

Hérons Glen Homeowners Association, Inc.
Design and Development Guidelines

Architectural Review Committee

Design and Development Guidelines

The Architectural Review Committee (ARC) is responsible for preparing "Design and Development Guidelines" which are in accordance with Article XIII, as authorized by Article XII, Section 1 of the "Revised Covenants, Conditions and Restrictions of Herons Glen", as recorded in the County Clerk's Office. The following are the "Guidelines" that have been developed in coordination with Article XIII of the "Covenants." The "Covenants" and these "Guidelines" work together to form the architectural rules for our community. The ARC is also charged with monitoring compliance with these rules.

ARC members shall have access to the property to review ARC Applications for work to be done, completion of work and for compliance of the governing documents in accordance with the Herons Glen Declaration of Covenants and Restrictions, ARTICLE XVI GENERAL PROVISIONS Section 10. Right of Entry and the Herons Glen Bylaws, ARTICLE IX COMMITTEES, Section 2(c).

MAINTENANCE

Power Washing: roofs, houses, walkways, and driveways shall be done as needed to maintain appearance.

Lighting: See Community Wide Standards for Lighting, Light Fixtures and Light Posts for maintenance and replacements.

Mailboxes: See Community Wide Standards for Mailboxes and Mailbox Posts for maintenance and replacements.

Exterior Modification or Improvement Approval Requirements

Before exterior modifications or improvements are made Homeowners must first submit a completed ARC Application Form with all required documentation to the ARC for review and approval. **Application Forms and documentation must be submitted by 3:30 pm the Tuesday prior to the scheduled Tuesday meeting of the ARC Committee. The committee meets the 2nd and 4th Tuesday of each month.**

No work may be started prior to receiving approval from the ARC Committee. No approvals will be granted before the application goes to an ARC Committee Meeting. Work without approval will be subject to fines imposed by the Herons Glen HOA Board of Directors for each day work completed without first obtaining approval from the ARC.

Homeowners in the Fairways, Meadows and Solana must get their proposed exterior work approved by their sub association before submitting the ARC Application to the ARC Committee for review.

New or Replacement Construction (Reconstruction) or any exterior modification including but not limited to: installing swimming pools, spas, waterfalls, screen doors, front entry enclosures, front doors, garage screens, garage doors, patios, enclosures, driveways, windows, gutters, roofing, facia, painting, front yard light post and mailbox posts need prior approval of the ARC.

Exterior Painting

All exterior painting, and repainting requires approval from the ARC Committee. No work shall commence prior to receiving approval from the ARC Committee.

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The paint colors selection for exterior walls, garage doors, trim, decorative trim, gutters, downspouts, roof, entry walkways, and driveways, must be matched to the appropriate approved ARC Color Chip Book. Color chips or samples of paint are required to be attached to the ARC Application when submitted to the ARC Committee for review. You may use any brand of paint, but the color selection must match the approved ARC colors. Paint may be matte, satin, or semi-gloss at the homeowners' discretion.

- **Repainting existing color:** ARC approval is required for repainting existing colors including refreshing the paint. If the existing color is not in the approved ARC Color Chip Book, then the existing color cannot be used.
- **Front door** colors do not have to be matched to the approved ARC Color Chip Book but color selected is subject to ARC approval.
- **The garage door** shall comply to one of the (2) following versions,
 - 1) New garage doors or replacement doors should be manufacturer-applied color and shall match color scheme of the house (unless requesting to paint) and as approved by the Architectural Review Committee.
 - 2) When repainting the garage door, the new color must be matched to the approved ARC color chip book. The requested new color must conform to one of the following:
 - Exterior walls
 - Trim
 - Roof

and shall be approved by the Architectural Review Committee.

- **Roof** paint colors must be matched to existing roof color or paint color must be selected from the approved ARC Color Chip Book and be subject to ARC approval.
- **Lanais visible from the road, common property, or golf course:** Painting is subject to ARC approval.
- **Driveway and entry walkway** colors must be matched to the approved ARC Color Chip Book color selections for driveways and entry walkway surfaces. Samples of paint or stain color are required to be attached to the ARC Application when submitted to the ARC Committee for review.
- **Unique professionally patterned** color applications to driveways and other surfaces are subject to approval of the ARC Committee.
- **No paint or finish shall be applied to the community front sidewalk.**
- **All Preserve Villa home exterior walls and garage doors must be painted SW6099, trim and front doors SW6081.**

The approved ARC Color Chip Book is located in the HOA Office. The ARC reserves the right to deny approval of all exterior colors based on:

- Compatibility with exterior colors on the home and surfaces
- Density of the color
- Compatibility with the neighborhood
- Compatibility of house and trim colors

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Storm Shutters, Panels and Wind Screens

Shutters, panels and/or wind abatement screens are permitted.

Color of the storm shutters, panels or wind screens must be either white, beige or the same color as the house, or clear or white translucent corrugated plastic. Multiple colors on the home are not permitted except for shutters within a lanai not visible from the street or golf course.

Bahama shutters or other type of hinged shutter is not permitted.

Hurricane shutters in compliance with state building codes may be used if painted white or same color of house.

Galvanized unpainted metal shutters are permitted for temporary limited use and may be installed when a tropical storm watch or hurricane watch has been issued by NOAA, local or state authorities. The shutters must be removed within 72 hours of a tropical storm or hurricane watch ending.

Lanai

A screened lanai is permitted. The structure must be attached to the home and cannot be higher than the existing home.

- The lanai must be located at the rear of the home.
- May not extend beyond the footprint of the house structure from side to side, exceptions are pie shaped lots and non-typical house orientation.
- Structure must be on concrete foundation with aluminum framing and screened.
- Roof structure may be either half or full mansard or hip. **See Exhibit "A"**.
- The color of the frame and doors must be white except in the Sanctuary & Majestic Isle where developer included the aluminum framing, and door frames must be bronze.
- Picture window screening is permitted.
- Lanai must have screening and screen must be charcoal in color.
- Screen enclosure roof structure must be one of the types shown in **Exhibit A**.
- Paver deck over concrete sub floor is permitted.

Privacy panels or glass blocks for lanais

- Privacy panels or glass blocks for noise abatement and privacy may be installed.
- Privacy panels must be white or translucent without color except in the Sanctuary & Majestic Isle must be bronze or translucent without color.
- Glass blocks in lieu of screening on the side of the lanai is permitted but only under truss. Must be translucent and without decoration. Glass blocks are not permitted on the rear of the lanai.

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The landscaping around a structure must be installed according to the requirements in the Community Wide Landscape Standards. Grounds Committee approval application must be submitted for approval. Areas that do not have landscaping are required to be brought up to the current standard.

Enclosing an existing Lanai

Enclosure to create a Sunroom or Florida Room or similar design. The structure must be attached to the home and one-story construction.

All roof and side panels must be of rigid panel construction.

Enclosure roof must be one of the following (See Exhibit "A"):

- Solid panel, insulated roof - single-sloped
- Solid panel, insulated roof- full or half mansard or hip
- Glass roof panels are permitted.

All three sides of enclosure or addition must have windows or doors.

Enclosure walls, windows, and doors:

- Kick panels (from slab to top of kick panel, rail shall not exceed 26" in height)
- Frame & sash parts to be white except the Sanctuary & Majestic Isle shall have bronze window framing and sash part.
- Each side of structure must have windows. Windows must be glass, acrylic or hurricane glass and screens must be charcoal in color.
- Structure must have at least one exterior door and match required color of the lanai panels.
- Window or wall air conditioners are not permitted in accordance with the Declaration Use Restrictions.

Existing caged structures over enclosed lanai must be screened and maintained.

Removal of roof top caged structure requires approval and remaining enclosed structure must comply with current guidelines.

For room additions of CBS construction and roof over, see Construction Standards for Herons Glen.

The landscaping around a structure must be installed according to the requirements in the Community Wide Landscape Standards. Grounds Committee approval application must be submitted for approval. Areas that do not have landscaping are required to be brought up to the current standard.

Pools:

In ground pools and spas are permitted. The pool or spa must be inside of a screened structure attached to the home. The screened structure cannot be higher than the existing home.

- Pools shall be of the in-ground type. Above-ground pools are prohibited. The elevation at the top of the pool shall not be over two feet (2') above the natural grade of the lot.

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- Pool and/or spa must be installed in-ground with a concrete or paver deck and enclosed with screened aluminum framing.
- Framing must be white aluminum except in the Sanctuary & Majestic Isle where developer included that the aluminum framing, and door frames must be bronze.
- Roof structure may be either half or full mansard or hip. **See Exhibit A.**
- Screening must be charcoal in color.
- Picture window screening is permitted.
- Privacy screening is permitted. Privacy panels in lieu of screening must be translucent without color.
- Glass blocks in lieu of screening on the side of the pool cage is permitted but only under truss. Must be translucent and without decoration. Glass blocks are not permitted on the rear of the lanai.
- Pool equipment placement and the noise level to neighboring properties should be considered whenever possible in locating equipment.
- Landscape screening of equipment is required, see Community Wide Landscape Standards and Declaration Article XIII, Section 8.

Pool or Spa Drains

- Under no circumstances may chlorinated water be discharged onto other homeowners' lawns, common area street drains, lakes or preserves.

The landscaping around a structure must be installed according to the requirements in the Community Wide Landscape Standards. Grounds Committee approval application must be submitted for approval. Areas that do not have landscaping are required to be brought up to the current standard.

Stand-alone spas and hot tubs are permitted inside screened lanais.

Driveways

A driveway may be extended using the same materials as the existing driveway which must be either pavers or concrete.

- Painted or stamped concrete must be matched with extension or entire surface including the extension will be required to be refinished.
- The driveway extension may not exceed width of garage and must be the same level of the existing driveway.

Gutters and Downspouts

- Gutters are to be a minimum of 6" wide and Downspouts minimum 3" x 4 ½". 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.

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- Installing new or relocating downspouts requires approval and a drainage plan for disbursement of water from the downspout must be included with the application.
- Homeowner is responsible to provide appropriate drainage to prevent damage to adjacent home or lake erosion.

Screens, Garage Screens and Screen Doors:

- **Lanai screen-** repair or replacing an individual screen panel does not require approval. Approval is required for rescreening a lanai structure, installing privacy panels, or installing picture window screening.
- **Screen doors** affixed to the main entry doorframe or any location for a screen door must have charcoal screening and a white frame, except in the Sanctuary & Majestic Isles where enclosure framing, and door frames must be bronze.
- **Screen enclosures of loggia entry and the screen door** must have charcoal screening and a white frame, except in the Sanctuary & Majestic Isle where enclosure framing, and door frames must be bronze.
- **Decorative screen door ornaments** on any screen door must be factory installed and integral with the framing of the door. Screen door details with a picture showing the decorative ornament and the colors of the ornament and door must be submitted with an ARC Application for approval.
- **Garage screens** must be roll-up. Screen material must be an ARC approved TW80 series mesh or materials consistent with the TW80 series that provide similar opacity and thickness. Screen transparency should allow ventilation without providing the ability to see contents inside of garage while the screen is in the down position. Framing and mesh screen colors must be white, gray (light or medium), tan or beige. Slider panels or panels with access doors are not permitted.

Contractors: All work must be done by a licensed contractor (per Florida law), with current insurance certificates for general liability and workmen's compensation and current license on file with the ARC or done by the homeowner. First class materials and workmanship must be used. A county building permit, if needed for your job, must be obtained before work starts, and a copy of it must be filed with the ARC and the original posted on the job. *We suggest that all contracts contain the clause "subject to approval by Herons Glen Architectural Review Committee before work starts". We also suggest you don't give a contractor any money other than a nominal \$100.00 to bind the contract until the job has been approved. Notwithstanding the information maintained on file by the Association, the Owner acknowledges that it is the Owner's responsibility to verify with any contractor it hires that they are properly licensed and insured. Whenever an Owner contracts for maintenance, repair, replacement, alteration, addition or improvement of any portion of the Parcel or Unit, whether with or without obtaining the required approval from the ARC, such Owner shall be deemed to have warranted to the Association and its Members that its contractor is properly licensed and fully insured and that the Owner will be financially responsible for any resulting damage to persons or property not paid by the contractor's insurance.*

ARC Application Forms: can be picked up at the HOA office or downloaded from the HOA web site. Please attach copies of contracts, building permits, drawings, site plans, brochures, photos, color swatches, or anything else that will help the ARC understand your application and speed its decision. Surveys or accurate and detailed drawings and site plans must accompany any applications for extensions or additions.

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NO WORK IS TO BE DONE UNTIL AN APPROVAL LETTER FROM THE ARCHITECTURAL REVIEW COMMITTEE AUTHORIZING THE REQUEST HAS BEEN RECEIVED. FOR ANY JOB THAT REQUIRES A BUILDING PERMIT, A COPY OF THE BUILDING PERMIT AND PERMIT DRAWINGS, IF ANY, MUST BE ON FILE WITH THE ARCHITECTURAL REVIEW COMMITTEE AND THE ORIGINAL POSTED ON THE JOB BEFORE WORK BEGINS.

House Exterior Decorations and other attachments: No exterior decoration or attachment of any kind is permitted on any part of the exterior of the house, enclosures, doors, garage doors, mailbox, or lamppost. This includes but not limited to cartoon characters, driftwood, fish, dogs, cats, birds, wreaths, artificial vegetation, names or nameplates, patriotic items, addresses other than on the lighted plaque installed by Builder, etc.
EXCEPTIONS:

- Decorations are permitted inside the front screened or unscreened portico entrance ways, loggias, and lanais.
- Wreaths are permitted on the main front door or screen door attached to the main front door.
- Clear plastic rain gauges mounted on the backside of the mailbox post protruding by no more than one inch above the post.
- Trellises must be attached according to the guidelines for trellises.
- Any item specifically permitted in accordance with the governing documents.
- See Community-Wide Landscape Standards for permissible decorations not attached to home.

Holiday and Special Event Decorations: Special event (e.g., sports game, birthday, and anniversary) decorations are permitted for that day only. Christmas or other Holiday decorations are permitted starting the Monday before Thanksgiving and must be removed by January 10. During all other times of the year Holiday decorations are permitted, but only for a period not to exceed 7 days during the time of the holiday.

Homeowners are responsible for the removal of all exterior decorations when leaving their homes for an extended period of time and/or when threatening weather conditions exist.

Large Antennas, (in excess of FCC standards), Window Air Conditioning, Fences and Awnings: Fences, Window Air Conditioners and Awnings are not allowed. Permitted antennas are defined in detail in the Declaration of Covenants. Wall air conditioners (for lanai enclosures) are permitted as long as they are flush with the exterior of the wall with only a flush louver in the outside wall and the noise level is no higher than a typical air conditioning compressor/condenser.

Flags and Banners: See Grounds Flag and Banner Guidelines.

Interior Window Coverings: All window coverings shall have a white or off-white backing or blend with exterior color of house.

Grounds Committee: Please refer to the Grounds Committee for guidance on lawns, trees, shrubs, plants, irrigation, freestanding flagpoles, curbing, lawn ornaments (including fountains or statues) or other items placed in the grounds of the property.

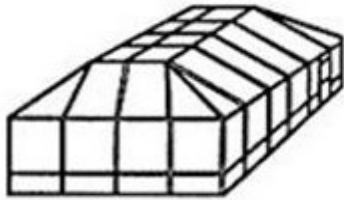
History- Formerly Doc. 2006-01; revision adopted at the 05/10/2006, HOA Board Meeting as Doc. 2006-18; revision adopted at the 1/10/07 HOA Board Meeting as Doc. 2007-01; amended at the 3/14/07 HOA Board Meeting; amended at the 5/9/07 HOA Board Meeting; amended at the 1/9/08 HOA Board Meeting; amended at the 07/15/09 HOA Board Meeting; amended at the 09/12/12 HOA Board Meeting; amended at the 04/10/13 HOA Board Meeting; amended at the 9/10/14 HOA Board Meeting; amended at the 2/11/15 HOA Board Meeting; amended at the 1/11/17 HOA Board Meeting; amended at the 4/12/17 HOA Board Meeting, amended at the 10/11/17 HOA Board Meeting; amended at the 1/10/18 HOA Board Meeting, 1/13/21; amended at the 11/10/21 HOA Board Meeting; amended at the 12/14/22 HOA Board Meeting; amended at the 6/14/23 HOA Board Meeting.

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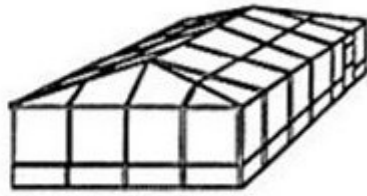
EXHIBIT "A"

Roof Structures for screened lanai and pool

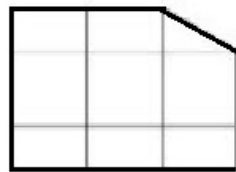
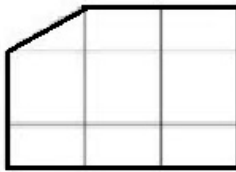
Screened roof for pool or lanai- half mansard, mansard, or hip style.



"Mansard" Style



"Hip" Style

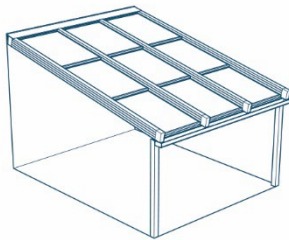


"Half Mansard"

Enclosed Lanai (Sunroom/Florida Room)

In addition to mansard and hip structure for an enclosed lanai, a sloped roof is permitted:

Glass roof for Sunroom



Sloped roof for Enclosed Lanai

