

## MARSH LANDING HOMEOWNERS ASSOCIATION (MLHOA)

### ARCHITECTURAL RULES AND REGULATIONS

1. PURPOSE – The purpose of the Marsh Landing Homeowners Association (MLHOA) Architectural Rules and Regulations is to establish procedures that will ensure our community maintains a uniform scheme of standards while complying with state, county, PGA Village POA and MLHOA directives.
2. AUTHORITY –Marsh Landing Declaration of Restrictions and Protective Covenants and the PGA Design Review Manual.
3. ARCHITECTURAL CHANGES & IMPROVEMENTS – No owner shall make or permit any structural modification, alteration or improvements of any kind to any building on their property without PRIOR APPROVAL of the Architectural Control Committee.
  - a. Walls – No boundary walls are permitted.
  - b. Signs – Signs are not permitted except for one sign of not more than one square foot to indicate the name of the resident and one sign of reasonable size provided by a contractor for security services, within 10 feet of any entrance to the home.
  - c. Mailboxes – Must match existing mailboxes.
  - d. Swimming Pools – Shall not be constructed or erected above ground.
  - e. Storm Shutters – Must be folding or removable.
  - f. Driveway & Walkways – Must be finished concrete or impressed concrete.
  - g. Roof – Must be flat cement tiles, light grey or natural grey color.
  - h. Rain Gutters – Must be white or the color of the house.
  - i. Outside Lighting – A pole light must be in the front lawn of each home. Any other outside lighting must first have ACC approval.
  - j. House Colors – ACC approval is necessary for all exterior color changes or repainting with the existing color. Exterior trim must be white or up to three shades darker or lighter than the exterior base color of the house.
  - k. Screen Enclosures – Must be white or bronze.
4. LANDSCAPING CHANGES & IMPROVEMENTS – Trees, shrubs, lawns, flower beds, walkways and ground elevations shall be maintained as originally installed unless prior approval for any change is obtained.

5. REQUEST FOR APPROVAL FORM - Attached is a sample of the form to be used for requesting changes.

6. MARSH LANDING ARCHITECTURAL CONTROL COMMITTEE (ACC)

a. The MLHOA Board of Directors will solicit community volunteers to serve as members of the Marsh Landing Architectural Control Committee. Board Members may volunteer to serve on this committee.

b. The ACC shall consist of at least three voting members. Their appointment must be approved by a majority vote of the Board of Directors. The board may also approve two additional community members to serve as alternates. At any ACC Committee meeting the chairperson can invite an alternate in attendance to replace an absent primary committee member. Full voting rights will be granted to the alternate as long as they are serving in this replacement capacity.

c. Architectural Control Committee members must be Marsh Landing property owners .

d. The Marsh Landing Architectural Control Committee has the right to approve, approve with conditions, or disapprove all architectural and landscaping requests submitted by Marsh Landing homeowners.

7. APPEALS – If the MLHOA ACC denies a homeowner’s application or the approval is subject to conditions that the homeowner deems unacceptable, the homeowner has seven (7) days to request a formal hearing before the MLHOA ACC.

**ARCHITECTURAL CONTROL COMMITTEE**

**REQUEST FOR APPROVAL FORM**

**MARSH LANDING HOMEOWNERS' ASSOCIATION**

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DATE \_\_\_\_\_ OWNERS \_\_\_\_\_

ADDRESS \_\_\_\_\_ PHONE # \_\_\_\_\_

WHAT IS THIS: \_\_\_\_\_ NEW STRUCTURE \_\_\_\_\_

\_\_\_\_\_ ADDITION

\_\_\_\_\_ ALTERATION

\_\_\_\_\_ IMPROVEMENT

\_\_\_\_\_ DECORATION

\_\_\_\_\_ OTHER

**Please give DETAILED description of what you are requesting. YOUR DESCRIPTION SHOULD INCLUDE EXACT SIZE, COLOR, (SUBMIT SAMPLES), HEIGHT, AND LOCATION.**

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Send to: Watson Association Management, 430 Lake Whitney Place, Port St. Lucie, FL 34986

FOR ASSOCIATION USE ONLY

\_\_\_\_\_ Approved

\_\_\_\_\_ Not Approved

\_\_\_\_\_ Re-Submittal Needed. Insufficient Information Submitted

\_\_\_\_\_ Approved with conditions

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