

ARC Committee Recommendations

1. Paint Specifications should be codified.
2. Gutters
 - a) Horizontal house gutters same color as unit trim.
 - b) House gutter downspout same color as house.
 - c) Screen Porch gutter and downspout same color as screen porch (anodized bronze).
3. FRONT DOOR same color as unit trim.
4. UNIT SIDING
 - a) When replaying T111 with Hardie Cement it must be continuous. For example if you replace wood on fence then entire fence must be Hardie siding. If you replace wood on unit then the entire side of the unit where wood is replaced must be Hardie siding.
 - b) When patching T111 with a small piece of T111 then patch must be flush with existing siding, grooves in siding must align. and any gaps between patch and existing siding must be filled in. When painting patch the color must closely match the siding panel being repaired.
5. STORM SHUTTERS
 - a) Determine what colors will be allowed for permanent shutters. Committee recommends only one color, anodized bronze. This would prevent all 4 units in a building from having differently colored permanent shutters.
 - b) Snowbirds allowed to have their shutters on when away for the summer.
 - c) The long term use of using plywood for storm shutters is prohibited.

- 6) NEW SCREEN PORCHES
 - a) Must be existing style and color (anodized bronze) in use in Cinnamon Tree.
 - b) Submit Engineering specs, picture of unit to be installed, and any other document requested to Cinnamon Tree Manager in order to obtain board approval.
- 7) FLAGS (See 720.304 (2) (a) & (b))
 - a) Portable no larger than 4 1/2 ft by 6 feet
 - b) Permanent flag pole no more than 20 feet and located on own property.
 - c) Only allowed flags are US, State of Florida, US Military Services Branch. and POW-MIA.
- 8) REPLACEMENT WINDOWS
 - a) Outside color now allowed is anodized bronze. Committee recommends this not be changed and that this be the only color allowed.
 - b) At this time a strip across each pane is required to simulate accordion windows. Board should determine if they want to continue this practice.
 - c) At this time only single hung windows are allowed. Board should determine if this still be the case.
- 9) AWNINGS
 - a) Determine type to be allowed. At this time only "Sun Setter" allowed
- 10) TV
 - a) Satellite dishes allowed but no roof antenna's allowed.
- 11) SOLAR DOME
 - a) Board needs to determine if they are to be allowed. Believe we have 2 units which have them installed with prior board approvals.