

Corrected 6/1/02  
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## ARCHITECTURAL AND LANDSCAPING STANDARDS

These standards are promulgated by the Kings Isle Community Association Board of Directors, upon recommendations of an Architectural Control Committee, comprised of one representative from each of the seven neighborhoods, working together to establish standards that will assure that all architectural, landscaping and location of proposed improvements within the property of Kings Isle will not adversely affect the overall appearance, esthetics, and commonality of the Kings Isle Community. Additional standards and procedures may be promulgated by the individual Neighborhood Board of Directors or Architectural Control Committees who will process all applications for changes to these standards.

### STANDARDS

#### 1. Hurricane shutters and hurricane preparedness

1.1 Corrugated panel and accordion type shutters are approved. Their structure and installation shall conform to the Dade County 1994 edition of the South Florida Building Code,

#### 1.2 *Accordion Type*

- 1.2.1 All components shall be aluminum and painted white or to match the house, except for support angles and header, which shall be painted to match the color of the house. If house color is changed in the future the support angles and the header shall be re-painted to match the new color.
- 1.2.2 Slats shall not exceed 3.858" plus or minus .25" in width.
- 1.2.3 Locking pins must be aluminum or steel.
- 1.2.4 Concrete block wall anchorage shall be ¼" Rawl, Zamac Nailin anchors by Rawl Manufacturing, all equal.
- 1.2.5 Anchors for precast concrete lintels are to be ¼" x 1 ¼", or 1 ½" Rawl Zamac Nailin Anchors by Rawl Manufacturing or equal.

#### 1.3 *Corrugated Panel Type*

- 1.3.1 Panel components shall be of transparent or white polycarbonate plastic material, aluminum, or steel. If aluminum or steel, the color must be white. Support angles and header shall be painted to match color of the house. If the house color is changed in the future, the support angles and the header shall be repainted to match the new color.
- 1.3.2 Assembly screws shall be stainless steel or equivalent.
- 1.3.3 Concrete block wall anchorage shall be ¼" Rawl, Zamac Nailin anchors by Rawl Manufacturing.
- 1.3.4 Precast concrete lintels are to have ¼" x 1 ¼" or 1 ½" Rawl Zamac Nailin anchors by Rawl Manufacturing.

- 1.4 Installation of Shutters shall be performed by authorized, licensed, and bonded Installers.
- 1.5 Prior to Installation of Shutters all information shall be submitted to the Architectural Review Committee for review.
- 1.6 Panels - may be installed when imminent danger of a hurricane is announced (Hurricane Watch) for our area and must be removed within 72 hours after the National Weather Service cancels the danger. Panels cannot remain closed while homeowner is away from the area after the storm. Arrangements must be made to have panels closed or removed in accordance with these guidelines.
- 1.7 In the Event of Severe Storms or Hurricanes - all exterior furniture, pots and ornaments not permanently secured must be taken indoors so as not to become wind blown projectiles.
- 1.8 If Homeowners are Away - for an extended period during the hurricane season, they must prepare their home for storms or arrange for someone to do it for them. (This does not include placement of HURRICANE SHUTTERS on windows)

## 2. Satellite Dishes and Antennae

- 2.1 Exterior antennae, radio masts, towers, poles, aerials, satellite dishes, or other similar equipment shall not be placed on any home or home site without prior written approval of the Neighborhood Architectural Review Committee.
- 2.2 Satellite Dishes must be 18" or less in diameter and must be located in rear or side of house, professionally installed. No pole installations are permitted.
- 2.3 Residents must understand they are still obligated to pay the monthly fee, which includes cable TV.

## 3. Garage screen doors

- 3.1 Garages may not be enclosed to obtain additional living space and must be available always for the storage of vehicles. This prohibition includes the permanent installation of screens in addition to, or in place of the garage door. However, motorized roll-up screens, meeting the following requirements, may be installed.
  - 3.1.1 The screening - must not interfere with the normal operation of the garage door and must be retractable, removing it totally from view when the garage door is closed.
  - 3.1.2 Screen material - must be white in color and appear opaque from the street, hiding the garage contents from view.
  - 3.1.3 Screen - must be monolithic with no supporting members visible from the street.
  - 3.1.4 Actuating mechanisms and housing - must be hidden from street view. The supporting tracks fastened to left and right sides of garage door opening, must be white in color and unobtrusive.

**4. Fencing**

- 4.1 Standards concerning the erection of fences are included in the Covenants/Rules and Regulations of the individual Neighborhood Associations.

**5. Driveway Painting**

- 5.1 Driveways and adjacent concrete areas may be stained/painted with only one of the following colors:  
5.1a Light Gray  
5.1b Off White  
5.3c White
- 5.2 No decorative painting/staining of concrete and walkways permitted.
- 5.3 No changes may be made in the color of pavers.

**6. Plantings In Common Areas**

- 6.1 No plantings or removal of plants, trees, etc., in the Common areas or Preserves is permitted without permission.

**7. Exterior Painting And Decorating (Trim)**

- 7.1 At the discretion of the Neighborhood Isle's Covenants

**8. Architectural Gates**

- 8.1 At the discretion of the Neighborhood Isle's Architectural Review Committee/Board.

**9. Mulch**

- 9.1 Application of mulch is at the discretion of the Neighborhood Architectural Review Committees.

**10. Decorative Stone And Edging**

- 10.1 The use of decorative stone and edging is controlled by the Architectural Review Committees of the neighborhood isles.

**11. Screen Doors And Enclosures**

- 11.1 Screen doors and framing may be installed with Architectural Review Committee approval, and must be aluminum and white in color. Screening must be charcoal gray. No decorative screening allowed.

**12. Concrete Work And Tile**

- 12.1 Concrete work must have prior approval of the Architectural Review Committee. City permits, as required for concrete work must be obtained and displayed while work is in progress. Homeowners are responsible for proper pitch of surfaces so that water runs off without encumbering neighbor's property.
- 12.2 Pre-manufactured plain concrete slabs may be utilized in certain instances provided the approval is obtained from the Neighborhood ARC to assure proper maintenance and neatness of the area involved.
- 12.3 Tiles may be applied to front walkways, provided they conform to décor of home. Tile samples must be submitted to ARC with an application. Tiles cannot be applied to driveways.
- 12.4 Tiles or decorative concrete surfaces may be applied to lanai slab without ARC approval.
- 12.5 Poured in place concrete curbing may be used for edging with ARC approval.
- 12.6 No concrete work may be done in Common Areas.

**13. Trees, Shrubs And Other Plantings**

- 13.1 Ficus, Norfolk Island Pines, Schefflera, Fruit Trees and invasive plants, as defined by the University of Florida Extension Service, may not be planted on a home site.

**PROCEDURES**

See the Restated Documents and the attached letter from Attorney Jane Cornett (dated March 23, 2001).

KINGS ISLE COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS  
MINUTES OF THE APRIL 6, 2001 BOARD MEETING  
10:00 AM GREEN ROOM OF THE ROYAL CLUBHOUSE

PRESENT: Leonora De Maio, Bonnie Bagwell, Ann Gillis, Gene Giavedoni, Irvin Dworkin and Rita Finn, alternate for Jo Ann Fries. Jack Mahon, Property Manager.

Bonnie Bagwell, Acting Chairman until the Board elects a President, opened the meeting with a roll call. Irvin Dworkin was acknowledged as a new Board member from the Isle of Madeira.

Minutes of the March 2, 2001 Board of Directors meeting were approved as written. Motion by Leonora De Maio. Seconded by Ann Gillis. Motion passed unanimously.

REPORTS OF COMMITTEES:

Jack Mahon announced the only committee report was from the irrigation committee and the papers were for the Board to read after the meeting.

TREASURERS REPORT:

Ann Gillis stated Jack Mahon and she will be meeting with the accountant this afternoon to correct the accounting and banking financial statements.

OLD BUSINESS:

1. CANOPY FOR THE POOL AREA: Irvin Dworkin made a motion to purchase 30 feet of canopy for the east side of the pool area. Seconded by Gene Giavedoni. After discussion the vote was three "yes" and two "no" for the motion. Motion passed.
2. CLUB RULES: Gene Giavedoni stated the Board for Directors has received several petitions from various large club groups and from the residents questionnaires the desire to allow only club members to attend and join the various clubs. Therefore Gene made the following motion: "Only current dues paying members of the Kings Isle Clubhouse may be members of any club at Kings Isle. Only club members may attend regular meetings and regular club activities. Any guest, at the discretion of the individual club, may attend a club social or special activity." Seconded by Irvin Dworkin. Motion passed unanimously.
3. REPORT A.C.C.: Bonnie Bagwell announced the A.C.C. Standards has been discussed at the April 4, 2001 Board workshop and at that time corrections were made. Bonnie made the motion to accept the A.C.C. Standards as corrected. Seconded by Leonora De Maio. Motion passed unanimously. Bonnie introduced the following seven Isle's representatives who worked on the standards. Don Riley, Chairman, Elwood Dance, Carolyn Fiessinger, Rita Katcher, Gloria Wall, Louise Wall and Harry Wolf. Bonnie thanked the representatives for their work.

MANAGERS REPORT:

Jack Mahon reported on the projects from the Lennar settlement or reserve account status as follows:

1. Completed repair or replacement of sidewalks on Kings Isle Blvd. and clubhouse area  
Cost \$ 6,105.00. Estimated \$ 6,625.00 Savings \$ 520.00

2.

2. Bid to replace areas of asphalt on Kings Isle Blvd. Bid \$19,595.00. No immediate action taken.
3. Pool pump replacement. Cost \$ 2,337.00 Estimated at \$ 3,000.00 Savings \$ 663.00
4. Pool chairs, replacement of straps. Cost \$ 3,150.00. Estimated \$ 3,420.00 Savings \$ 270.00.
5. Resurface Bocci Courts. Cost \$ 7,537.09 Estimated \$ 8,710.00 Savings \$ 1,172.96
6. Pool furniture. Coat \$ 1,674.18 Estimated \$ 1,800.00 Savings \$ 153.00
7. Post lights for front of clubhouse, Cost \$ 1,200.00 Estimated \$ 1,200.00 No savings

Jack announced the A.C.C. Standards and March 2nd Board minutes would be posted on the Club bulletin board. All Isle Presidents would receive copies of the A.C.C. Standards.

#### NEW BUSINESS:

In seeking more Community impute Gene suggested forming more committees with representative from the Isles and a Board member liaison. Gene made a motion to establish four committees. Seconded by Irvin Dwroken. After discussion Gene made a motion to table his committee proposal to a Board workshop. Seconded by Leonora De Maio. Motion passed four "yes" and one "no" to table the committee proposal for additional study at a Board workshop.

The meeting was adjourned at 10:44 AM. Motion by Leonora De Maio and seconded by Ann Gillis.

Respectfully submitted,



Bonnie Bagwell, Secretary

#### TOWN MEETING IMMEDIATELY FOLLOWING THE BOARD MEETING Comments from the residents:

1. What is the liability of having resident volunteers doing physical type of work for the Association?
2. Request for using the Clubhouse for private parties.
3. Why can't residents rent the Club party room for private parties?
4. Several comments from residents and Board members why private parties should not allowed at the Clubhouse.
5. Need of a larger card room.
6. Where to place request to have problems corrected that residents see on Kings Isle Blvd, Clubhouse area and inside the Clubhouse that is the responsibility of the Association?