

2021 Document Review Committee

Guidelines Proposed Changes

December 12, 2021

Section 1.2.8 Public View Screening---Add wording to define public view as from any road, right of way or public area with a caveat that certain sections of these Guidelines may have additional restrictions.

Section 1.2.9 Rear Yard Setbacks---Add a reference to Section 4.5.1 Pool and Screen Enclosure or as otherwise noted in these Guidelines.

Section 1.3.1 Birdbaths---Change point 3 to read “Birdbath should be in the rear yard and out of public view, however it may be placed in a front yard landscape bed.”

Section 1.3.3 Decorative Address Plaques---Add wording that authorizes house numbers affixed to the house.

Section 1.3.4 Freestanding Flags and Banners---Change 1. to begin “Any homeowner may display one portable, removable *official* United States flag *flown in compliance with Federal law...*”. In 3. delete “or 2” as flags are identified only in 1. In 3. b. add wording that limits each Unit to only two metal or wooden poles attached to the structure. Clarify what is included in “decorative flags or banner”.

Section 1.3.7 Holiday Decorations---Change the time period to run from October 1 to January 15 for recognized holidays and include a list. Add a statement comparable to the wording under 1.3.4 that decorations “shall not be obscene, offensive, political or be used as advertisement or signage”.

Section 1.3.10 Planters and Potted Vegetation---In 3. change the wording as follows “Up to three (3) planters and/or pots containing plants or other vegetation may be kept on any driveway *or on any walkway.*”

Section 1.3.11 Sports Equipment---Remove “Storage in a side yard is not permitted.” The previous sentence requires storage out of view from any road or right-of-way between sunset and sunrise.

Section 1.3.15 Yard Ornaments---Add something like “One yard ornament is allowed in a front yard with a maximum height of twelve (12) inches. If in the front yard it shall not be obscene, offensive, political or be used as advertisement or signage.”

Section 2.1 Accessory Structure---Change the name to Approval Process. Also add the following for clarification “Accessory Structures are free standing structures not an integral part of the house. Modifications are any change, other than an addition, to an existing Unit. Additions are anything else added to the Unit.”

Section 2.1.1 Awnings---Would like to propose allowing retractable awnings in the rear of the Unit with limitations.

Section 2.1.5 Garage Doors---There are requests to “modernize” our allowed options as to style. Also, we need to add wording to allow for inclusion of one row of windows. There were requests to allow one in door vent to be no larger than one of the raised panels. In discussing the 3-part painting alternative we need to add that a metal door with a comparable factory applied finish or equivalent is acceptable.

Section 2.1.7 Doors---To the color section add that the 3-part painted coating system for garage doors is also allowed.

Section 2.1.8 Windows---To the frame paragraph add black. To the glass paragraph add something like “Non-reflective window tint is allowed subject to the limitations on window film in the Hurricane Protection section below.

Section 2.1.9 Exterior Lighting---Change point 1. to read “Decorative exterior lights *including pendant lights* are allowed...”. Add wording that string lights are allowed within screen enclosures. Add wording to allow for exterior lights to be additional colors during the Holiday Decoration time period.

Section 2.1.10 Roof and Roof Products---Propose adding in the Colors paragraph something similar to “For tile roofs only, coatings may be applied in either a clear 100% acrylic roof sealer (sheen not to exceed a semi-gloss finish) or a 100% acrylic roof coating (sheen not to exceed a satin finish) which shall be tinted to match as closely as possible the existing roof tile color.” Also add wording that all repairs to tile or shingle roofs must match the color of the existing material.

Section 2.1.11 Mechanical Equipment and Screening Structures---In the list of acceptable screening options remove the word “white” before vinyl.

Section 2.1.12 Paint Color Palette Guidelines---Change point 9. to allow use of any approved body or trim color as trim with a white body color. In point 14 add gable vents to all three definitions. Add to point 8 something like “no two homes directly across from or adjacent to each other shall be any of the approved white body colors.” Add wording to allow painting of pool decks with approved deck colors.

Section 2.1.15 Patios---Change point 4 to read “All patios must be set back five (5) feet from the rear lot line and three (3) feet from the side lot line.” Consider adding Pebble Tech as appropriate for a pool deck.

Section 2.1.18 Screened Enclosures---Change point 9. to read “Aluminum pan type roofs and white insulated aluminum roofs are permitted unless restricted by an INSG.”

Currently only standard charcoal screening is allowed. There is a lot of demand for privacy screening for patios and pools. A product called Florida glass is one option and there may be others. We will develop that option. Also, there are requests for “sail structures” to provide shade in patio/pool areas. We will develop that option.

Section 2.1.20---If Florida glass is allowed in 2.1.18 then this would need to be updated.

Section 2.1.25 Gutters and Drainage---Add wording to allow for rain chains as added to the Woodbay INSG in 2018. Currently gutters must be body, trim or white. We will offer additional options to match the roof within limits.

Section 2.1.29 Garbage Cans—Remove the word “white” before vinyl.

Section 2.2.1 Front Yard Landscaping---In point 8. make sure the minimum tree height is six (6) feet. Currently reads six (5) feet.

Section 2.2.7 Landscape Materials---We will propose allowing the use of landscape boulders in beds with parameters on size as well as natural versus artificial. They would be for landscaping only and not for use beside streets.

Section 2.2.8 Plant Material List—I have one of my Modifications Committee members reviewing the tree and shrub lists to see if there are additions or deletions to propose.

Section 2.2.10 Tree Removal---Negotiating with the CDD to add language requiring Mod committee approval of easement trees.

Section 2.2.11 Standard Fencing---Currently the fence orientation is vertical only but there have been requests to allow horizontal as an option. Add wording that any living fence (hedge, shrub) must also be set back three (3) feet from the lot line.

Section 2.2.15 Standard Fencing Materials---Currently only clear stain is allowed for wood fences. Change point 4. which prohibits any painting or staining to allow for staining using colors comparable to Minwax colonial maple, red mahogany, cherry, golden oak, early American, gunstock or fruitwood. (List must be finalized.) These are complementary colors to natural wood and the vinyl fence colors and would extend the life of the wood fence material.

Section 2.2.15 Standard Fencing Materials under Vinyl Fence added in 2019---Point 3. includes “A wood grain look is required.” We will propose changing required to preferred.

Section 4.5.1 Pool and Screen Enclosure---Add wording to reflect a five (5) foot setback to the side lot line.

Section 4.8 Garage Doors---If Section 2.1.5 is updated, this may need to be changed.