

*Architectural Review Committee*

*Construction Standards for Herons Glen*

The Construction Standards are part of the Design and Development Guidelines which are in accordance with Article XIII, as authorized by Article XII, Section 1 of the Declaration of Covenants, Conditions and Restrictions of Herons Glen.

The following requirements are set forth as a matter of ensuring that future construction, reconstruction and improvements in Herons Glen will be similar in nature to existing construction. All homes including homes located in sub-associations are subject to the construction standards. Sub-associations may have additional more restrictive standards, rules and regulations but not less restrictive than the governing documents of the Herons Glen Homeowners Association.

1. All construction must be in compliance with all applicable Lee County and South Florida building codes
2. All construction must be CBS, slab on grade, have cementitious stucco, knocked down finish and be similar in appearance to existing construction in the same neighborhood.
3. All construction must be single story, single family with a minimum of 1400 square feet of air-conditioned space with 50 foot wide minimum frontage.

The Sanctuary and Majestic Isle lots have a 70 foot wide minimum frontage requirement.

Exceptions to the minimum 1400 square feet are: The Sanctuary a minimum of 2300 square feet under air conditioned space is required; Majestic Isle a minimum 2000 square feet under air conditioned space is required;

The Meadows and The Fairways Patio Homes are to be built with a minimum of 1400 square feet of air conditioned space with 35 foot wide frontage.

Reconstruction of existing homes must be no less than the same square footage of original construction.

The Preserve and Solana areas are the only exceptions to the single-family requirement, where like kind of units must be built as replacements.

4. Garage standards require that the maximum garage door height not exceed 8 feet, and the maximum height of a perimeter sidewall including any garage sidewall is not to exceed 11 feet in height. Any existing home garages within the community exceeding these requirements are grandfathered.
5. All roofs must comply with the current Florida Building Code and Miami-Dade standards for underlayment, materials and installation. Roof pitch must be a minimum of 5 in 12 and a maximum of 7 in 12.

**Replacement of Roof Tiles:**

ARC approval is required for a full and partial roof replacement. A sample tile in the actual color to be installed must be submitted for review with the application. Additional information will be required for stone coated metal tiles.

Full roof replacement:

Options:

- a. Replacement tile- the same type and style as existing tiles on the home.
- b. Replacement tile- stone coated metal barrel tile. Additional items needed with the sample tile are, manufacturer specification sheet for tile, underlayment and installation detail. Completed tile installation must be similar in appearance to the original roof construction in Herons Glen consistent with typical concrete barrel tile and finished edges. The minimum gauge permitted is "26".

Partial replacement of roof tiles:

- a. Partial roof tile replacement is permitted using the same type of tile and material and color matched with existing color.

Homes in Majestic Isle or Sanctuary

Options:

- a. Replacement tile- the same type and style as existing concrete barrel or flat tiles on the home. Sample tile required to be submitted for review.
- b. Replacement tile- stone coated metal barrel or flat tile. Additional items needed with the sample tile are, manufacturer specification sheet for tile, underlayment and installation detail. Completed tile installation must be similar in appearance to the original roof construction in Majestic Isle or Sanctuary consistent with the typical concrete barrel or flat tile and finished edges. The minimum gauge permitted is "26".

Homes located in the sub associations Solana, Fairways and Meadows:

- a. Roof replacement style, materials and color must first be approved by the sub association before submitting request to the Herons Glen ARC for review.

Homes in the Preserve Villa Neighborhood:

Options:

- a. Replacement tile to be the same type, style and color as existing tiles on the home and attached villa.
- b. Replacement tile- same type and style of tile on the home and attached villa using color option (color code on file) Light Brown/White Antique.

Maintenance Requirements

Repairs & Maintenance of Roof Tiles

- a. Roofs must be kept free from dirt, mold and stains.
- b. Repair cracked tiles
- c. Recolor grout as needed to maintain a clean appearance
- d. Repair dented or scratched tiles

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6. All window frames must be white aluminum or white vinyl clad aluminum except in The Sanctuary and Majestic Isle, where they may be white or bronze. Windows on the front of a building must conform to the style of those in the neighborhood.
7. All lanai screening must be charcoal with white aluminum frames except in The Sanctuary and Majestic Isle, where the framing must be bronze.
8. Gutters and Downspouts: Gutters are to be a minimum of 6" wide, and downspouts a minimum 3" x 4 1/2". Downspouts must be the corresponding size of the Gutters. The Gutters and downspouts must be aluminum and white or bronze or same color as house. A drainage plan for disbursement of water from the downspout is to be included with the application. Homeowner is responsible to provide appropriate drainage to prevent damage to adjacent home or lake erosion. Water from downspouts is not allowed to disburse into Preserve areas.
9. All driveways and walkways must be poured concrete or concrete pavers. In The Sanctuary and Majestic Isle, they must be concrete pavers.
10. Except in Solana, each residence must be equipped with a front yard light, with photocell, to match the surrounding lights, white in all areas except The Sanctuary and Majestic Isle, where they must be green/black antiqued and integral with the mailbox.
11. Except in Solana where each unit has one garage light per unit placed above the address numbers for illumination at night, each residence must be equipped with two carriage lamps out board of the garage door. Three or more lamps can be used in conjunction with multiple doors.
12. Except in Solana, each residence must be equipped with a lighted address number sign on the front of the garage (facing the street) identical or similar in appearance to existing signs, except in The Sanctuary and Majestic Isle, where the lighted signs are optional and where the mailbox must have gold colored address numerals.
13. Setbacks must be in accordance with Lee County's zoning requirements throughout the community with the exception of the Sanctuary and Majestic Isle, where the setback requirements are greater.

### **Sanctuary and Majestic Isle:**

- A. The setbacks for the building are to be a minimum of 20 feet from the front property line regardless of front or side entry garage; side setbacks for the building are to be a minimum of 9 feet from the side property line; side setbacks for the pool cages on wedge shaped lots are to be a minimum of 7.5 feet from the side property line and a 9 feet minimum from the side property line on rectangular shaped lots; rear setbacks for the building are to be a minimum of 15 feet from the rear property line; rear setbacks for pool cage are to be a minimum of 10 feet from the rear property line.
- B. Previously built units are grandfathered in at their existing setbacks unless the unit is being rebuilt on a different foundation foot print, but in that case setbacks cannot be less than the existing setbacks.

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- C. Cul-De-Sac pie shape lots are to have a minimum setback of the average front setback of the neighborhood, but at least a minimum of 20 feet from the front property line.
14. All residences must be properly landscaped according to standards defined by the Grounds Committee and provided with Saint Augustine Floritam sod to the property lines and be provided with a minimum of a two zone sprinkler system connected to the existing CLIS.
15. Homeowner/Builder must submit all required documentation to the ARC Committee for review and receive written ARC approval prior to starting construction. The following items must be included with application: Two sets of complete plans, two sets of specifications, plot plan including elevations. Drawings are to include exterior design, lighting, gutter and downspouts with drainage plan, Roof tile type and color, if pavers are used include type and color, all exterior color selections, Landscape and Irrigation plans. Additional information may be required to be submitted prior to approval. The ARC Committee will include in their review the compatibility of proposed construction with other homes constructed in the area. The new construction is to comply with all HOA, ARC, and Grounds Committee standards and policies.
16. To provide assistance to the ARC, the ARC establishes a subcommittee to help with the review of new construction applications. This subcommittee would only be activated by the ARC chair when needed, and would have no voting power in the ARC actions. This subcommittee would consist of up to 3 residents and the Zone Captain for the site, acting as a liaison. Requirements and functions of this subcommittee are described in the document titled "ARC New Construction Subcommittee".

***Adopted as Document 2007-02 at the 1/10/07 HOA Board Meeting***

***Amended at the January 9, 2008 HOA Board Meeting***

***Amended at the December 9, 2009 HOA Board Meeting***

***Amended at the September 12, 2012 HOA Board Meeting***

***Amended at the April 15, 2015 HOA Board Meeting***

***Amended at the December 12, 2018 HOA Board Meeting***

***Amended at the September 11, 2019 HOA Board Meeting***

***Amended at the July 15, 2020 HOA Board Meeting***