

OAK ALLEY PROPERTY OWNERS ASSOCIATION

ARCHITECTURAL REVIEW COMMITTEE STANDARDS AND GUIDELINES

VERSION 1.0 APPROVED BY THE OAK ALLEY BOARD OF
DIRECTORS MARCH 25, 2014

ARCHITECTURAL REVIEW COMMITTEE REVISIONS:
5/8/2017, 3/12/2018, 5/14/2018, 11/12/2018, 02/13/2020, 09/14/2021, 04/12/2022

HANDBOOK FOR HOMEOWNERS

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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 "Board" of the Oak Alley Property Owners Association "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 Committee "ARC" for a proposed change does not 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 ARC. 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, Conditions, and Restrictions "Declaration". 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 consistency with the overall design concept for the community.
- 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. In fact, surveys of homeowners living in association communities consistently reveal that this was an important consideration in their decision to purchase a home.

ROLE OF THE ARCHITECTURAL REVIEW COMMITTEE

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, Conditions, and Restrictions for the Homeowners Association provides the scope and authority of the ARC. The members of the ARC are appointed by the Declarant/Developer during the Development Period, as defined in the Declaration, and by the Board of the Homeowners Association upon the expiration or surrender of Declarant/Developer's right.

The ARC is responsible for approving or not approving the Association's Standards and Guidelines for new home construction, exterior modifications to homes and improvements to lots as proposed by lot owners. The ARC 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 the Standards and Guidelines approved by the Association's Board of Directors.

As part of its responsibilities, the ARC can, per the Declarations, make modifications to the Standards and

Guidelines initially approved by the Board. The Board will also be responsible for reviewing possible violations of the Association's Standards and Guidelines.

ALTERATIONS REQUIRING REVIEW AND APPROVAL BY THE ARCHITECTURAL REVIEW COMMITTEE

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

There are a number of exceptions to this otherwise inclusive review requirement.

1. Building exteriors may be repainted or re-stained provided that 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. Minor landscape improvements do not require ARC 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 as to whether or not a proposed exterior change is exempt from design review and approval, home owners should first seek clarification from the ARC before proceeding with the improvement.

APPLICATION AND REVIEW PROCEDURES

Application and review procedures that will be used by the ARC are detailed below.

1. **Applications.** All applications for proposed improvements must be submitted in writing using the application forms authorized by the ARC. A copy of these forms are included as an exhibit to this handbook as Exhibit "A". 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 ARC, 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 ARC is required to approve or disapprove any proposed improvement thirty (30) days after the receipt of 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 ARC.

ENFORCEMENT PROCEDURES

The Declarations for the Association provide the authority for the Board 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 by the managing agent, by a member of the ARC, or a homeowner. In the case of homeowners wishing to report a potential violation, a written notification should be transmitted to the managing agent.
2. The alleged violation will be confirmed by a site visit by a member of the Board, and or two members of the ARC, 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. This procedure will be the same as for all other Oak Alley violations.

DESIGN GUIDELINES

The specific Standards and Guidelines detailed below have been adopted by the Board.

Please note: These guidelines will not cover every situation. If you wish to make a permanent or significant visual modification to your property that is **NOT** explicitly covered in these Standards and Guidelines, you still must submit an application to the ARC. Please follow the application procedures and note on your application that your request is a special circumstance. That means that anything that is permanently adhered to the outside of your house, must have ARC approval. (ie. Decorative wall hangings, Satellite dishes, hose hangers, security cameras etc.)

ANTENNAS and SATELLITE DISHES

Exterior antennas are prohibited. Homeowners may install satellite dishes approximately 39 inches in size or smaller for the purpose of receiving audio and/or video programming and media reception. The satellite dish must be mounted to the outside of the house in the location that best minimizes its visibility from the street and from other homes. The dish should be mounted on the back of the house or otherwise placed to hide it from street view and should not extend above the crown of the roof. If reception cannot be obtained from these locations, the satellite dish should be located as unobtrusively as possible on the property. Masts higher than six (6) feet will not be permitted. Screening, such as shrubs, is required where possible. The ARC must approve all satellite dish installations.

CLOTHESLINE

Semi-permanent clotheslines or similar apparatus for the exterior drying of clothes are not permitted. Removable clotheslines erected during daylight hours and only in the rear yard or those screened from view behind a fence are acceptable.

DECKS, ARBORS, GAZEBOS and SCREENED ENCLOSURES

The ARC must approve all decks, arbors, gazebos and/or screened enclosures. Homeowners are advised to consider the following factors.

1. **Location.** Items must be located in rear yards.
2. **Scale and Style.** The scale shall be compatible with the scale of the house as sited on the lot. Decks, particularly if elevated, should be of a scale and style compatible with the home to which attached, adjacent homes and the environmental surroundings.
3. **Materials.** Construction materials for decks and gazebos must be of smooth high-quality pressure treated lumber or comparable composite material. Screened enclosures must be constructed using aluminum.
4. **Color.** Materials for decks and gazebos should be left in a natural condition to weather or treated with a neutral or wood color stain or sealer. Aluminum for screened enclosures must be white or bronze.
5. **Under Deck Storage.** Elevated decks may not utilize the under deck area for storage space. The ARC, particularly, in the case of high decks, may require the use of decorative screening, either wood or plant material, to minimize adverse visual impacts.
6. **Front Screen Enclosure.** Front screen enclosures are to be of aluminum, either white or bronze in color and screened with charcoal fiberglass screening. .

ACCESSORY STRUCTURES

Accessory Structures are defined by the Declaration and require ARC approval. Freestanding metal utility/storage sheds are not allowed.

EXTERNAL MECHANICAL EQUIPMENT

Any exterior mechanical equipment (HVAC, generator, etc.) approved by the ARC should be reasonably screened from view of the street.

DRIVEWAYS

ARC approval will be required for all driveway construction, extensions, modifications and additions to driveways. The primary considerations will be no adverse aesthetic or drainage impact on adjoining lots or common area.

Additions or modifications must be of the same materials as the existing driveway and shall not exceed the width of the garage. Driveways cannot be painted. ~~However, Concrete driveways may be stained using a grey concrete colored stain as part of a driveway repair.~~ Concrete driveways may be stained a color approved by the ARC. An ARC application is required. Deleted. Revised 5/14/2018.

EXTERIOR LIGHTING

The ARC 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.

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 10 lights per lot are permitted without prior approval from the ARC. No lights are permitted in lawns.

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 by the ARC. This requirement applies to exterior walls, doors, shutters, trim, roofing and other appurtenant structures. Refer to Exhibit B for approved exterior colors.

- No neighboring homes shall have the same paint/color scheme.

FENCES

General guidelines for the construction and ARC approval of fences are provided below.

1. **Fence Types and Material.** All fences must be constructed of beige **or white** PVC, black vinyl chain link, aluminum, wrought iron (consistent with OA gates), or wood (so long as it is maintained regularly by the homeowner). No standard chain link, mesh, barbed wire or hog wire fences will be allowed. Fencing which is finished on one side only must be constructed with finished side facing out. All fence pickets must be installed on the outside of the posts. ~~Gates must be constructed of the same height as the fence and be of the same material as the fence.~~ Deleted Revised 2/3/2020. The exception being vinyl chain link fences that can be viewed from the street must have solid gates using either PVC beige **or white** in color or wood. Gate hardware shall be unobtrusive and rust resistant. Vertical members shall be plumb. Fences shall be left to weather naturally or coated with a clear sealant. Natural-wood tone stains or paint shall be considered on a case-by-case basis. Revised 3/12/2018.

2. **Fence Limitations.** The height of the fence shall not exceed six (6) feet above ground level. Fences must be located in the rear yard of the lot and shall not extend beyond the front of the home. Fencing within a lot will be a consistent style and size (e.g. board-on-board or solid-board). An exception to consistent styles will be made when a different fence style has been erected by an adjoining neighbor or when considering unusual property configurations. Aluminum or wrought iron fencing must be set back to the center of the home.
3. **Acceptable Fence Designs.** Acceptable fence designs are solid board, board-on-board style, shadow box, picket, and Mount Vernon (scalloped on top).

FLAGS AND FLAGPOLES

Any homeowner may erect a freestanding flagpole no (b) more than 20 feet high on any portion of the homeowner's real property, if the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement. The flagpole and display are subject to all building codes, zoning setbacks, and other applicable governmental regulations, including, but not limited to, noise and lighting ordinances in the county or municipality in which the flagpole is erected and all setback and locational criteria contained in the governing documents. Temporary flagpole staffs that do not extend higher than the roof of the house and are attached to the dwelling unit do not require approval by the ARC.

The following flags shall not require ARC approval, provided no more than two (2) are displayed on pole as described in this section:

- U.S. flag (not to exceed 54" x 72" in size)
- State of Florida flag (not to exceed 54" x 72")
- Official flags of the U.S. Armed Forces-U.S. Army, Navy, Air Force, Marines or Coast Guard (not to exceed 54" x 72" in size)
- POW-MIA flag (not to exceed 54" x 72" in size)

Such additional flag must be equal in size to or smaller than the United States flag.

HOLIDAY DECORATIONS AND LIGHTING

Homeowners may display a reasonable number of holiday decorations and lighting, beginning no more than 30 days prior to a publicly observed holiday or religious observance and remaining up for no more than 20 days thereafter. No ARC application shall be required. However, in the event the ARC determines the decorations and/or lighting are:

1. Excessive in number, size or brightness;
2. Draw excessive traffic;
3. Unreasonably interfere with the use and enjoyment of the Common Area and/or adjacent lots; or
4. Causing a dangerous condition to exist,

the Homeowner must remove the decorations or lighting within 48 hours after receiving written Notice from the Association.

HOT TUBS/SPAS – Semi-Permanent

Exterior hot tubs or spas 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 hot tubs and spas must have a hard cover when not in use or incorporate other safety measures. Installation of exterior hot tubs or spas requires approval of the ARC.

IRRIGATION SYSTEMS

Irrigation systems, if provided, must be kept in good working order to prevent dead or otherwise unsightly landscaping.

LANDSCAPING

All major landscape installations or changes must be approved in advance by the ARC. Examples include the installation of multiple trees and plant beds that did not exist when the house was originally built.

- The front ~~and side~~ yards are to be planted with St. Augustine grass or plant beds. Front yards are not permitted to be all rock, mulch, stone, etc. Deleted. Revised 9/14/2021
- No additional landscaping is allowed between the sidewalk and back of curb. The homeowner is responsible for maintaining this area.
- ~~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 in grass area.~~ Deleted. Revised 3/12/2018.
- One statue or ornament equal to or less than 24 inches in height shall be allowed upon approval by the ARC in a landscape bed in the front yard of the home.

Borders/Edger's

- An application is required for the installation of all landscape timbers, borders, edging or similar structures to be located in front yards or areas visible to others in the community. The use of railroad ties is prohibited.
- In most cases the ARC will only approve landscape timbers that are constructed up to two courses high or a maximum of 8" whichever is less. The border/edges must follow the established landscape pattern.
- Landscape borders shall be of one color and one style throughout the lot.

MAILBOXES

Any change to a mailbox requires the ARC approval.

MULCH

Plant beds and trees visible from the street will be mulched with ~~pine needles~~, pine bark, mulch, or colored stone/rock. Stone/Rock are only permitted when used in conjunction with a rigid permanent landscape edging. Material shall be of a single color scheme and type throughout the landscaping for the lot. Revised 3/12/2018.

PATIOS

All patio construction requires ARC 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 is ways to eliminate drainage concerns.

SIGNS

Only one post sign advertising a property for sale or rent may be displayed on a lot. Such signs must not exceed one (1) discreet, professionally prepared "For Sale" sign of not more than two (2) square feet. Sign may only be placed in the front yard of the home.

RECREATION AND PLAY EQUIPMENT

1. Play Equipment. Semi-permanent play equipment that either constitutes a structure or is appurtenant to an existing structure must be located in the rear yard. Examples include sandboxes, playhouses, trampolines, and swing sets.
2. Basketball Backboards. Basketball Backboards must be approved by the ARC. Backboards may not be affixed to the home. 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. **Basketball Hoops & Equipment must be located behind the sidewalks or stored away, after use, in order not to impede foot & vehicle traffic. Added, revised 04/12/2022.**

All other recreation equipment must be stored in the rear of the house out of sight. (ie. Boats, canoes, bikes kayaks etc.)

SIDEWALKS AND PATHWAYS

Sidewalks and pathways require ARC 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 may not be painted.

SOLAR PANELS

Solar panels and solar collectors are permitted and require ARC approval.

STORM SHUTTERS

Mounting brackets must be discrete and may be permanently installed on the home; however, shutters may only be affixed to the house when winds of 50 mph or more are predicted; no sooner than 48 hours of predicted approach of the storm and must be removed and stored within 72 hours after winds have subsided.

Impact Roll-Up/Accordion Shutters require ARC approval. They must blend in with the home exterior/trim paint colors and be made of aluminum. These may only be closed when winds of 50 mph or more are predicted; no sooner than 48 hours of predicted approach of the storm and must be re-opened within 72 hours after winds subsided. Added. Revised 9/14/2021.

SWIMMING POOLS

Above ground pools are not allowed. Only in-ground swimming pools are permitted. Pools must be located in the rear of the property. They must be approved by the ARC.

- All permanent swimming pools shall have security fencing or screen enclosures installed in accordance with existing jurisdictional codes. Screen enclosures must have ARC approval.
- Pool construction shall be in accordance with applicable governing agency codes.

TRASH CONTAINERS

All trash containers must be stored out of view of the street on non-collection days.

TREE REMOVAL

Living trees may not be removed without the prior approval of the ARC. 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.

PRESERVE AREA/EASEMENTS

No structures shall be placed within the boundaries of any Preserve Area/ Easement as described by the Oak Alley ~~Approved site plans and Declaration. Any variance to such shall be consistent with the~~ Declaration and/or applicable laws. The homeowner is responsible for maintaining their preserve easements **by removal of vines, dead shrubbery & dead limbs while maintaining the ground in its natural state. Only Native plantings may be used to replace a dead shrub or tree (refer to ARC Recommended Plants Listing). Deleted. Revised 11/12/2018.**

EXOTIC VEGETATION

To prevent infestation and damage to native plants in the Oak Alley development, Owners shall remove upon ARC approval from home lot any exotic species that has been identified.

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 considered 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
- Unkept lawn and landscaping in need of mowing and pruning, edging, weeding or insect control or diseased, dying or dead plants.
- Missing shutters, shingles, windowpanes or 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 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 ARC or Board may make necessary repairs and bill the homeowner.

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 above guidelines, need not be modified in accordance with the guidelines specified herein. These modifications will be considered acceptable under this clause.

EXHIBIT A – ARCHITECTURAL REVIEW BOARD FORMS

Oak Alley Property Owner's Association

Architectural Review Committee Application
 c/o Watson Association Management LLC
 430 NW Lake Whitney Place, FL 34986
 Email to: paminfo@Watsonrealtycorp.com

DO NOT PROCEED UNTIL ARC MAKES A DETERMINATION ON YOUR APPLICATION

Date: _____
 Homeowner's Name(s): _____
 Property Address: _____
 Phone: _____ Email: _____
 Est. Start Date: _____ Est. Completion: _____

___Landscape ___Painting Proposed Work Details
 ___Pool/Spa ___Patio/Driveway ___Other

Work will be performed by: ___Homeowner ___Contractor

ATTACHMENTS
 ___Survey/Plot plan marking locations ___Plans/Detail Sketches ___Paint Color Sample
 ___Picture of Proposed Work/Area ___Copy of Contractor Licenses/Insurance (if applicable)

Any alterations which may affect adjoining neighbors require acknowledgement from those who may be affected.

Name: _____ Address: _____
 Name: _____ Address: _____

DISCLAIMER/RELEASE

Oak Alley Property Owner's Association, (Oak Alley), Board of Directors, (Board), the Architectural Review Committee, (ARC), members, the property management partner or its representatives will not be held responsible for any landscaping or damage incurred by any homeowner or vender/contractor pertaining to any installations made to said property. Furthermore, it is the homeowner's responsibility to hire only licensed and insured vendors/contractors.

If requested, a copy of the building permit will be provided to the property management company prior to the installation of construction to said property. Also, if requested, a copy of a signed county inspection approval will be provided upon completion. At any time, Oak Alley Board of Directors and/or the property management company may ask for documents and has the right to demand that said installation and/or construction on be removed immediately if said modification is not what was approved by the ARC.

Permission is hereby granted for members of the ARC and appropriate Oak Alley representatives to enter said property to make reasonable observations and inspections of the alteration request and completed project. I have read and understand the Declarations, By-Laws, and the ARC Standards and Guidelines of the Oak Alley POA, as well as the attached Homeowner Affidavit. I will, upon completion of all work, notify the property management company.

Homeowner's Signature: _____ Date: _____

Architecture Review Committee Use Only
 ___Approved ___Approved with Conditions ___Disapproved ___Information Needed

Explanation: _____

ARC Member: _____ Date: _____

Oak Alley Property Owner's Association
Architectural Review Committee Application

DO NOT PROCEED UNTIL ARC MAKES A DETERMINATION ON YOUR APPLICATION

HOMEOWNER'S AFFIDAVIT

I have read, understand, and agree to abide by the Declaration of Covenants, Conditions, and Restrictions of the Oak Alley Property Owner's Association. In return for approval, I agree to be responsible for the following:

- All losses caused to others, including common areas, as a result of this undertaking, whether caused by me or others;
- To comply with all state and local building codes;
- Any encroachment(s);
- To comply with the conditions of acceptance (if any);
- To complete the project according to the approved plans. If the alteration is not completed as approved, said approval will be revoked and the modification shall be removed by the owner at the owner's expense;
- The Homeowner assumes maintenance responsibility for any new landscaping;
- The Homeowner is responsible for any costs associated with irrigation modifications as a result of this alteration. Modifications required are the Homeowner's expense;
- The Homeowner cannot give permission to vendors/contractors to enter any Preserve areas or Preserve Easements without written approval from the ARC;
- The Homeowner is responsible for ensuring that areas affected by the project construction (i.e. landscaping, irrigation, common areas, etc.) are restored to their original condition. The Homeowner will be notified of any deficiencies in writing and will be asked to correct any damages. Failing that, the Homeowner is responsible for all costs necessary for the POA to properly restore the area.

I also understand that the ARC does not review and assumes no responsibility for the structural adequacy, capacity or safety features of the proposed construction, alteration or addition; or for performance, workmanship, or quality of work of any contractor or of the completed alteration or description.

I agree to abide by the decision of the Architectural Review Committee. If the alteration is not completed as approved with the specifications submitted in this application and I refuse to correct or remove the alteration, I may be subject to court action by the association. In such event, I shall be responsible for all reasonable attorneys' fees.

Homeowner Signature: _____

Date: _____

Oak Alley ARC Form

ARC Application Checklist for Applicants

Please provide the following that are applicable to your application.

_____ Copy of survey indicating. where property modification will be. (Not needed for direct TV, house painting or planting in existing beds)

_____ Plans from contractor or property owner including size, color and location

_____ Copy of contractor's License and Insurance

_____ Paint sample or color names if painting

_____ Photo/brochure showing material if applicable

_____ Photos of where property modification will take place

_____ Copy of building permit once approved, if needed

Return Completed And All Material With Signed Application To Management Company.

**OAK ALLEY POA
ARCHITECTURAL REVIEW COMMITTEE**

Meets on the Second Monday of the month or as needed. All applications should be into Watson Association Management by that prior Friday.

EXHIBIT B – APPROVED EXTERIOR PAINT COLORS

COLOR & TINTING INFO REPORT						
MARONDA HOMES • MARONDA HOMES - 2012 SERIES				Tim Paulson	105	S3617
2012-1						
				S3617		D53726
Body	CC-TOFFEE	CL2773M	1241	B4-C2Y8-I8		104817
Trim	CC-PHELPS	CL2795A	1242	B26-C3Y-I24		104818
Door	CC-WALLABIE	CL2607N	352A	B4Y6-C32-F6Y16-KX42		104819
2012-2						
				S3617		D53727
Body	CC-HUNTINGTON BEIGE	HC21	1241	B40-C2Y8-I24		104820
Trim	CC-NEWBURY	CLC1228W	1240	B8-C1Y8-I2		104821
Door	CHALET RED		354	FACTORY		104822
2012-3						
				S3617		D53728
Body	CC-NATURAL WICKER	OC1	1240	C16-I2-L24		104823
Trim	CC-IRONWEED	CL2904D	1242	B30-C1Y22-I14		104824
Door	CC-SONATA BRONZE	CL2586A	352	B2Y28-F2Y14		104825
2012-4						
				S3617		D53729
Body	CC-BUTTE ROCK	AC8	1241	B16-C2Y8-I1Y8		104826
Trim	CC-THREADBARE	CLC1246W	1240	C1Y16-I12		104827
Door	CC-CAPPUCCINO	CL2696A	352	B1Y6-C2Y40-F1Y8		104828
2012-5						
				S3617		D53730
Body	CC-WILMINGTON TAN	HC34	1241	B16-C2Y32-I16		104829
Trim	CC-DRENNAN	CL2762W	1240	B2-C1Y18-I2		104830
Door	CHALET RED		354	FACTORY		104831
2012-6						
				S3617		D53731
Body	CC-VENISON	CL2775D	1242	B6-C2Y42-I10		104832
Trim	CC-CHABLIS	CL2763M	1241	B6-C2Y24-I4		104833
Door	CHALET RED		354	FACTORY		104834
2012-7						
				S3617		D53732
Body	CC-RODEO DUST	CLC1251D	1241	B1Y-C2Y32-F16		104835
Trim	CC-HARTLEY	CLW1009W	1240	B2-C20-I6		104836
Door	CC-WALLABIE	CL2607N	352A	B4Y6-C32-F6Y16-KX42		104837
2012-8						
				S3617		D53733
Body	CC-IRONWEED	CL2904D	1242	B30-C1Y22-I14		104838
Trim	CC-CHARMED	CLC1225W	1240	B8-C1Y28-I6		104839
Door	BLACK		359	FACTORY		104840
2012-9						
				S3617		D53734
Body	CC-BLEEKER BEIGE	HC80	1240	B24-C1Y16-I16		104841
Trim	CC-PROSE	CL2781W	1240	B2-C28-I2		104842
Door	BLACK		359	FACTORY		104843
2010-10						
				S3617		D53735
Body	CC-SHAKER BEIGE	HC45	1240	C1Y24-I8-L2Y32		104844
Trim	CC-OLD WASHER	CL2902W	1240	B10-C36-I6		104845
Door	CC-CONSUMME	CLC1282N	352U	B1Y4-C14-I2Y4-KX22		104846

Color Wheel Paint.

COLOR & TINTING INFO REPORT

MARONDA HOMES • MARONDA HOMES - 2012 SERIES				Tim Paulson	105	S3617
2010-T1				S3617		D53736
Body	CC-STRAW HAT	CL1227A	1242	B26-C2Y40-I26		104847
Trim	CC-NEWBURY	CL1228W	1240	B8-C1Y8-I2		104848
Door	CC-BANDIT	CL2617N	352A	B1Y-C1Y26-I9Y22		104849
2012-12				S3617		D53737
Body	CC-ONION	CL1252M	1240	B8-C1Y40-I34		104850
Trim	CC-DISSENT	CL2725D	1242	B10-CY24-I1Y		104851
Door	CC-CONSOMME	CL1282N	352U	B1Y4-C14-I2Y4-KX22		104852
2012-13				S3617		D53738
Body	CC-QUARRY	CL2753M	1240	B2-C3Y20-I26		104853
Trim	CC-FOSTER	CL2761W	1240	C34		104854
Door	CONGO BROWN		353	FACTORY		104855
2012-14				S3617		D53739
Body	CC-FREE STATE EARTH	CL2735D	1242	B16-C2Y6-F16		104856
Trim	CC-GYPSUM	CL2732W	1240	B4-C1Y22-I16		104857
Door	CC-TURPENTINE	CL2717N	352A	B2Y14-C7Y4-F1Y38-KX40		104858
2012-15				S3617		D53740
Body	CC-TANA	CL2754D	1242	C1Y20-I12		104859
Trim	CC-DRENNAN	CL2762W	1240	B2-C1Y18-I2		104860
Door	CONGO BROWN		353	FACTORY		104861
2012-16				S3617		D53741
Body	CC-JIVE	CL2756A	1242	B4-C5Y-I1Y6		104862
Trim	CC-QUARRY	CL2753M	1240	B2-C3Y20-I26		104863
Door	CONGO BROWN		353	FACTORY		104864

Color Wheel Paint.

- Sherwin Williams Paint -

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Oak Alley

Exterior Paint		Front Door Colors	Colors
#	Body	SW6244	Naval
SW6387	Compatible Cream	SW6195	Rock Garden
SW7031	Mega Greige	SW6990	Cavair
SW7015	Repose Gray	SW6228	Refuge
SW6108	Latte	SW2838	Polished Mahogany
SW6164	Svelte Sage	SW6083	Sable
SW6344	Peach Fuzz	SW7592	Crabby Apple
SW6106	Kilim Beige	SW7026	Griffin
SW6120	Bellevable Buff		
SW6379	Jersey Cream		
SW7005	Pure White		

Dark Quest

Paver Colors
Knightsbridge
Adobe
Rustic Bay
Brown-Chestnut
Harvest Blend
Red/Tan/Charcoal
Orange/Tan/Charcoal
Tan/Brown
Charcoal/Camel

Roof Options-Shingle	Roof Options-Bel Air Flat	Metal Roof
Sunrise Cedar	Concord Blend	
Resawn Shake	Bloomingsdale Blend	
Cobblestone Gray	Walnut Creek Blend	
Burnt Sienna	Terracambria Blend	
Mojave Tan	Light Gray Range	
Weathered Wood	Brown Gray Range	
Mist White		
Silver Birch		

EXHIBIT C - RECOMMENDED PLANT LIST FOR OAK ALLEY

PRESERVE AREA – ONLY NATIVE PLANTS ARE ALLOWED

NATIVE TREES

Live Oak ##
Magnolia ##
Red Maple ##
American Holly

NATIVE PALM TREES

Cabbage Palm
Dwarf Palmetto
Saw Palmetto
Florida Royal Palm

NATIVE SHRUBS

Simpson Stopper
Cocoplum
Clausia
Wax Myrtle
Boston Fern
Walters Viburnum
Fire Bush
Silver Buttonwood

NOTE: ## - Plants & trees that are less flammable.

YARD AREAS – Native & Non-Native Plants are Allowed.

NATIVE TREES, PALMS & SHRUBS – See listing above.

NON-NATIVE TREES

Crepe Myrtle ##
Bottle Brush
Hibiscus

NON-NATIVE PALM TREES

Fox Tail Palm
Queen Palm ##
Christmas Palm
Roebelini (Pygmy date palm)

NON-NATIVE SHRUBS

Crotons
Trinettes
Azaleas ##
Bougainville
Hibiscus
Oleander
Podocarpus
Ixorias
Hawaiian Ti Red
Texas Sage
Indian Hawthorne
Silver Buttonwood
Glory Bush
Gardenias
Bird of Paradise (smaller one)

NOTE: ## - Plants & trees that are less flammable.

NON APPROVED TREES, PALMS & SHRUBS

Coconut Palms
Fruit Bearing Trees (apple, oranges, lemon, mango, etc.)
Bamboo
Seagrapes (added 6/10/2019)