continues for thirty (30) days after the first notification (or if no substantial progress is made in curing the violation, where such remedy would require more than thirty days) a second letter will be sent to the resident in violation. This letter will provide notice that the violation must be remedied within fifteen (15) days from the date of mailing of the letter or alternatively, that the resident in violation must submit to the Board of Directors a written plan, including timing, for the abatement of the violation within a reasonable period of time, where such violation cannot be cured within the fifteen (15) day period.
5. If the violation is not abated within fifteen (15) days from the date of mailing of the second letter described in number 4 above (or if progress is not being made to abate such violation in accordance with a plan agreed to by the resident in violation and the Board of Directors) the Board, through the managing agent, will send the resident in violation a certified letter informing the resident that they have fourteen (14) days to comply or the Board of Directors will refer the matter to legal counsel for appropriate action to secure compliance with the Association's governing documents.
6. The above procedures do not preclude the Board of Directors from taking accelerated measures in the case of a violation which constitutes an emergency situation; provided that the resident in violation has been properly notified by mailing and that the action is consistent with the provisions of the Association's governing documents. Likewise, the Board may establish shorter notification periods for the correction of violations of the Standards and Guidelines where the homeowner shall not be disadvantaged by a shorter notification period for compliance.
7. **In cases where the homeowner fails to correct the violation after demand is made as described above, the matter will be referred to legal counsel and the homeowner will be responsible for all fees and costs incurred by the Association. The Association's legal counsel will pursue what is known as "injunctive relief" which is essentially a Court Order to cease the violation or to take action to correct the violation. In cases of unapproved modification made without advance written approval of the ARB, the homeowner will be ordered to remove the unapproved construction or modification at their sole cost and expense.**

DESIGN GUIDELINES

The specific Design Guidelines detailed within have been adopted by the Board of Directors. Please note: these guidelines will not cover every situation. **If the homeowner wishes to make a permanent or significant visual modification to the homeowner's property that is NOT explicitly covered in these Design Guidelines, the homeowner still must submit an application to the Architectural Review Board.** Please follow the application procedures and note on your application that your request is a special circumstance.

GENERAL HOMEOWNER GUIDELINES

This section is designed to provide homeowners with a brief overview of the general guidelines of the Architectural Review Board criteria. The remaining sections of this document will provide further definitions of the criteria mentioned in this section and all homeowners are encouraged to review this document in its entirety.

SIGNAGE

No signs or banners are permitted on any building or any property in the Estates at Wekiva Park except for the following:

- Building permit signs and permit plan holders constructed in strict compliance with the Standards EWP detail.
- No trespassing signs which are consistent with community signage and lettering. Design and location of no trespassing signs requires ARB approval.
- Only one post sign advertising a property for sale may be displayed on a lot. Such signs must not exceed one (1) discreet, professionally prepared "For Sale" sign of not more than four (4) square feet. Sign may only be placed in the front yard of the home.

EXTERIOR PAINTING

An application is not required to repaint or re-stain an object to match the original color. However, all exterior color changes must be approved. This requirement applies to exterior walls, doors, shutters, trim, roofing and other appurtenant structures. Refer to Exhibit A for approved exterior colors.

SWIMMING POOLS

All pools must be approved by the Architectural Review Board and only in-ground swimming pools are permitted. Temporary or above ground pools are not allowed. All permanent swimming pools shall have security fencing or screen enclosures installed in accordance with existing jurisdictional codes and these guidelines.

TRASH CONTAINERS

All lidded trash containers must be stored out of view of the street on non-collection days, and placed in the designated curb location for collection. Preferably lidded trash containers should be placed at the curb on same day as trash collection if possible, but in no event earlier than 6pm the night before collection.

MAINTENANCE

Residents are responsible for maintaining the exterior appearance of their house, landscape and other improvements on their lots in good order and repair. While it is difficult to provide precise criteria for what the Association deems as unacceptable conditions, the following cases represent some of the conditions that would be a violation:

- Peeling paint on houses
- Damaged or dented mailboxes, garage doors
- Fences and gates with leaning, broken, deteriorating or missing parts
- Recreation equipment or playhouses with broken doors or in need of painting or other repairs
- Decks with missing or broken railing or parts
- Unkempt lawn and landscaping in need of mowing and pruning, edging, weeding or insect control or diseased, dying or dead plants.
- Missing shutters, shingles, windowpanes, storm window parts, house numbers, bricks, siding, etc.
- Storage of play items, yard equipment and other clutter in front or rear yards
- Mold/mildew on roof tiles or exterior walls, fascia, sidewalks, driveways and garage doors.

The exteriors of all structures, including, without limitation, walls, doors, windows, roofs and porticos, shall be kept in good maintenance and repair. No structure shall be permitted to stand with its exterior in an unfinished condition for longer than twelve (12) months after the commencement of construction. In the event of fire, windstorm, extreme weather or other damage, the exterior of a structure shall not be permitted to remain in a damaged condition for longer than three (3) months, unless expressly accepted by the Board in writing. If not properly maintained and/or is deemed as a safety hazard, the ARB or Board of Directors may make necessary repairs and bill the homeowner.

RV's, CAMPER'S, VEHICLES AND BOATS

No trailers, buses, RV's, boats, construction equipment, inoperable vehicles, unlicensed vehicles, or similar articles (including but not limited to jet skis and airboats) shall be stored or placed temporarily or permanently on any lot unless it is in a permanent enclosed garage. An exception to this provision would be construction equipment necessary and incidental to actual construction or excavation of any lot.

No motor vehicle shall be parked in the homeowner's property except on a paved or concrete driveway or in a garage. Parking on lawns or landscaped areas is prohibited. Parking of any motor vehicle of any kind on streets overnight is prohibited.

The use of car covers on any vehicle parked on a lot, driveway, or street, (unless parked inside enclosed garage) is prohibited.

GRANDFATHER CLAUSE

Any change made to a homeowner's property, which has been approved by the Association and is properly documented prior to the adoption of the guidelines in this document, need not be modified in accordance with the guidelines specified herein. Also, any improvements made by the original builder prior to the adoption of these guidelines are automatically grandfathered. Said modifications will be considered acceptable under this clause. However, notwithstanding foregoing, the Architectural Review Board is not obligated to deviate from these guidelines to accommodate applications based upon prior grandfathered exceptions.

General Design Criteria

STRUCTURES

All structures on lots are to be compatible with the principal structure in both materials and configuration. The ARB shall approve the locations for all structures. Home designs are to be consistent with the original community design styles and concepts.

Roof Material - All roofs are to be tile or slate roofs.

Materials

Only the following roof materials are permitted:

- Barrel clay tile (limited use with ARB conditions, including color)
- Concrete 'S' tile (limited use with ARB conditions, including color)
- Concrete or aggregate flat tile

The following building materials are not permitted for any external application:

- Wood siding
- Decorative or raw concrete block
- Vinyl siding
- Shingle siding
- Raw aluminum and uncoated zinc gutters & flashing

Home Structure/Design Requirements

- The main structure of each home must be a minimum of three thousand (3,000) air conditioned, livable square feet;
- Homes are to be no more than two (2) stories tall. The maximum height permitted of second story eaves is thirty (30) feet. No attachment or appurtenance shall exceed this height;
- Side loading garages only, minimum three (3) car;
- All driveways and internal sidewalks must be pavers

A. Screened Enclosures

Screened enclosures shall be of a form that repeats the geometry of the principal structure. For screened pool or patio enclosures that extend beyond the rear wall of the house, only dark bronze screens and frames will be permitted. For screened enclosures on a lanai that does not extend beyond the rear wall of the home, white or house color may be permitted with approval of the Architecture Review Board. Screened enclosures with impervious roofs shall be considered to be a part of the principal structure in relation to lot coverage, setbacks, and other zoning or design criteria. Screened enclosures will not be allowed in the front yard between the house and the street. All screened enclosures shall be designed with mansard or hip roof framing. **ALL SCREENED ENCLOSURES SHALL BE SUBMITTED WITH ELEVATIONS AND PLANS FOR ARB APPROVAL PRIOR TO SUBMITTING FOR BUILDING PERMIT.**

B. Fences/Gates/Walls/Columns/Archways

Fences/Gates/Walls/Columns/Archways shall be designed as an extension of the architectural mass and shall be detailed to unify the entire site design. Aluminum picket, wrought iron, and stucco box fences, clay, or brick may be used. The color of all metal fences shall be dark bronze and black. **CHAIN LINK FENCES/GATES, PVC/SYNTHETIC FENCES, WELDED WIRE FENCES/GATES, LOUVERED CONCRETE PANEL FENCES/GATES, AND WOOD FENCES/GATES AND OTHER MATERIALS NOT SPECIFIED HEREIN SHALL NOT BE ALLOWED.**

- All fences around pools and all fences located at or near or on the rear property line shall be a minimum of four (4') feet and a maximum of six (6') feet in height.
- No fences should extend forward of the mid-line of the side of the home. The Architectural Review Board reserves the right to make minor modifications to the standard as necessary to address site specific conditions. No fences will be permitted in the front yard of a home. In the case of the corner lots, no fences shall extend more than ten (10) feet beyond the horizontal plane of the side wall adjacent to the street.
- All gates shall match the fence or complement the wall.

C. Mailboxes

In order to maintain the consistency of the community, any changes to the existing mailbox design within the Estates of Wekiva Park are not permitted. All homeowners must use a black tubular design consistent with the existing mailboxes in the neighborhood. See pictures in EXHIBIT D.

D. Decorative and Landscape Lighting

The Architectural Review Board shall be responsible for determining whether exterior lighting is an annoyance or unreasonably illuminates other owner's property. Proposed replacement or additional fixtures must be approved and compatible in style and scale with the applicant's house.

No exterior lighting will be directed outside of the applicant's property. Proposed additional lighting will not be approved if it will result in an adverse visual impact to adjoining neighbors due to location, wattage or other features.

Decorative sconce lighting, landscape up-lighting or down-lighting are the three methods of lighting encouraged. Alternatives may be proposed. Flood or spot lights with direct glare (unshielded) shall not be permitted. Colored lenses or bulbs require ARB approval and are discouraged.

The source (fixtures) for landscape lighting shall be located in groundcover or shrub areas; not in sod or paved areas and shall be contained in a black or dark bronze fixture. Bare bulbs are not permitted.

Low-voltage or solar-powered landscape lighting, including low voltage floodlighting, is permitted along walkways, planting beds, or other landscaped areas, so long as all wiring is concealed from view, and light fixtures do not stand more than 18" above the ground. No more than ten (10) lights per lot are permitted without prior approval from the board. No lights are permitted in lawns.

E. Holiday Decorations and Lighting

Homeowners may display a reasonable number of holiday decorations and lighting, beginning no more than thirty (30) days prior to a publicly observed holiday or religious observance and remaining up for no more than twenty (20) days thereafter. No ARB application shall be required.

However, in the event the ARB determines the decorations and/or lighting meet any of the following conditions, the homeowner will receive a written violation notice from the Association HOA, and the homeowner must remove the decorations or lighting within 48 hours.

- Excessive in number, size or brightness
- Draw excessive traffic
- Unreasonably interfere with the use and enjoyment of the Common Area and/or adjacent lots
- Deemed to cause a dangerous condition

F. Play Equipment, Trampolines, Sand Boxes, and Other Play Equipment

Play sets and related play equipment (for example sandboxes, playhouse, swing sets, trampolines, etc.) are permitted under the following guidelines:

- The play set/play equipment shall not be taller than the rear eaves of the home or twelve (12) feet six (6) inches, whichever is less.
- Play sets/play equipment should be located directly behind the home as to not be visible from any street. If the play set/play equipment cannot be placed directly behind the home due to setbacks, approved pool, or any other reason, landscaping must be installed to entirely conceal view of the play set or play equipment from the main road, side roads if a corner lot, and from adjacent properties. Play sets/play equipment cannot be located in the front yard.
- Any and all play equipment located within twenty five (25) feet from any property line is required to be concealed with landscaping or stucco wall to obscure the view of the equipment from the streets and adjoining properties.
- Basketball clear Plexiglas backboards are encouraged. At all times, the backboard, hoop and net must be maintained appropriately. Poles are painted a solid earth tone or black. No court markings shall be painted, drawn or otherwise affixed to the driveway playing surface. No goal, backboard, pole or other basketball structure shall be affixed to a living unit or other structure on the lot; and any such basketball structure shall be situated perpendicular to the adjacent street and shall be located not closer than fifteen (15) feet from the street right-of-way line; any basketball structure of any nature in the backyard must be approved by the ARB.

G. Miscellaneous Structures

Permitted

- Solar cell banks are permitted only on the roof of the home. Solar cell banks located on the front facing roof of the home are not allowed unless permitted.
- Sculpture that is an integral part of the building architecture and/or fountain consistent with building design.

Permitted only in rear yard

- Masonry BBQ/outdoor fireplace (portable BBQ's must be stored in a screened or enclosed area when not in use).
- Clothes lines or similar apparatus for the exterior drying of clothes are permitted only in the rear yard or those screened from view behind a fence are acceptable, per Florida Statutes. Such lines cannot be viewable from adjacent properties or side-streets if located on a corner lot.

Not Permitted

- Dog runs, dog houses, or temporary pet enclosures
- Detached storage buildings and tool sheds
- Horses or any equestrian structures
- Outside TV antennas not meeting the following criteria
- Outside satellite TV dishes not meeting the following criteria
- Solar cell banks anywhere except on roof as per above guidelines.
- Windmills
- Sports Courts
- Plat forms, slabs or raised structures (for example those used for astronomy, star gazing equipment)

Utilities and Miscellaneous Structures

Landscaping must be installed at a height to conceal view of all air conditioner units and pool pumps from street and adjacent property view. Access openings shall be adjacent to house. Adequate screening from the street and adjacent properties, as determined by the ARB, is required for the following:

- Air conditioner units and heat pumps
- Pool/Spa pumps & housings
- Gas tanks
- Irrigation pumps and backflow prevention devices
- Trash containers

Outside Installations of Communication Equipment

No visible antennas, aerials, satellite dishes, or other apparatus for the reception or transmission of television, radio, or other signals of any kind shall be placed, allowed, or maintained upon any Lot or Common Area except for Permitted Antennas (as hereinafter defined). No radio station or short-wave operations of any kind shall operate from any Lot or Common Areas except for communication equipment used by the Association. It is the intent of this section that, to the maximum extent authorized by applicable law, the Estates at Wekiva Park HOA has the right to restrict antennas, aerials, satellite dishes, cable dishes or other similar apparatus.

The term "Permitted Antenna" shall mean:

- A satellite dish one (1) meter (39 inches) or less in diameter designed to receive direct broadcast satellite service.
- Antennas one meter or less in diameter or diagonal measurement designed to receive video programming services via multi-channel multi-point distribution, (i.e. wireless cable and/or internet) providers.
- Antennas designed to receive television broadcast signals. No outside antennas, satellite dishes or other signal receiving dishes or equipment other than a Permitted Antenna shall be allowed.

Permitted Antennas shall be subject to the following rules and regulations including the Federal Communications Commission, Telecommunications Act (1996) regarding installation and location:

- No mast for a Permitted Antenna shall extend beyond thirty five (35) feet or the roof line to a greater extent than is required to obtain an adequate signal.
- All Permitted Antennas shall be placed in a location on the Lot that is not visible from any street if such placement would permit reception of an acceptable quality signal. If an acceptable quality signal cannot be received from such location, the Permitted Antenna shall be placed on the Lot in such location where an acceptable quality signal may be received that is the least visible from any street.
- For purposes of this paragraph, for all corner lots, both sides of the residence facing adjacent streets

shall be considered the front of the residence and remaining two sides the rear of the residence. No Permitted Antenna may be mounted on the front of a residence or on the front one half of either side of a residence constructed on a Lot, unless an acceptable quality signal cannot be received from the rear of such residence, in which case, the Permitted Antenna may be mounted on the front half of either side of the residence or the front of the residence as necessary to obtain an acceptable quality signal and in which case, the Permitted Antenna shall be mounted in the least visible location on the residence where an acceptable quality signal may be received.

- Permitted Antennas mounted on the side wall of a residence shall be mounted as close to the eave area as possible where an acceptable quality signal may be received.
- Any Owner proposing to install a Permitted Antenna shall obtain ARB approval to the extent permitted by law of such proposed installation by, identifying the proposed location of the installation, the height of the mast, if any, the color of the portion of the residence where the Permitted Antenna is to be located.

Driveways, Front Walkways, Patios, and Pools

A. Materials

The driveway materials shall be unified with the front walkway/patio materials by repeating the material, color, and/or texture in its entirety or by repeating one or more of color, material and/or texture. Recommended materials for driveways and front walkways are:

- decorative pavers
- set stone
- set "old brick"

No asphalt, new brick (except bands), gravel, mulch, concrete, or random/separated paving blocks are permitted for either driveway or front walkway/patios. No wood decks are permitted anywhere on the properties.

B. Driveway Configuration and location

Only side entry garages are permitted within the Estates at Wekiva Park.

No curbside parking or extension of street pavement for curbside parking will be permitted. Per Seminole County standards no driveway shall overlap a drainage easement without an encroachment agreement w/Seminole County and Wekiva Park Homeowners Association.

The driveway shall intersect the street Right of Way at a 90 degree angle. A 10 degree deflection may be permitted on a site specific request. The driveway pavement material will continue through from the garage entry to the concrete sidewalk in the street Right of Way.

C. Attached Rear Yard Patios and Walkways, Pools and Spas

All patio construction requires Architectural Review Board approval. Patios must be located in the rear yard behind the house. A durable construction material such as stone, brick, pavers, flagstone, concrete or similar material should be used. Any adverse drainage requirements that might result from the construction of a patio should be considered and remedied. The use of a partially porous patio surface or the installation of mulch beds adjacent to the patio are ways to eliminate drainage concerns.

All sidewalks and pathways require Architectural Review Board approval. They should be installed flush to the ground. Only stone, brick, concrete or similar durable construction material should be used. The scale, location, design and color should be compatible with the lot, home and surroundings. Sidewalks adjacent to the street are considered part of the common infrastructure of the community and may not be modified or painted.

Rear yard patios, walkways, and pool decks shall be constructed from one of the following materials:

- concrete
- set stone
- set "old brick"
- brick pavers
- stone or ceramic tile
- No wood decks are permitted

No asphalt, new brick (except for bands), gravel, mulch or random/separated paving blocks are allowed for rear yard patios, walkways, or pool decks.

Materials, color, and texture do not need to be the same as the front driveway, patio, and/or walkway. However, some feature or geometry and or material shall be repeated to unify the lot.

All pools and spas shall be concrete/granite construction. No above ground pools, spas, or hot tubs will be permitted unless incorporated into pool decks at height not greater than thirty (30") inches.

All pools must be approved by the Architectural Review Board. Temporary or above ground pools are not allowed. Only in-ground swimming pools are permitted. Pools must be located in the rear of the property. All permanent swimming pools must have security fencing or screen enclosures installed in accordance with existing jurisdictional codes.

Screen enclosures must have ARB approval. Pool construction shall be in accordance with applicable governing agency codes.

Exterior hot tubs or spas, defined as tubs/spas not incorporated into a pool deck, must be located in the rear yard adjacent to the dwelling unit. The incorporation of hot tubs as an architectural feature of decks and/or patios is encouraged. The exterior finish of an elevated hot tub should blend with the exterior finish of the home, deck or patio to which attached or most closely related. All above ground hot tubs and spas must have a hard cover when not in use or incorporate other safety measures such as security fencing. Installation of exterior hot tubs or spas requires approval of the Architectural Review Board.

Pool or Spa coverings are permitted only if custom fitted for the pool such as heat blankets or other similar covering. Tarps or non-fitted plastic coverings are not permitted.

D. Slab Outside Existing Patio/Lanai

The Architectural Review Board must approve all concrete slabs/additions or patios not attached to the home. The homeowner must submit an ARB request with proposed slab/addition dimensions, diagrams, surveys, materials, and color. The proposed slab/addition must meet the following guidelines:

- The proposed slab/addition is strictly limited to back yards only or beyond the horizontal plane of the side wall adjacent to the street in the case of a corner lot.
- The slab/addition must be installed at ground level with a maximum size of 25'x 25'. The slab/addition cannot rise above ground level more than 6" for leveling purposes.
- The proposed slab/addition must be installed so that it does not alter existing drainage patterns and a professional county approved survey must be attached to the ARB request.
- The proposed slab/addition must be located directly behind the home as to not be visible from the main street the on which the front of the home is facing. If the slab/addition cannot be placed directly behind the home due to setbacks, pool or any other reason, landscaping must be installed to adequately conceal view of the slab from the main road and any neighboring property if located within 25' of the property line.
- No permanent structure and/or attachment of any kind can be secured, fastened, appended or connected to the slab/addition.
- Any items to be placed or housed upon the slab/addition must have ARB approval.

ARCHITECTURAL DESIGN CRITERIA

All buildings and architectural features, including repainting, renovations, or additions after Certificate of Occupancy, shall obtain prior ARB approval.

A. Exterior Painting Criteria

The design of a home within Estates at Wekiva Park shall reflect a consistent design theme, style and color schemes to maintain the balance of the community. ARB approval is required before any exterior surface is painted. However, in most cases if a homeowner is repainting home with original colors the approval is automatic. The Architecture Review Board has developed community color palettes (see Exhibit C, Approved Color Palates) that may entitle the homeowner to a discount off their paint purchases at Sherwin Williams. Upon request, the Architecture Review Board will provide any homeowner with a copy of the paint swatches from the community color palette for review. Sherwin Williams is referenced to identify a color only and the ARB guidelines will permit any comparable color from an alternate manufacturer.

An application is not required to repaint or re-stain an object to match the original color. However, all exterior color changes must be approved. This requirement applies to exterior walls, doors, shutters, trim, roofing and other appurtenant structures. Refer to Exhibit B for approved exterior colors.

If requesting paint outside of the approved community color palette, homeowners are encouraged to paint two (2) foot by two (2) foot swatches of proposed house paint colors on "less visible" portions of their house so that both the owner and the ARB can more accurately assess the impact of the color during the approval process. These swatches must be repainted to an approved color if they are rejected by the ARB.

Applications for ARB approval of house colors must include color samples of both the house and trim colors along with a description of where each color is to be applied. This description should include colors for garage door, front door, trim along roofline, stucco on house, stucco on columns, decorative trim on columns and shutters.

B. Design Concepts

The design of a home within Estates at Wekiva Park shall reflect a consistent design theme, style or image. Eclectic design is discouraged. The final design image shall be well refined and carefully detailed. The floor plans and elevation designs shall work in unison to achieve consistency in scale, simplicity in function, balance in proportion and harmony, and logic in use of materials, color and detailing. The sitting of the house shall be such that outdoor accessory uses are not constrained; the streetscape, common areas views are enhanced, and adjacent homes are not adversely impacted.

C. Design Duplication

Each Builder/Developer shall submit at the preliminary ARB review a proposal to the ARB outlining a program to avoid repetitive appearance within the community. At a minimum, no abutting single family homes shall have the same elevation or same color. Abutting houses (if not custom) must be of a different color scheme and elevation. Alternate elevations may be applied to the same floor plan.

D. General Criteria

All houses shall have a minimum of two (2) contrasting colors/shades (i.e. a base color and a trim color) consistent with the color palette referenced herein. Matte finish earth tones are permitted. Garage doors shall be one color.

E. Utility Details

- All roof mounted vents or stacks shall be the same color as the roof. All chimney stacks shall be the same color as the base chimney structure, and when located at an exterior wall shall extend to grade and shall be supported by foundation.
- All gutters shall be concealed or designed as a part of eave detailing. Downspouts shall be painted to match the color of home.
- No roof drainage may be piped to the common areas, lakes, or other open space (sheet flow drainage over yard is permitted).
- No mechanical equipment is allowed on pitched roof.
- Window or wall mounted air conditioner units are not permitted.
- No carports are permitted.
- All exterior lighting (including motion activated or photocell activated security lights) located either on the home or in the yard shall be directed to not cast light on the adjacent property/lots or homes.

F. Storm Shutters

- Temporary storm shutters are permitted but should not be installed more than seven (7) days before hurricane warnings for Seminole County are issued. The temporary storm shutters shall be removed either:
- Within seven (7) calendar days after hurricane warnings for Seminole County are lifted or, if damage is incurred, the latter of: a) within fifteen (15) days after a hurricane hits the project area; or b) immediately after hurricane damage repairs have been made to the structure.

Permitted Temporary Storm Shutters:

- Storm Panels shall be constructed of aluminum (perforated or solid), steel, or Clearshield ©.
- The color of all permanently affixed portions of the shutter assembly (such as mounting brackets) shall match the color of either window frames, banding, or other window surrounds.
- All temporary shutters shall be stored within the home. No outdoor storage is permitted.

Permitted Permanent Storm Shutters:

- Subject to the approval of the ARB, homeowners may install permanent storm shutters that electrically retract out of sight provided such shutters conform to the architecture of the home and match the color.

Construction Criteria

All construction companies operating in the Estates of Wekiva Park are required to abide by the EWP Covenants and the Guidelines of Homeowners Association and Architecture Review Board described in this document. All existing and new home construction within the Estates of Wekiva Park must follow the guidelines detailed in this document. This includes the submission of an ARB Application for projects prior to beginning construction. In addition to the guidelines described in this document, all construction companies will also follow the guidelines below.

A. Site Conditions

There shall be one dumpster for each house unless used to support construction of two adjacent homes. The dumpster must be placed within the confines of the lot under construction and is not permitted on the street.

Construction debris and trash shall be deposited only in a dumpster. The dumpster shall be emptied, off site, on a weekly basis or when dumpster is full

No stockpiling of debris is allowed in a yard fronting on a street, or on other property including common area and streets. All debris shall be placed in the dumpster at the end of a workday. Any debris that is discarded off the property/lot or is blown into lakes, preserve, or common area, etc. shall be retrieved and placed in dumpsters immediately but no later than the end of the work day.

All construction sites shall be maintained in a neat and orderly condition with minimal dust and pollution generated.

B. Construction Activities

Construction activity shall only occur from sunrise to sunset Monday through Saturday. This time frame may be revised with permission of the HOA Board as a parcel nears completion.

Any damage caused to the infrastructure of the Estates at Wekiva Park including but not limited to damage to asphalt, concrete curbing, sidewalks, sprinkler systems, or common facilities, abutting lots, roads, or open spaces will be repaired by the association and the cost for such repair are the responsibility of the lot owner.

All construction crews must obey all traffic signs including marked speed limit . Any construction vehicle that repeatedly violates the traffic signs and posted speed limit shall be prohibited from entering the Estates at Wekiva Park.

On-site portable toilets shall be provided, regularly maintained and sanitized a minimum of twice each week. Portable toilets must be placed within the confines of the lot under construction and are not permitted on the street or the sidewalk.

Vehicle operators shall clean up and report any spillage from their vehicles. Any spill is the responsibility of the construction company to clean and repair as necessary. Vehicles that continuously spill oil or fuel damaging the asphalt or other infrastructure in the EWP will be prohibited from entering the community.

Planting Design Criteria

All major landscape installations or changes must be approved in advance by the Architectural Review Board. Examples include the installation of multiple trees and plant beds that did not exist when the house was originally built. The size and quantity of installed plants and plant masses must be in scale with the size and mass of the home and the size of the lot.

A. Sod, Trees, and Shrubs

Sod shall be Florida St. Augustine (Floritam, FX-10, Seville or Palmetto varieties). Sod shall cover all areas not covered in shrub/groundcover bed mulch and shall extend to the curb of abutting roadway(s).

In order to maintain the natural integrity of the community, any living tree with a caliper measurement of six (6") inches or larger at twelve (12") feet above ground level may not be removed without the prior approval of the Architectural Review Board. Exceptions to this are trees that pose an imminent hazard to persons or property.

Further defined, hazardous trees are those that are uprooted and leaning or have large limbs or branches that are splintered or otherwise damaged resulting in debris that may fall without warning. Homeowners removing hazard trees without approval shall have written documentation and/or photographs of the hazard before removal. Trees approved for removal shall be cut at or ground down to grade level (on grade) or the stump should be ground down.

No Homeowner, Builder, Contractor, or sub-contractor may plant any trees, palms, shrubs, or groundcover, or allow such to be planted outside the residential lot or parcel.

No rocks, mulch, or hedges/large bushes are permitted between sidewalk and street.

All hedges regardless of height are required to be neatly trimmed/shaped, and not allowed to encroach upon adjacent properties.

B. Irrigation Systems

Each lot shall be irrigated to achieve one hundred (100%) percent coverage. Above ground risers are not permitted in sod or grass areas. Pop-up heads shall be used in lawn areas and in shrub areas adjacent to paved areas. Front yard irrigation shall cover the sod in the street ROW between the sidewalk and main road.

C. Flower Beds

All major landscape installations or changes must be approved in advance by the Architectural Review Board.

Plant beds and trees visible from the street will be mulched with pine bark, cedar, cypress or equivalent natural mulch, colored stone chips, or lava rocks; no white chips are permitted. Material shall be of a single color scheme and type throughout the landscaping for the lot.

No landscaping other than sod is allowed between the sidewalk and back of curb. The homeowner is responsible for maintaining this area. Front yards are not permitted to be all rock, mulch, stone, etc.

D. Statues, Fountains, Pots, Urns, and Other Similar Ornamentals

All statues, fountains, pots, urns, and ornamentals require ARB approval. Upon approval by the ARB, one statue or ornament equal to or less than twenty four (24) inches in height may be allowed in a landscape bed in the front yard of the home. Pots must be earth tone in color and shall be of a consistent style where they are allowed. No flower pots shall be located in landscape beds or grass areas.

Only one fountain, statue, or other ornament shall be permitted in a landscape bed in the front of the home.

E. Borders/Edges

The use of railroad ties and plastic edging is prohibited.

F. Xeriscaping

Xeriscaping is permitted under Florida Statute 720.3075 (4) and refers to landscaping in ways that do not require supplemental irrigation. Xeriscaping emphasizes plants whose natural requirements are appropriate to the local area to reduce losing water to evaporation and run-off.

ADDENDUM 1

APPEAL TO THE BOARD OF DIRECTORS FOR ARCHITECTURAL REVIEW BOARD DECISIONS

PREMISE:

The ARB is appointed by the HOA Board of Directors (“BOD”) and authorized by The BOD to determine and rule on applications in its best judgment in accordance with the ARB/DCR guidelines. The ARB has the full faith and support of the BOD. The BOD will NOT consider any verbal appeal. All appeals must be made in writing. The appeal will be voted upon at the next BOD meeting after appeal submittal, WITHOUT non-Board discussion/input, However, BOD members may, prior to meeting on same, visit site, speak with Appellant or others in regard to the appeal, in general collect/consider any info thought pertinent and submitted for the appeal.

APPEAL PROCESS:

All appeals to ARB rulings must be in writing submitted to the HOA's management representative within thirty (30) days after ARB ruling.

Written Appeal submittal must be specific as to (a) Reference of the specific page and paragraph of ARB/DCR Guideline(s) Applicant feels ARB ruled on mistakenly or incorrectly interpreted; and (b) the reasons why the homeowner believes an appeal is justified. Written appeal should include (c) supporting documents (justification for alternate decision, pictures, surveys, legal opinions, Declaration of Covenants and Restrictions and the Architectural Review Board Guidelines, etc.) that clarify and clearly present their case for reversal of ARB decision and (d) the applicant’s suggested solution and/or alternative options for resolution. Incomplete appeals will be returned as incomplete.

The BOD, must first agree, by a majority vote, to consider/hear the appeal. Any appeal not heard/considered by BOD is automatically rejected. The BOD, upon considering an appeal, may: a) reject appeal; b) approve appeal; c) send appeal back to the ARB for further consideration/rehearing; or d) approve appeal with modification.

Appellant will not be allowed to verbally "state his case" at a BOD meeting. However, all materials submitted by the Appellant will be reviewed and considered by the Board prior to meeting. Board will base its findings and decision upon same. If Appellant believes that the BOD has misunderstood the written justification for the appeal, or has substantive new information in support of the appeal, the appellant may request a brief discussion with the BOD at the subsequent Board Meeting.

The BOD (through its management representative) will issue a written decision form to the Applicant after reviewing and voting upon the Appeal.

EXHIBIT A – RESIDENTIAL ARB APPLICATION

THE ESTATES AT WEKIVA PARK HOMEOWNERS ASSOCIATION, INC.

ARCHITECTURAL REVIEW BOARD (ARB) APPLICATION

MAIL APPLICATION TO: LELAND MANAGEMENT, 6972 LAKE GLORIA BLVD., ORLANDO, FL 32809-3200.

OFFICE: (407) 781-1406 arb@lelandmanagement.com

Name _____

Property Address _____ Lot # _____ Sanford, FL 32771

Mailing Address _____

Phone (s) Home _____ Work _____ Fax _____

In accordance with the Declaration of Covenants, Conditions and Restrictions and the Association’s rules and regulations, installation must conform to this approval and the Association’s guidelines. I hereby request your consent to make the following changes, alterations, renovations and/ or additions to my property.

- Fence Swimming Pool Lawn Ornament Patio Screen enclosure
- Exterior Color Landscaping Lawn Replacement Other _____

Description: _____

Attach two (2) copies of the property survey that shows the locations of the proposed change, alteration, renovation or addition. Attach two (2) drawings of your plan(s) or photo. Attach two (2) color samples if applicable.

NOTE: APPLICATIONS SUBMITTED WITHOUT TWO (2) COPIES OF THE SURVEY, DRAWING, OR COLOR SAMPLE WILL BE CONSIDERED INCOMPLETE. IF AN APPLICATION IS INCOMPLETE, IT DELAYS YOUR APPROVAL/DENIAL TIME. IF WE NEED TO REQUEST MORE INFORMATION, AND IT IS NOT RETURNED IN ONE WEEK FROM THE REQUEST, YOUR APPLICATION WILL BE NULL AND VOID.

I HEREBY UNDERSTAND AND AGREE TO THE FOLLOWING CONDITIONS.

1. No work will begin until written approval is received from the Association. You have 60 days from the approval date to complete the work. If not, then you must reapply for ARC approval.
2. All work will be done expeditiously once commenced and will be done in a good workmanlike manner by licensed contractor or myself.
3. All work will be performed in a timely manner that will minimize interference and inconvenience to other residents.
4. I assume all liability and will be responsible for any and all damages to other lots and / or common area or injury, which may result from performance of this work.
5. I will be responsible for the conduct of all persons, agents, contractors, subcontractors and employees who are connected with this work.
6. I am responsible for complying with and will comply with, all applicable federal, state and local laws, codes, regulations and requirements in connection with this work. I will obtain any necessary governmental permits and approval for the work.
7. Upon receipt Leland Management, Inc. will forward the ARC Application to the Association. A decision by the Association may take up to **30 days**. I will be notified in writing when the application is either approved or denied.

ALL HOMEOWNERS ARE RESPONSIBLE TO FOLLOW THE RULES AND GUIDELINES OF THEIR ASSOCIATION WHEN MAKING ANY ARCHITECTURAL CHANGES.

Signature of Owner(s): _____ Date: _____

Do Not Write Below This Line

This Application is hereby: **Approved** **Disapproved**

Date _____ Signature _____

Comments: _____

EXHIBIT C
APPROVED EXTERIOR COLORS

SCHEME	SW CARD #	BODY	SW #	TRIM	SW#	ACCENT	SW #
Scheme 1	10	Bona Fide Beige	SW6065	Nice White	SW6063	Brevity Brown	SW6068
		Sand Trap	SW6066	Retience	SW6064	French Roast	
		SW6069					
	11	Versatile Grey	SW6072	Heron Plume	SW6070	Spalding Grev	SW6074
		Perfect Greige	SW6073	Popular Grev	SW6071	Garret Grev	SW6075
Scheme 2	12	Utterly Beige	SW6080	Everdav White	SW6077	Cobble Brown	SW6082
		Down Home	SW6081	Realist Beiae	SW6078	Sable	SW6083
	13	Trusty Tan	SW6087	Modest White	SW6084	Nuthatch	SW6088
		Sand Dune	SW6086	Simplify Beige	SW6085	Grounded	SW6089
		Familiar Beige	SW6093	Reliable White	SW6091	Sturdy Brown	SW6097
Scheme 3	14	Sensational Sand	SW6094	Liahtweiht Beiae	SW6092	Jute Brown	SW6096
		Sands of Time	SW6101	Pacer White	SW6098	Tea Chest	SW6103
	15	Portabella	SW6102	Sand Dollar	SW6099	Kaffee	SW6104
		Latte	SW6108	Divine White	SW6105	Coconut Husk	SW6111
		Nomadic Desert	SW6107	Kilm Beiae	SW6106	Steady Brown	SW6110
	17	Baael	SW6114	Biscuit	SW6112	Tatomi Tan	SW6116
		Totally Tan	SW6115	Interactive Cream	SW6113	Smokey Topac	SW6117
		Whole Wheat	SW6121	Antique White	SW6119	Cardboard	SW6124
Scheme 5	18	Camelback	SW6122	Believable Buff	SW6120	Craft paper	SW6125
		Restrained Gold	SW6129	Navajo White	SW6126	Mannered Gold	SW6130
	19	Blond	SW6128	Ivoire	SW6127	Chamois	SW6131
		Ecru	SW6135	Mush	SW6133	Mossv Gold	SW6139
		Harmonic Tan	SW6136	Netsuke	SW6134	Artifact	SW6138
	21	Macadamia	SW6142	Moderate White	SW6140	Dal'fer Tan	SW6144
		Basket Beige	SW6143	Softer Tan	SW6141	Thatch Brown	SW6145
		Relaxed Khaki	SW6149	Panda White	SW6147	Quiver Tan	SW6151
Scheme 7	22	Universal Khaki	SW6150	Wool Skein	SW6148	Superior Branz	SW6152
		Ramie	SW6156	Nacre	SW6154	Sawdust	SW6158
	23	Favorite Tan	SW6157	Rice Grain	SW6155	High Tea	SW6159
		Grassland	SW6163	Nonchalant White	SW6161	Garden Gate	SW6167
		Svelte Seige	SW6164	Ancient Marble	SW6162	Eclipse	SW6166
	25	Techno Grey	SW6170	Moderne White	SW6168	Hardware	SW6H2
		Chatroom	SW6171	Sedate Grev	SW6169	Cocoon	SW6173
Scheme 9	26	Softened Green	SW6177	Sa:1:1ev	SW6175	Oakmass	SW61'80
		Clarv Seige	SW6178	Livable Green	SW6176	Secret Garden	SW6181
	27	Austere Grey	SW6184	Ethereal White	SW6182	Dried Thyme	SW6186
		Escape Grev	SW6185	Conservative Grev	SW6183	Rosemary	SW6187
		Contented	SW6191	Opaline	SW6189	Basil	SW6194
Scheme 10	28	Coastal Plain	SW6192	Filmy Green	SW6190	Basil	SW6194
		Sensible Hue	SW6198	Frosty White	SW6196	Link Grev	SW6200
		Rare Grey	SW6199	Aloof Grey	SW6197	Cast Iron	SW6202
Scheme 11	30	Comfort Grey	SW6205	Spare White	SW6203	Pewter Green	SW6208
		Oyster Bay	SW6206	Sea Salt	SW6204	Pewter Green	SW6208
	53	Ambitious Amber	SW6366	Eaawhite	SW6364	Bakelite Gold	SW6368
		Viva Gold	SW6367	Cachet Cream	SW6365	Tassel	SW6369
		Harvester	SW6373	Vanillin	SW6371	Butterscotch	SW6377
	54	Torchlight	SW6374	Inviting Ivory	SW6372	Butterscotch	SW6377
		Compatable Cream	SW6387	Dover White	SW6385	Gallant Gold	SW6391
Scheme 13	56	Golden Fleece	SW6388	Napery	SW6386	Gallant Gold	SW6391
		Sequin	SW6394	Vital Yellow	SW6392	Different Gold	SW6396
	57	Alchemy	SW6395	Convivial Yellow	SW6393	Nankeen	SW6397
		Rice Paddy	SW6414	Restoration Ivory	SW6413	Saguaro	SW6419
Scheme 14	59	Hearts of Palm	SW6415	Rice Paddy	SW6414	Saauaro	SW6419
		Shagreen	SW6422	Queen Anne's Lace	SW6420	Bosque Green	SW6426
	60	Ryegrass	SW6423	Celery	SW6421	Relentless Olive	SW6426
		Solaria	SW6688	Lemon Chiffon	SW6686	Glitzv Gold	SW6691
Scheme 16	99	Overjoy	SW6689	Lantern Light	SW6687	Auric	SW6692
		Midday	SW6695	Lilly	SW6693	Cspsy Gold	SW6699
Scheme 17	100	Quilt Gold	SW6696	Glad Yellow	SW6694	Crispy Gold	SW6699

EWP homeowners receive a 20-25% discount on paint and accessories at Sherwin Williams stores.

Tell them you're a homeowner of EWP and the account # 69941-1860-2

Scheme #'s indicate inclusion on the Sherwin Williams color card

Color sample cards available upon request from mmosps@telandmanagement.com

ESTATES AT WEKIVA PARK COLOR SCHEME

1. **BODY**

STONEBRIAR	SW 7693
DOWNING SAND	SW 2822
CLASSICAL WHITE	SW 2829
SAND BEACH	SW7529
ECRU	SW 6135
COLONIAL REVIVAL TAN	SW 2828
LIBRARY PEWTER	SW 0038
DAPPER TAN	SW 6164
CRAFT PAPER	SW 6125
PEWTER TANKARD	SW 0023

2. **TRIM**

VAN DYKE BROWN	SW 7041
CRAFT PAPER	SW 6125
HOMESTEAD BROWN	SW 7515
KAFFEE	SW 6104
URBANE BRONZE	SW 7048
BLACK FOX	SW 7020
WOOL SKEIN	SW 6148
DOVER WHITE	SW 6385
WHITE DUCK	SW 7010
RAMIE	SW 6156
CRISP LINEN	SW 6378
CREAMY	SW 7012

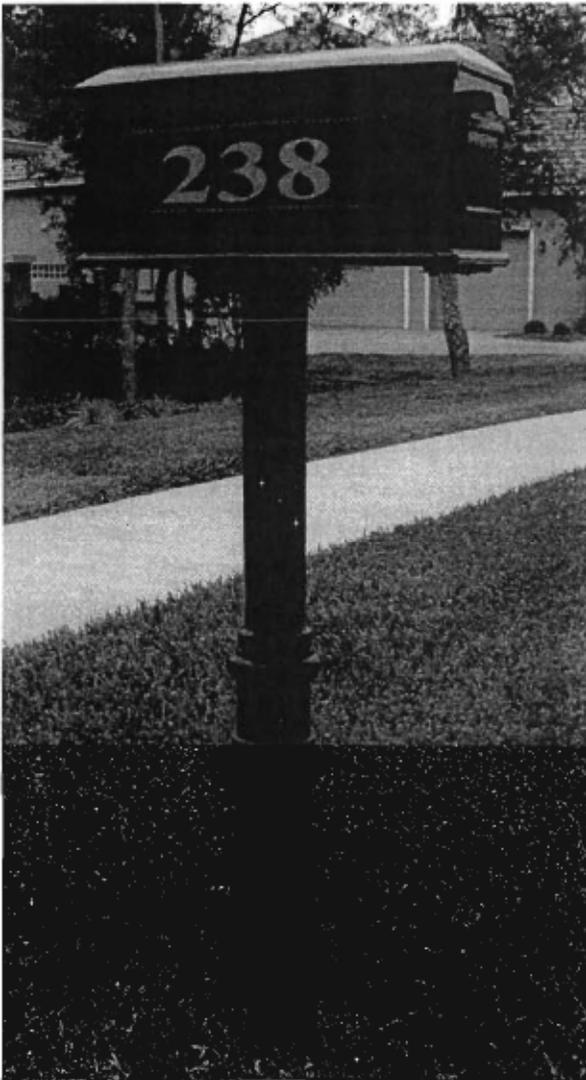
3. **DOOR**

HOMESTEAD BROWN	SW 7515
URBANE BRONZE	SW 7048
POLISHED MAHOGANY	SW 2838
BUNGLEHOUSE BLUE	SW 0048
ROCKWOOD DARK RED	SW 2801
ROOKWOOD RED	SW 2802
KAFFEE	SW 6104
VAN DYKE BROWN	SW 7041
DRIED THYME	SW 6186
RETREAT	SW 6207
COCOON	SW 6173
DARK NIGHT	SW 6237
RAYCROFT BRONZE GREEN	SW 2846

DOOR

CRAFT APPER	SW 6125
ROOKWOOD SHUTTER GREEN	SW 2809

EXHIBIT D
APPROVED MAILBOX DESIGNS



Mailboxes or parts can be purchased from American Eagle Services, LLC
Brian Hicks (owner) 407-767-7200; mymailboxman@aol.com

EXHIBIT E

SAMPLE COVENANT VIOLATION LETTER

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**ESTATES AT WEKIVA PARK
6972 Lake Gloria Blvd.
Orlando FL 32809**

FRIENDLY REMINDER

January 1, 2015

Homeowner Name
Street Address
Sanford FL 32771

Re: 123 Street Address / Violation – Yard Maintenance

Dear Homeowner/Resident:

This is a friendly reminder to advise you that your property appears to be in non-compliance of the governing documents for your association.

We are asking you to bring your property into compliance with your Homeowners Association by maintaining the lawn on a regular basis in a neat and attractive appearance which includes weed and insect control, mowing, trimming, edging sidewalks and driveways, and mulching.

The violation was cited under the following: Covenants, Codes and Restrictions Article VII, Section 12.

The primary purpose of a Homeowner Association is to maintain and increase the value of each owner's property. It is not the desire of the Board of Directors to impose hardship on any individual owner; however, they have a fiduciary responsibility to ensure that the Governing Documents of the Association are followed.

Most violations are unintentional. A prompt and positive response in correcting this violation will prevent the need for further action. Please address this matter or contact Leland Management, **in writing**, if there are any circumstances that may delay the correction of this issue.

Your cooperation in this matter will be greatly appreciated.

Association Contact:

Leland Management
Mel Moses, CAM, CMCA

MMoses@LelandManagement.com

Direct Office: 407-781-5763 / FAX 407-781-5764