

# Islesworth

## Design Guidelines

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# FENCE STANDARDS

As provided by the Declaration of Covenants, Conditions and Restrictions of Islesworth at Martin Downs Homeowners Association. Incorporated, these standards for the installation of fences in ISLESWORTH have been established by the Board of Directors. This standard is to be used by the Architectural Review Committee to evaluate all requests for fences or changes to fences submitted by homeowners.

The Architectural Review Committee discourages the use of fences for screening. Property owners are urged to use native or cold hardy shrubs, hedges, and bushes to achieve desired levels of privacy, rather than fence segments.

## I. The Purposes of this fence standard are:

1. To protect the architectural integrity of the community.
2. To provide practical directions to the homeowner in planning a fence.
3. To eliminate types of fences that are potentially hazardous or aesthetically displeasing.

## II. Application Process:

1. Applications will be made to the Architectural Review committee by submitting an ARB form to the Islesworth Property Manager.

## III. Fence Requirements:

1. Easements for lake access, drainage, ingress/egress, or lake front lots, or lot numbers 4,5,6,7,8,9,10,31 & 38 may not be fenced. These lot owners are encouraged to use plantings to achieve desired levels of privacy. The prohibition on lakefront lots is carried over from the Developer, as lakefront lot owners paid a high premium for their lots and lake views. The remaining lots abut common grounds, and fencing on these lots would disrupt the aesthetic appearance of these areas.
2. "Fences": Chain link or other types of wire fences are not allowed. Wooden fences shall be constructed of new pressure treated material, maintained on both sides, and kept in good repair. Front yard fencing is not permitted. No fencing may be installed without written approval of the Architectural Review Committee. All Fences must meet Martin County codes. All Fences shall require a Martin County Permit.
3. **Wooden Fences**: Wooden fences may not exceed six feet in height at any point from either side of the fence. Fences shall be constructed with a level or gently rolling, smooth top edge. Stepping or other abrupt level change of the top edge of the fence is discouraged. There should be no significant gaps between the bottom of the fence and the ground. Pointed fence palings, jagged tops, or other hazardous finishes may not be used. Samples of any wood substitute fencing materials used will be required with the application. Wooden fences may not be painted stark white or white-white color; however an off-white house color may be used. ARB requests for wooden fences must include a plot drawing with the fence location and setbacks, a cross section sketch to show fence posts on the owner's side of the fence, all dimensions for the fence, **color** and description, and if using a contractor, a copy of the proposal.
4. **Metal Deck or Patio/Pool Fences**: Applications for metal deck and patio/pool fences should include a drawing, complete dimensions, **color** and a copy of the contractor proposal.

## HOUSE COLOR CHART

The approved color schemes for Islesworth are listed below. Only colors from this list may be used. Two homes which are next to each other may not be painted the same colors. Garage doors must match the body color except that the product is to be an acrylic satin finish. Front door color selections may be substituted. Prior approval from the ARB is required.

These colors are "GLIDDEN" paint colors. Home Depot has the schemes on file and can mix the proper colors in several grades of paint if you need assistance.

Scheme 1	Body Garage Door Trim Front Door	Greyrock Inn Greyrock Inn White Creole, Nassau Night or White on White
Scheme 2	Body Garage Door Trim Front Door	Manuscript Manuscript White Negative Image, Nassau Night or White on White
Scheme 3	Body Garage Door Trim Front Door	Canvas Cloth Canvas Cloth White Conservatory, Balustrade blue or White on White
Scheme 4	Body Garage Door Trim Front Door	Morning Hush Morning Hush White Nassau Night, New England Green or White on White
Scheme 5	Body Garage Door Trim Front Door	Shell Creek Shell Creek White Country blue, Southern Vernada or White on White
Scheme 6	Body Garage Door Trim Front Door	Designer Grey Designer Grey White Nob Hill, Valley Blue or White on White
Scheme 7	Body Garage Door Trim Front Door	Pillar Pillar White Creole, Billage Green or White on White
Scheme 8	Body Garage Door Trim Front Door	Simply Blue Simply Blue White Iron Creek, Benton Harbor or White on White
Scheme 9	Body Garage Door Trim Front Door	Eloquent Ivory Eloquent Ivory White Nob Hill, Inland Waters or White on White

Scheme 10	Body Garage Door Trim Front Door	European White European White White Balustrade Blue, Zanaibar Coast or White on White
Scheme 11	Body Garage Door Trim Front Door	Arabian Veil Arabian Veil White Fog Grey, Aberdeen Place or White on White
Scheme 12	Body Garage Door Trim Front Door	Taffy Pull Taffy Pull White Valley Blue, Great Falls or White on White
Scheme 13	Body Garage Door Trim Front Door	Stone Harbor Stone Harbor White Black Sable, Gloucester Green or White on White

## MAILBOXES AND MAILBOX PAINT COLOR

All mailboxes must be of the current type 4x4 wooden stands. See rules and regulations for maintenance requirements.

All mailboxes and posts must be maintained in “Benjamin Moore #916” exterior flat paint. No other color is permitted.

## **FOR SALE SIGNS**

For Sale signs must not exceed four (4) square feet in surface area.

The sign must be hung from a 4"x4" white mailbox style post, (as currently used by most Realtors). The sign cannot be a metal frame, "stick in the ground type", and the use of "Banner" type signs, above or below the for sale sign, such as the Agents name, "pool", "reduced", or other descriptive wording is excluded. Also excluded are any hand lettering, "stick on" lettering, decals or stencils. The sign should be a commercially manufactured type, professional and neat in appearance, and maintained as such as long as it is posted.

Clark & Clark Real Estate Signs can be contacted for this type of sign at 772-220-1779.

## **LANDSCAPE STANDARDS**

1. Lawns must be kept green at all times. This requires periodic fertilization and pest control treatments. Lawns must be kept mowed to a height not to exceed 4 inches and edged at each mowing. Grass clippings shall be removed from driveways, roadways, etc.
2. Areas along fences, houses, and any standing objects should be maintained at the same height as the existing lawn.
3. Palm Trees, shrubs and other trees must be fertilized to maintain a green and healthy appearance at all times. Dead or dying fronds and branches shall be removed.
4. All shrub and tree beds shall be properly maintained and kept free of weeds. Mulch is encouraged and should be replaced 1 time per year and kept at a depth of 2 inches.
5. Dead trees or shrubs, which were required at the time of construction, must be replaced with similar plant material. Said replacements must be made within 30 days.

## **FLAG POLE AND FLAG STANDARDS**

Flag poles must be approved by the ARC prior to installation. Flags may only be attached to the front of the house. No free standing poles are permitted. Any flag displayed may not be of an offensive nature. The final determination of what is offensive shall be determined by the Board of Directors. A temporary Flag pole may be affixed to the rear of the mailbox post for the display of the American Flag.

## **SHUTTER SPECIFICATIONS**

Only accordion, panel or roll down hurricane shutters may be installed. Colors must blend with the existing colors of the home.