

Updated for 9/9/2015 for Board Meeting

# COVINGTON PARK HOMEOWNERS ASSOC., INC.

## ARCHITECTURAL GUIDELINES

The Declaration and General Protective Covenants for the Covington Park Homeowners Association, Inc. provides under Article X for the selection of an Architectural Review Committee (ARC). Article X further provides for the direction, responsibilities and authorities of this standing committee. Association members are urged to read this Article in its entirety.

It is the intention of these guidelines to help clarify and supplement the covenants and provide upfront guidance for homeowners. These guidelines are not intended to be all-inclusive, and they may be supplemented in the future. Their purpose is to maintain and enhance, over time, the original architectural integrity and character of our community. Further, it is not the intention of the ARC to deny homeowner's desirable and allowable exterior changes, only to assist the petitioning member so that those changes are not objectionable to their neighbors or the general association area. **The attached application form should be submitted for any changes requiring ARC approval, and approved, prior to the commencement of the project**

IMPORTANT: The Protective Covenants clearly state, in addition to ARC approval for new home construction, that "Any change in the exterior appearance of any building, wall, fence or other structure or improvements, and any change in the appearance of the landscaping shall be deemed an alteration requiring approval."

**The ARC has established the following additional or clarifying guidelines to those already established in Article X of the General Protective Covenants.**

1. Minimum Area – The minimum air-conditioned living space of a residence is 2,250 square feet.
2. Garage – Garages must be two-car minimum.
3. Landscaping – Upgraded landscaping is required and will include but is not limited to, Floritam Sod, an in-ground irrigation system and a natural or planted privacy buffer provided by at least one of the property owners on both side and rear property lines between residences. The side buffer can begin from the city right of way but should start no less than fifty (50) feet from the curb.

The intent of the landscape design for Covington Park is to provide buffering and privacy from adjacent home-sites. The most economical and environmental approach is to maintain a natural landscape buffer on all neighboring property lines to provide that effect and let nature play a key role in the landscape. The primary area for retaining the natural vegetation is the side-yard(s) setback. On the front and rear property lines, the existing, significant trees shall be retained whenever possible with the under-story (palmetto, etc.) being optional to the individual owner's desire. If a natural under-story is or must be removed, ornamental landscape plantings will be required to create a proper and upgraded landscape appearance. The street front area of the residence shall have a continuous foundation planting of shrubs and ground cover plants. The side and rear boundary locations may also require similar foundation plantings when those areas are visible from adjacent properties or the golf course.

Renderings of the original placement and design of the owner's landscape plan, or any subsequent significant changes thereto, must be submitted to the ARC for their review and approval prior to commencement and installation.

Views of the Golf Course: Selective clearing of trees and under-story vegetation shall occur after the house is well underway and the exact view can be realized. Paragraph 2., d. of the First Supplement to

Declaration and General Protective Covenants for Covington Park states, "Except as installed by the Declarant as part of the original construction of a Dwelling Unit, no fences, hedges or obstructions of any kind shall be permitted along the property lines of Lots 11 – 15, where those property lines abut the golf course. Any landscaping with a mature height in excess of eighteen (18) inches in the rear setback area of Lots 11-15, " other than the landscaping originally installed by Declarant, shall require the express approval of the Architectural Review Committee prior to installation."

4. **Fences** – Fence locations are limited to the rear yard and side yards beginning from the rear most corners of the residence and extending to the rear property line or landscape easement line.

Fence requests must be presented to the ARC for review and approval with details of location, style, material and color prior to commencement and installation. Proposed and ARC approved fences can be only one of two types: 1) painted wood shadow box with brick columns to match the existing perimeter fence with a maximum height of six (6) feet, or 2) black aluminum railing fence with a maximum height of five (5) feet.

5. **Mailboxes** – All mailboxes shall be of the standardized type originally installed by Declarant or as thereafter designated by the Architectural Review Committee as to style, location, material, color, height and type of post mounting. Prior to installation, all replacement mailboxes must be presented to the ARC for review and approval.

6. **Driveways and Sidewalks**

**All driveways and walkways as well as changes to such in Covington Park are subject to prior approval by the Architectural Review**

Committee of a written request complete with the design, pattern if used, basic color and accent color.

- a. **FINISH:** An epoxy type of spray (mixture of epoxy and cement) with a clear acrylic sealer may be applied to driveways and/or walkways. Pavers, bricks and other such type finishes are available and can also be applied.

Painted surfaces are not acceptable.

- b. **COLORS:** The colors acceptable for Covington Park will only be those, light, neutral color tones, which reflect the existing and approved exterior colors of Covington Park homes.
  - c. **ACCENT COLORS:** The colored surface can be speckled with an accent color or bordered by the accent color. Accent colors acceptable for Covington Park are also light, neutral color tones within the same color tones of the existing and approved exterior colors of Covington Park homes. However, the accent colors in any use other than “speckling” should not represent more than 10% of the total driveway or walkway.
  - d. **PATTERNS:** Patterns are also available for the driveways and walkways but will be limited and critically reviewed by the ARC.
7. **AWNINGS** – Awnings will be allowed on front and rear elevations of homes subject to ARC review and approval prior to commencement and installation.
  8. **SOLAR PANELS** – The ARC will review all requests, regulate installation, and approve solar panels only in accordance with Federal, State, and local energy codes.

General Guidelines include:

- Panels must be roof mounted.
  - Design should be flat panels, which sit flush with building roof
  - Solar panels must be installed to conform to Federal, State, Local and EPA regulations
  - Preferably not visible from the street
9. **SWIMMING POOLS** – Rendering of the original placement and design of the owner’s pool, equipment, decking and screening, or any subsequent changes thereto, must be submitted to the ARC for their review and approval prior to commencement and installation.
10. **UTILITIES** – It is important to maintain privacy and to buffer utility type areas (i.e., motor court or garage area, air conditioning and pool equipment, etc.) from your neighbors. A privacy barrier (i.e. fence or wall may be concrete block, PVC/ plastic, or pressure treated wood) will be required at the areas of air conditioning, personal utility areas and pool equipment along with planted landscaping where natural vegetation will not create a “solid” screen to the property lines (front, side and rear). Any changes to existing structures will require ARC approval. The privacy barrier(concrete block or pressure treated wood) must be painted the predominant color of the house.
11. **VIDEO AND COMMUNICATION DEVICES** – External antennas of all types are prohibited. Where the property owner desires video and/or audio communication beyond that of underground cable, a satellite dish system is acceptable under the specific conditions:
- Satellite dish cannot exceed twenty-one (21) inches in diameter
  - Dish cannot be mounted on the roof or on a free-standing pole
  - Dish will need to be positioned facing southwest
  - Dish will need to be attached to the “side” of the house under the eaves, at a point where it will be the least visible from your neighbors

- Details of the original placement or any subsequent changes thereto, must be submitted to the ARC for their review and approval prior to commencement and installation.
12. External Lighting – Details of the type and location of external security or accent lighting, or subsequent changes, must be submitted to the ARC for their review and approval prior to commencement and installation. For lighting, which is basically two (2) types, accent and security/safety, the committee, will require information on:
1. Type – accent or security/safety, low voltage, solar or standard 120 volt, ground or building type, etc. Manufacturer’s designation will help.
  2. Bulb Type – bulb wattage may not exceed 1000 to 1200 lumens for security/safety or 500 lumens for accent floodlights; most lawn accent is normally less. Fluorescent, Mercury Vapor, Metal Halide, High Pressure Sodium and Halogen of the Bright White or Brilliant White are not accepted.
  3. Location – indicate how and where located such as right rear side of building or to eaves, by garage or on pool cage, etc., on ground along sidewalk or driveway or under bushes, etc. A hand drawing is sufficient and required.
  4. Direction – indicate how the light is to be directed such as into bushes, up into trees, angled and/or focused downward to driveway or lawn, etc.
  5. Quantity – number of single or double units.
  6. Seasonal lighting - is acceptable but must be removed within a reasonable period of time, as determined by the ARC.

The overall concept of outside lighting should be to provide the home owner with their needs yet avoid inconvenience to neighbors or too much “daytime” type lighting during evening hours. The property’s lighting should provide the desired accent or security for only that property itself.

13. Businesses – No trade, business, professional office, or any other type of commercial activity shall be conducted on any portion of the committed property or in any dwelling unit; however, notwithstanding this restriction, Declarant and its assigns shall not be prohibited from operating sales models and/or sales and leasing office on any portion of the committed property.
14. Signs – A single “for sale” sign of not more than sixteen by eighteen inches may be displayed on a Dwelling Unit during any period when the Dwelling Unit is being offered for sale. The Committee shall have the right to adopt and enforce uniform standards as to the appearance and method of display of such “for sale” signs. No other sign, advertisement or poster of any kind (i.e. magnetic car signs, contractor’s signs) shall be erected or displayed to the public view on the Committed Property. Garage sales and garage sale signs may be permitted with ARC approval and are subject to city regulations.
15. Trash, Recyclables and Receptacles – Monday and Thursday of each week are the days on which trash is picked up in our community, with recyclables put out on Thursday. Property owners are cordially requested to observe the following criteria that will maintain the clean and orderly environment of our “upgraded” neighborhood. Trash and recyclables or its receptacles should be put out on and at the end of your driveway (not into the street) only after 6:00 P.M. on the evening prior to the actual pick-up day. Empty receptacles must be removed as soon as possible, or at least by 7:00 P.M. of the day of pick-up and returned to your garage or other non-visible location.

Yard debris is scheduled for pick-up on Wednesday of each week. Due to the nature of this matter, the debris can be put out any time after 12:00 noon of the day before its pick-up. Small debris is to be boxed or bagged, tree and bush limbs are to be bundled (cut length of no more than 4 feet), and, palm fronds can be merely laid out for pick-up in small and orderly piles along the front of your property.

16. Parking – There should be no overnight parking in the street.  
Temporary parking of non-permitted vehicles in driveways will be reviewed by ARC and subject to city regulations.
17. Noise – No loud noise from parties and/or gatherings between the hours of 10:00 pm and 7:00 am is permitted.

Additional limitations regarding other improvements, ornamentation and use are contained in the Declaration and General Protective Covenants and subsequent Supplements for Covington Park. The ARC encourages each owner to become thoroughly familiar with these provisions.


Submission for review and approval by the ARC is the first step for any new construction and external, physical additions or changes to your property. ARC approval does not constitute approval by any public permitting agency. The property owner shall be solely responsible for obtaining all necessary permits. Approvals or permits will be required prior to commencement.

Signed:

The Architectural Review Committee

  
Sandi Reid Date 2/16/16

  
Kitty Van Horn Date 2/16/16

  
Keith Stahl Date 2/16/16