

Exhibit "E"

Architectural Guidelines and Community-Wide Standards

A. Fences

No fence of any type, including invisible fencing, is permitted to be erected on a Lot without the prior written approval of the Architectural Committee. For all lots, fences shall be 6' (six) feet in height, composed of vinyl, color shall be white, and no decorative features shall be permitted. For Lots that abut any wet retention area, fences shall be a minimum of 4' and maximum of 6' black aluminum picket fence. Any chain link fence around any wet retention area shall remain.

B. Decorations

Plans and specifications shall be submitted to the Architectural Committee for approval of all decorations (other than holiday/seasonal) and potted plants. The plans and specifications shall be descriptive as to size, color and material of the desired items. The decoration(s) shall not be obscene or vulgar in nature; shall be designed to blend in aesthetically as practicable; and shall be reasonably sized to fit the home site. The Architectural Committee may make reasonable requests of the Owner or resident to modify the decoration and/or its placement to achieve architectural consistency with surrounding structures.

1. Front Planting Beds:

- a) A maximum of six (6) decorations or potted plants are allowed in plant beds or walkways. Walkway pots or decorations must not block access to emergency personnel. Decorations or potted plants must not interfere with the landscape contractor. The owner will take precautions not to cause damage by installing any such approved decoration. The owner assumes the risk and agrees to hold the Association harmless.
- b) No decoration(s) shall exceed a height of thirty-six (36") inches with the exception of a shepherds hook, which shall be no more than (72) inches high, or a trellis, which shall be no more than (72) inches high and (48) inches wide. All such appurtenances shall be maintained by the homeowner.
- c) Decoration(s) must be firmly attached to the ground and be able to withstand winds of up to 55 miles per hour or be removable as necessary. If the decoration(s) is/are attached to the ground, they must be located within an approved plant bed.

2. Front Entry Wall Decorations:

- a) Any decoration area shall be no higher than (60) inches tall nor (60) inches wide and extend no more than 1 foot from residence wall.
- b) Decoration(s) must be firmly attached and be able to withstand winds up to 55 miles per hour or be removable as necessary. If the decoration(s) is/are attached to the ground, they must be located within an approved plant bed.
- c) Decoration(s) shall not interfere with landscape contractor. The owner will take precautions not to cause damage by installing any such approved decoration. The owner assumes the risk and agrees to hold harmless the Association.
- d) Decoration(s) shall be removed by the homeowner when necessary to accommodate the paint contractor.
- e) Only one decoration may be affixed on any front entry door and be no larger than 18 inches tall or wide.

f) Basketball Backboards. No garage, roof mounted, portable or in-ground mounted basketball backboards are permitted. Any request for a portable basketball backboard must be submitted to the Architectural Committee.

g) Trampolines. Trampolines require Architectural Committee approval, and if permitted, must be hidden by landscape so neighbors on all sides cannot see it. Landscape plans shall be approved by Architectural Committee.

h) Play items shall be approved by the Architectural Committee. Any playground or exterior play items shall be within a fenced yard and shall be landscaped.

3. Rear Yard Decorations:

- a) Decoration(s) in the rear yard shall be no higher than thirty-six (36) inches, with the exception of a shepherd's hook, which shall be no more than (72) inches high; or a trellis, which shall be no more than (72) inches high and (48) inches wide and all appurtenances thereto shall be maintained by the homeowner.
- b) Decoration(s) shall be firmly attached to the ground, rear wall or tree and be able to withstand winds up to 55 miles per hour or be removable as necessary. If the decoration(s) is/are attached to the ground, same must be within located within an approved plant bed.
- c) Decoration(s) shall not interfere with landscape contractor. The Owner shall take precautions to avoid damage when installing any such approved decoration. The owner assumes the risk and agrees to hold harmless the Association.

C. Rear Porch Enclosure, Screen Enclosures, Pool Additions, Patio, Lanai

1. Screening is to be charcoal in color. Framing shall be bronze in color. Color is to be noted on the application.
2. No flat roofs are allowed, enclosure must have Mansard, Sloped, Dome or Hip style roof.
3. Proper permits from the applicable governmental authorities are required and shall be obtained by the applicant.
4. Vinyl window tinting shall not have mirror finishes. Tinting must be removed if cracking or bubbling occurs. Color shall be noted on the application.
5. No window unit air conditioner units are permitted on a residence.
6. Access to construct any enclosure or pool should be limited to the particular home site upon which the enclosure or pool is to be built. Any location where any new or altered patio abuts the foundation of the home must be termite treated and a termite bond shall be maintained in full force and effect by the Owner.
7. The grade of the home site shall be adjusted to accommodate the installation and to ensure the drainage pattern of the home site is maintained. The Owner is responsible for re-sodding, relocation and reinstallation of any and all landscape material. Sod/landscape material installation should be complete within one week of approved patio installation.
8. All pool equipment (pump, filter) should be screened with a 4' white fence viburnum type hedge dense enough to block the view of the equipment.
9. Any approved propane tanks to be used for pool heating shall be buried. Any service port shall be in located in a permanent mulch bed.
10. Solar panels shall meet local, state and federal requirements. When placed on roofs, solar energy equipment such as solar panels, solar modules or piping shall be integrated into the roof design. Section 163.04, Florida Statute shall govern.
11. All patios, including door pads, not inside an enclosure shall be made of natural concrete or

pavers that match the existing driveway pavers. Patios and door pads that abut an enclosure may be constructed using the same type pavers or acrylic coating as the patio inside said enclosure. Color sample and/or picture of interior patio shall be provided with the application.

12. Owner shall be responsible for any and all damages to other lots and/or common areas, which may result from performance of work.

D. Screen/Storm doors, Glass Doors/Inserts, Garage Doors

1. Screen/storm doors may be permitted; the frame color shall coordinate with the color of the residence stucco or be bronze. Color sample of the door and a picture of the residence must be supplied with the application and approved by the Architectural Committee prior to installation.
2. No decorative grills or designs shall be permitted on screen/storm doors.
3. A color sample showing full design of glass doors or glass door inserts shall be provided with the application.
4. Door and door frame color changes shall be approved by the Architectural Committee. A color sample and a color picture of the Owner's residence and neighboring residence on each side must be supplied with the application.
5. Sliding and Roll-up style garage screens are allowed on garage openings. All such equipment must be mounted within the garage frame. Garage screen color shall be charcoal or white if it coordinates with the house trim or the garage door. The frame shall be white or match the color of the residence stucco or trim. Color samples and a color picture of the residence shall be supplied with the application.
6. Garage doors shall remain closed at all times, except when vehicle or pedestrian access is required or when an approved garage screen is in use.
7. A garage door shall not be closed at the same time an attached garage screen is in use.

E. Hurricane Shutters

1. All proposed shutters shall be submitted for Architectural Committee review.
2. Only accordion, roll down, or clear lucite/lexan/acrylic style shutters are permitted.
3. If permitted, Bahama Shutters shall match the color of residence front entry door or trim of house.
4. Approved hurricane shutters shall not be closed before the issuance of a hurricane watch by the National Hurricane Center encompassing Community location, and shall be removed no later than ten (10) days after the cessation of a hurricane watch or warning for same. However, if hurricane shutters are clear in color, same shall be allowed to remain, if the Owner is absent from the residence during hurricane season.
5. Permanently attached, clear Lucite/Lexan/Acrylic coverings may be installed on windows above the front entry door or on upper windows or dormers (e.g., those above 6'8" in height above the ground). However, all such coverings shall be removed or replaced by the homeowner if signs of discoloration, "crazing" or cracking are noted.

F. Roofs/gutters; driveways

1. Roof vents, solar collectors, solar tubes and sky lights are permitted with prior approval of the Architectural Committee. Vents and tubes shall not to exceed (twelve 12") inches in height above the roof. Fireplace chimneys must meet current federal, state and local codes.

2. Any roof that is repaired or replaced shall incorporate materials that are the same in color and makeup as that of the original.
3. Gutter color shall match the color of the residence stucco or trim.
4. Driveways shall remain free of grease, oil or other stains at all times.
5. Paver driveways and walkway from the driveway to the front door may be coated with a clear, flat (non-glossy) sealer.

G. Satellite Dish/Antennas

1. No exterior antenna/radio masts, etc. shall be allowed except as expressly permitted by law.
2. Satellite dish antennas may be mounted on the exterior wall or roof of the residence in the rear 1/2 portion of the residence. When attached to the exterior wall of the home, the dish shall be mounted no lower than 7 feet from the ground. When mounted on the roof of the home, the dish shall be mounted no further than 5 feet from the perimeter edge of the roof.
3. No ground or pole mounting will be allowed except as may be necessary to receive an acceptable signal.
4. All satellite dish antennas shall be approved the Architectural Committee prior to installation. Any variances to these standards must be requested in writing with the application along with evidence furnished by your satellite service provider specifying the basis for such request.

H. Flags

1. In-ground flagpoles shall be no taller than 20 feet.
2. All flags as approved by Chapter 720, Florida Statutes, shall have a maximum area of 4 1/2 feet by 6 feet.
3. Flagpoles may not be located nearer than 5 feet to the sidewalk.
4. The flagpole will not interfere with any utility easement, drainage area, or the ability to mow the lawn of the residence and shall be located within a mulch/plant bed in order to prevent damage from the Association landscape contractors.
5. Any flagpole shall be a minimum of two (2") inches in diameter and shall be sufficiently anchored to the ground to remain perpendicular to the ground in order to protect all homes in light of wind and weather events.

I. Signs / Banners

1. "For Sale" and "For Rent" signs are not permitted in community without Architectural Committee written approval.
2. No more than one event, seasonal or holiday banner, which is no larger than 24" x 36," shall be displayed or permitted.

J. Window Treatments

1. No tinting with mirror finishes on windows is permitted without Architectural Committee approval and a color sample should be attached to the application.
2. Tinting must be removed if cracking or bubbling occurs over time.

K. Mail Box

1. Only mailboxes of the type supplied with the original purchase of the home are authorized.

L. Landscaping:

1. Standards for planting at curb or common areas:
 - a. Trees and shrubs: Trees and shrubs that have been removed by the Owner or that have died shall be replaced within 3 months and shall be approved Architectural Committee. All such trees or shrubs shall be comparable in size to other trees or shrubs in the community.
 - b. Flowers may be planted in landscape beds.
 - c. Any additional landscaping shall require Architectural Committee approval.

M. Irrigation Hoses

1. Homeowners' irrigation hoses shall be stored (rolled) on an appropriate hose reel located at the side of the home or out of view within a mulch bed.
2. Hoses are to be one color.
3. The contractor will take precautions not to cause damage; however, the owner assumes the risk and by placing any such hoses outside of a home agrees to hold the Association harmless.

N. Paint and Roofing:

1. The Owner shall file an application with the Architectural Committee and shall submit a paint sample, picture of homes on both sides of their home, sample of old color, and sample of new color to Architectural Committee for review. Colors shall be from color chart for the community and shall not be the same color as an adjacent residence.

O. Permanently Installed Emergency Generators

1. The Owner shall secure all required permits.
2. Any generator must be installed by factory authorized personnel.
3. Any generator shall be installed on a level cement slab foundation.
4. Routine generator "test runs" are to be performed during a time period which will not create a nuisance to neighboring properties.
5. A planter area shall be established around the generator. The plantings are to be close enough to one another that they will form a visual barrier to the street and to neighboring properties. The plantings are to be maintained at a height of no greater than six (6) inches above and no lower than the top of the installation.

P. Retractable Awnings / Sunshades:

1. Only retractable awnings/shades are permitted.
2. Awnings/sunshades shall be installed only on the rear of the home.
3. The color of any awning/sunshades shall be solid and compatible with the color of the residence. All colors shall be approved by the Architectural Committee.
4. A sample or picture of the awning/sunshade material and color shall be submitted with the application.

5. Awning/sunshade must be installed in a manner that will withstand winds up to 55 miles per hour or be removable as necessary.
6. Each Owner shall maintain any awning/sunshade in good repair so as not to detract from the appearance of the residence.
7. Awnings/sunshades must be retracted when not in use.

Q. Handicap ramps:

An Owner may construct an access ramp to a residence if such Owner or occupant of the residence has a medical necessity or disability that requires a ramp for egress and ingress. The following conditions shall be applicable:

1. The Owner shall submit an application to the Architectural Committee that includes an affidavit from a physician attesting to the medical necessity or disability of the resident or occupant of the parcel requiring the ADA compliant ramp. The certification provided in Section 320.0848, Florida Statutes, shall be sufficient to meet the affidavit requirement.
2. The ramp shall be unobtrusive, aesthetically pleasing, reasonably sized to fit the intended use, and shall be firmly attached to the ground or sidewalk. The handicap ramp must be removed when the medical necessity or disability no longer exists.
3. Plans for the ramp shall be submitted to the Architectural Committee. The Architectural Committee may make reasonable requests to modify the design to achieve architectural consistency with surrounding structures and surfaces.

R. Energy devices based on renewable resources: (Section 163.04, Florida Statutes).

1. Homeowners may install renewable energy devices.
2. The plans for any such energy device(s) shall be submitted to the Architectural Committee. The Architectural Committee may make reasonable requests to modify the design to achieve architectural consistency with surrounding structures and surfaces
3. Solar collectors may be installed on the roof with an orientation to the south or within 45 degrees east or west of due south if such determination does not impair the effective operation of the solar collectors. Such devices must be as far to the rear of the residence as possible.
4. Roof vents, solar collectors, solar tubes and sky lights are permitted. Vents and tubes are not to exceed twelve (12") inches in height above the roof. Fireplace chimneys shall meet current federal, state and local codes.

S. Garbage and Recycle Containers

1. Trash collection and disposal procedures established by any contractor and the Association shall be observed. No outside burning of trash or garbage is permitted. No containers, supplies or other similar article shall be maintained on any residence so as to be visible from outside the home or parcel. Each owner shall be responsible for properly depositing garbage and trash in containers sufficient for pick-up by the appropriate collection agency - rubber or plastic containers only.
2. No garbage may be left at the curb in plastic bags.
3. Containers shall not be placed outside the home for pick-up earlier than **6:00 p.m.** on the day preceding the pick-up. Empty containers should be removed no later than **8:00 p.m.** on the day of pick-up.

T. Holiday and Decorative Lighting

1. Holiday lighting and decorations shall be permitted commencing on Thanksgiving Day and shall be removed by January 15th of the following year.
2. An Owner shall be permitted to place holiday lighting and decorations on and within the shrubs located in the front yard of the lot. The Architectural Committee may require the removal of any lighting that creates a nuisance (e.g., unacceptable spillover to adjacent Home).
3. Except for seasonal holiday lights, all exterior lighting shall require the approval of the Architectural Committee as set forth in this instrument.
4. For specialty holidays (ex: Easter, July 4th, Halloween, etc.), lights are allowed for no more than 10 days during the holiday.

U. Garage Sales

No yard sales or neighborhood sales shall be permitted on any Lot or any other area unless such Owner has received approval by the Architectural Committee.