



ARCHITECTURAL REVIEW COMMITTEE (“ARC”)

REVIEW GUIDELINES

The purpose of these Architectural Review Guidelines is to allow the flexibility for individual identity while assuring the aesthetic integrity and uniform harmony for the entire community. These basic guidelines provide the framework for an ARCHITECTURAL REVIEW COMMITTEE (ARC) review of an application but do not guarantee an “approval.” All ARC applications will be reviewed on an individual basis using these guidelines. No exterior changes may occur prior to written approval from the ARC.

The application process begins by contacting Winding Cypress Homeowners Association for a copy of the **ARCHITECTURAL CHANGE FORM**. The owner will submit **one (1) copy** of this form for all proposed additions, changes, modifications, etc., **along with a lot survey** marked to show the location of the proposed addition, change or modification. Additional information such as product specification sheets, floor plans, exterior elevations (all views), and site plans (showing applicable setbacks, dimensions from property lines to proposed structures, etc.) should also be included when appropriate. In addition, submissions should include pictures of proposed items, proposed colors, and patterns, materials and all additional information necessary for the ARC to make an informed decision. **If all required information is not received with this completed application, the Committee will automatically reject the application until all requested information is received.**

The Board of Directors reserves the right to alter, add or delete guidelines at their discretion.

For a complete understanding of the community's restrictions please refer to the Declaration of Covenants, Conditions and Restrictions for Winding Cypress.

Guidelines are as follows: All Items Require ARC Approval Prior to Installation

Home series may determine certain guidelines due to differences in lot sizes: the following lists Series of Homes and Models for future reference:

- Villa Series
- Classic Series
- Estate Series
- Serenity
- Martin Ray
- Abbeyville
- Summerwood
- Pinnacle
- Tangerly Oak
- Infinity

Antennae: (Satellite dish)

Homeowner must make every reasonable effort to comply with the following:

Satellite dish antennae must not exceed one meter in diameter (FCC regulation). Satellite dishes may not be mounted on the zero-lot easement side of a home. They must be installed at ground level and properly concealed from view and landscaped. Ground mounted satellite dishes should not exceed 40 inches above ground as measured to the highest point of the ground mounted dish.

If the homeowner cannot comply with this policy, it is the responsibility of the homeowner to provide the evidence that compliance is not achievable without a degradation of reception. Evidence must be in the form of a written document from an authorized installer of satellite equipment.

Awning:

Retractable type awnings made of canvas with aluminum frame may be permitted on the rear of the home only. They must be secured to the home and capable of withstanding a storm event according to Building Code standards. See the definition of “storm event” later under “Hurricane and Storm Shutters” The frame must be bronze and no more than two colors on the canvas which complement the home.

Permanent awnings of any type are not permitted. No awnings are permitted on the front of a home or over side windows.

Decorations:

Flowerpots, bird feeders/baths (not to exceed 36”), statues, benches and wall hangings may be approved on an individual basis and a picture must accompany request. The total number of items in a yard is limited to six. Wall hangings are not allowed on the front of homes except under truss. Approved items must be placed more than 12 inches from the end of the sod line, cannot be placed on any sodded areas, and are installed solely at the risk of the homeowner regarding damage from any maintenance provider contracted by the HOA to provide service

Driveways:

Driveway stains or surface coatings are not permitted, unless such stains are clear. Homeowner’s may not change the actual driveway surface or color from the originally installed surface (i.e., Pavers).

Fences:

Fences are NOT permitted, except around pool heaters and equipment as follow.

Partial fencing is allowed between pool heaters and screened cages on a case-by-case basis with ARC approval per the Board of Directors.

- a. Fencing must be white with overlapping slats or must be solid.
- b. Lattice is not permitted.
- c. Fencing may not exceed 48 inches (or 4 feet) in height.
- d. All fencing must be screened from view with hedge plantings as per pool heater requirements. (See Pool Heaters)

Flagpole or bracket for flag:

Flag poles are preferred to be installed on the front of the home on either side of the garage door for uniformity purposes and to help ease disagreements on flag pole placement and sizes between neighbors, however;

An owner may erect a freestanding flagpole no more than 20 feet high on any portion of the owner's real property, as long as the flagpole does not obstruct sightlines at intersections and is not erected in an easement. The owner may display in a respectful manner from that flagpole, one official United States flag, not larger than 4 ½' by 6' and may additionally display one official flag of the State of Florida or the United States Army, Navy, Air Force, Marines or Coast Guard or a POW-MIA flag. Such additional flag must be equal in size or smaller than the United States flag. The flagpole and display are subject to all building codes, zoning setbacks, and other applicable governmental regulations, including and not limited to noise and lighting ordinances in the county or municipality in which the flagpole is erected and all setback and locational criteria in the governing documents. Sport flags may be displayed on event day only. One 2'x3' decorative flag is permitted. See Holiday Decorations for holiday flag policies. No other flags are allowed. No article shall be hung or shaken from the doors, windows or screened porches of a Unit, or placed upon the outside windowsills of a Unit, without the prior written consent of the Board.

Front entry screening and other screens:

Front entry or front door screening may be approved on a case-by-case basis within the following guidelines.

Enclosure must be bronze aluminum framing with charcoal screening.

Models with front porches may be permitted to screen in the porch on a case-by-case basis with ARC approval.

Owners wishing to install front entry screening must submit an ARC application, with a plan of the home and an example which will show what the screened enclosure and door will look like on the home after install. Please include contractor's business name, business license and current business insurance with the application.

Fountains:

Fountains are permitted on a case-by-case basis with the following guidelines.

Owner must submit an ARC form with photo of the fountain to be installed, including the height, width, depth of the fountain, color and location where the fountain is to be installed, clearly marked on a plan of the Unit, with detailed information regarding the power and water source of the fountain.

If the fountain is to be located on the front of the property, i.e., on the entryway or in a front landscaped bed, or at the side of the home, a plan of the exact location must be clearly marked and submitted with the ARC request.

If the power and water source is to be buried, location of wires and pipes must also be clearly marked on the plan and must comply with County Code Regulations and depth and insulation requirements.

If the fountain is to be installed in a landscaped bed, the Homeowner is responsible for restoring the landscaped bed to the original condition after install.

Homeowner is responsible for locating and identifying any irrigation or utility lines in the path of any excavation and shall be held responsible for any damage occurring to such lines due to fountain installation.

Fountains installed at the front of the property may not exceed 48" in height and may not exceed 30" in width or circumference.

All fountains must be earth tone in color, unless otherwise approved by the ARC.

Fountains installed on the lanai along the privacy wall may not be attached to the privacy wall and must follow previous fountain guidelines, i.e. A photo of the fountain must be submitted with the ARC request along with the dimensions, color, exact location and power and water source clearly marked on a plan of the Unit.

All fountains must be removable. No fountains may be permanent installations anywhere on the Unit exterior.

Fountains intended to be centered on the lanai may not exceed 60" in height and may not exceed 48" in circumference. Power and water sources must be clearly marked on a plan of the Unit with the exact location of installation and must comply with County Code Regulations.

Certain fountains may require that they be screened from view with landscaping as a condition to their approval. Homeowner is responsible for maintaining and trimming all landscape material approved by the ARC. No landscape materials may encroach on neighboring properties.

Owner installs all exterior décor, including fountains, at owners' own risk. Neither the HOA nor any of the HOA maintenance vendors will be held responsible for damage to items placed in areas maintained by the HOA.

Generators:

Generators are permitted on a case-by-case basis with the following guidelines.

Owner must submit an ARC form with a photo of the generator, including the generating capacity (i.e., 15KW), dimensions, color and location where generator will be placed, clearly marked on a plan of the Unit and detailed information regarding the power source of the generator.

If power source is to be an underground propane tank, the tank must be located on the owner's property, a plan of the exact location must be clearly marked and submitted with the ARC request.

Underground tank placement and proximity to existing structures must comply with all County Code Regulations, and the Homeowner is responsible for making sure the proposed plan and installment is compliant with County Code Regulations. Current Code regulations state underground tanks can be no closer than ten feet (10') to the nearest structure.

Underground tank must be buried so that the fill lid is flush with the ground, and it must be painted green.

If generator is to be installed on the exterior of the Unit on a concrete slab, a five hundred-dollar (\$500.00) deposit for common area damage will be required before any work may begin. Deposit is refundable when Association Manager confirms that all roadways and landscaping are restored to the original state.

Homeowner is responsible for notifying the irrigation maintenance company prior to commencing any lot excavation to identify any irrigation or utility lines in the path of excavation. Only the Association's irrigation maintenance company may cap, alter or repair the Association's irrigation system.

If approved, the generator must be screened from view from the streets, common areas and other Units with hedge plantings (i.e., Hibiscus, Eugenia or Viburnum) planted 30" high and 18" on center at installation and maintained at 42" high thereafter.

Homeowner is responsible for maintaining and trimming all landscape materials approved by the ARC. No landscaping materials may encroach on neighboring properties or common areas.

If generator is to be a portable generator with a portable power source, the owner must submit the ARC form with photo of generator and all information relating to the generator such as generating capacity, dimensions, color and location where generator and power source will be stored for approval.

Portable generators and fuel tanks may not be stored on any portion of the exterior of the Unit.

Glass Inserts

Glass inserts for entry doors are permitted with ARC approval. Glass must be clear or frosted, i.e., no colored glass is permitted, and must comply with hurricane/wind codes.

Hose Caddies

Portable hose caddies are permitted without ARC approval as they are essential for home maintenance. Portable hose caddies are preferred over hose holders which attach to the home.

Attached hose holders will be permitted without ARC approval if it is mounted at the side of the home.

Attached hose holders will be permitted without ARC approval on the front of the Unit if the Unit has a side load garage, if the color is an earth tone color and if it is mounted no higher than three (3) feet so it is not readily visible from the streets and other Units.

Mounting the hose holder at a height of three (3) feet to the front of a Unit will require additional plantings to be installed at the owners' expense to screen it from view of the streets and other Units.

Hoses not stored within a caddie or coiled in an attached hose holder are not permitted to be left out on any part of the Unit property except when in use. Hoses shall be stored out of sight of the streets and other Units when not in use.

Neither the maintenance vendors nor the Homeowners Association shall be held responsible for any damage to hoses that are left out on the Unit property regardless of how they are stored.

Hurricane and Storm shutters:

Permanently installed brackets for hurricane shutters are to be painted white or the exterior color of the home.

For any hurricane shutter system, which requires a center bar, the center bar may not be permanently installed and must be removed along with the storm shutters after the storm event.

If approved, exterior shutters may only be closed during a storm event or when a storm event is imminent, unless the homeowner lives out of state for the official Hurricane season. In this case only, hurricane shutters may be installed from June 1 – Nov 30. Shutters may ONLY be installed IF THE OWNER IS NOT IN RESIDENCE. A "storm event" is defined as a meteorological event in which winds in excess of 40 mph and rainfall has occurred, or is expected to occur, within 5 days.

Accordion shutters, roll down shutters and hurricane screening are permitted on a case-by-case basis with ARC approval and within the guidelines.

The Board of Directors will permit shutters to be closed **over the sliding glass doors only** for short, defined periods of time throughout the year with notification to the HOA office of the dates shutters will be closed while away. "Short, defined periods" are vacation, family emergency, family functions such as weddings, funerals, out of state graduations, etc. This allowance is for added security purposes only and is **not** intended to extend the time hurricane shutters may be installed during the Hurricane Season of June 1 through November 30. Only sliding glass doors may be covered, therefore this includes shutters which cover lanai openings to also protect sliding glass doors.

Hurricane screens are permitted on a case-by-case basis with ARC approval and within the guidelines. Owner must submit an example of the screening, and in as much as it is possible, screens must be white or a color to match the exterior of the home. Be advised some colors are not permitted.

Bahamian Shutter:

Association will allow Bahamian Shutter to be installed with proper ARC Approval and provisions:

- Bahamian Shutter must be professionally Installed. High Quality Aluminum shutter that can be secured during the event of a storm.
- Shutter must not be larger than top half of window.
- Must match home trim or front door,
- Front Windows and rear windows only.
- Shutters are not allowed to be installed on any side windows or above garages doors.

Lanai Enclosures for Existing Covered Lanai

Lanai enclosures are permitted with ARC approval and within Florida building codes. Permits must be pulled and put on display prior to any construction commencing.

Sliders must be installed at opening that will be opposite original sliders installation to maintain a uniform appearance.

The side wall must be installed with either glass block or a window to exactly match the rest of the home.

A detailed plan must be submitted with the ARC Change Form for consideration. Application must include contractor's business name, current business license and insurance certificate.

Landscaping:

Landscaping additions, deletions, and revisions shall be permitted on a case-by-case basis.

Large scale and extensive stone or marble chip ground cover is not permitted in yards. Border edging cannot consist of gravel, rock or other “loose” material.

A request for additional landscaping to be placed in the areas maintained by the Homeowners’ Association will contain a condition that the additional landscaping be solely maintained by the homeowner and not the Association. The association will not be responsible for any damage to these items.

Prohibited species include any and all species prohibited by Collier County as amended from time to time. Additional species may be prohibited based on size, appearance, invasiveness & maintenance requirements.

Only live plants are permissible on the exterior of the homes. No artificial plants.

Trellises and arbors are not permitted. These items cannot be secured during hurricane and/or tropical storm winds.

A paver border may be allowed on a case-by-case basis around landscaped beds with ARC approval with the following conditions:

1. Pavers must match those installed by the builder.
2. Pavers must be 4” x 6”, set at ground level and anchored with concrete and in such a way that they do not interfere with or endanger maintenance or maintenance equipment.
3. Paver borders are allowed primarily in the rear of the home.
4. Pavers are installed at owner’s risk, and owner shall be responsible for the maintenance of the border installed.

Lighting: Exterior Up-lighting and Solar Lighting:

Lighting is allowed on a case-by-case basis within the following conditions.

All ground-based lighting may **not** exceed 18” in height. Ground based lighting may not be installed in sodded areas or in any area where maintenance will be impeded.

Solar lighting must be neutral in color and a photograph or advertisement or an example of the lighting to be used must accompany the ARC request form along with a detailed plan showing the exact planned location of the lighting.

Solar lights must be kept neat and straight and in good working order once installed and may not be allowed to lean over. All lighting must be kept rust and dirt free and in good working order.

Ground based electric lighting must be neutral in color and no more than 18" in height.

Landscape lighting must be low voltage (12 - 15 volts) with bulb wattage not to exceed 30 watts and mounted within planting beds to allow the applicant to readily maintain the lights.

All wiring must be buried to protect it from mowers and trimming/edging equipment. Wiring must be buried as per current county codes.

Seasonal lighting may not be installed on any tree, palm, or shrub in common areas. At the applicant's sole risk: if lighting placed on trees, palms, shrubs or in those areas which are maintained by the Association (yards) are damaged by maintenance personnel, the Association and its maintenance vendors will Accept **no** liability for any such damage.

A photograph, advertisement or visual example must accompany the ARC request form which states the following information: height when installed, color of lights and bulb wattage. Bulbs may not exceed 30 watts.

Lights must be placed so they shine directly up into the palms or trees and may not be placed so they shine on any part of the exterior walls, nor may they be placed to shine toward any neighboring properties or common areas.

Once ground based electric lighting has been approved, the owner must contact the Homeowner's Association and the Association's irrigation company prior to commencing any lot excavation in order to locate and identify any irrigation or utility lines in the path of excavation. Homeowner will be responsible for damages and cost to repair any irrigation or utility lines damaged as a result of installation.

Patios:

Flat concrete work may be approved on a case-by-case basis and with the following conditions.

A Twenty-Five Hundred Dollar (\$2500.00) debris and damage deposit for common area damage will be required from any party installing a patio or doing any concrete work. The deposit is refundable when all elements damaged due to construction such as roadways, sidewalks, landscaping, grading and drainage, etc. are restored to their original state.

All patios must comply with setback requirements for the Unit.

Homeowners installing after-market patios are responsible for contacting the Association's irrigation maintenance company prior to commencing excavation in order to identify and cap any irrigation lines

in the path of the patio installation. Construction companies may NOT use their own irrigation companies to cap these lines.

To receive Architectural Change approval, owner will submit an Architectural Change Form, along with all plans for the patio. Plans must include a site plan showing the dimension of the patio within the property lot lines, a detailed plan with dimensions and features, including general notes, site elevations, description and location of any additional equipment, electrical and plumbing installation locations if applicable, location of screened doors if installing a screened enclosure, contractor's license and insurance with the Association named as additionally insured. If the location of patio faces water, the plan must include location of silt fence.

The HOA will not be responsible for water intrusion nor drainage issues resulting from an after-market patio installation. The property must be returned to its original grade after install, and Owners are cautioned to have this discussion with the construction company prior to work commencing.

An After-Market Construction Addendum must be signed and returned to the HOA office prior to work commencing. Both the Owner and Contractor must sign the addendum prior to work commencing.

Pools and spas:

Pools & spas are permitted on a case-by-case basis. No above ground pools are permitted.

Portable (above ground) hot tubs are permitted but must be placed within a screen enclosure or covered lanai.

The 2008 Florida Statute: Chapter 515 Residential Swimming Pool Safety Act requires that all residential pools to have a safety barrier, at least 4 feet high, far enough away from the water's edge to prevent a young child or elderly person who manages to penetrate the barrier from falling immediately into the water, and it must be without gaps, openings or any structural component that would allow a child to crawl through or under.

Spas must be covered and protected with a locking lid or locking cover to prevent Accidental entry without supervision.

Each Owner requesting pool or spa installation is responsible for ensuring the pool or spa installation is in complete compliance with all Florida statutes.

A request to install a pool which includes a heat pump or other pool equipment with tops not to exceed 48 inches, and which is located outside of a screened enclosure, may contain an additional condition that additional landscaping be placed around the heat pump or pool equipment, such as Hibiscus, Viburnum or similar hedge material.

All pool heaters are to vent away from the home and/or toward the lake as applicable.

Homeowners installing after-market pools are responsible for contacting the Association's irrigation maintenance company prior to commencing excavation in order to identify and cap any irrigation lines in the path of the pool installation.

Pool sizes with cage allowances are as follows: **As a general rule: Villa and Serenity Series homes shall not build a pool that extends more than 22' – 25' from the furthest rear corner of the home. Classic Series homes shall not extend more than 25' – 28' from the furthest rear corner of the homes and Estate Series homes may not extend past 30' – 32' from the furthest rear corner of the homes. A variance from these general rules will be reviewed on case-by-case basis and will depend on the size and shape of the lot, the orientation of the home on the lot and potential view hindrance of adjacent homes. Approved variances from these ARC guidelines does not set precedent within in the community and should not be viewed as an automatic approval.**

A Twenty-Five Hundred Dollar (\$2500.00) debris and damage deposit for common area damage will be required from any party installing a pool. Homeowner is responsible for the restoration of the grade and drainage of the property. The deposit is refundable when Management confirms all roadways, sidewalks, landscaping, irrigation, lake banks, drainage are restored to the original state and the proper grade for water run-off is restored.

To receive Architectural Change approval, owner will submit an Architectural Change Form, along with all plans for the pool. Plans must include a site plan showing the dimension of the pool within the property lot lines, a detailed plan with dimensions and features, the general notes, site elevations, description and location of pool equipment, electrical and plumbing installation locations, location of screened doors if installing a screened enclosure, contractor's license and insurance with the Association named as additionally insured.

A silt fence is required along the common area from the street or other entrance to the excavation site and is to be installed along the top of the lake banks to protect the environment and to prevent erosion. Silt fence must run to the end of the property line and down each side of the lot where excavation is to take place in order to protect the neighboring properties. Silt fence install must be inspected by an HOA representative prior to work commencing. Silt fence must be maintained throughout the project and until the project is completed.

If any catch basins are in or near the excavation site, they must be protected with a silt ring or other acceptable method of protection.

If entrance to the excavation site will bring equipment and/or materials across sidewalks and/or curbs, plywood must be laid to protect the sidewalk, and any damages to sidewalks or curbs shall be the responsibility of the owner and the contractor to restore to the original condition.

Pools which require repair and drainage of the pool's water are required to dewater onto the ground. Prior to discharge there needs to be a waiting period of 2 days or if chlorine level is at or below 0.1 mg/L and PH is between 6.5 and 8.5. No hose or device that channels pool water to the lakes is permitted.

An After-Market Construction Addendum must be signed and returned to the HOA office prior to work commencing. Both the Owner and Contractor must sign the addendum prior to work commencing.

Neither the Developer nor the HOA will be responsible for water intrusion nor drainage issues resulting from an after-market pool installation. Land warranty will be voided.

Pool Heaters:

All equipment must be installed within property lines.

A five hundred-dollar (\$500.00) deposit for common area damage will be required from any party doing any concrete work, installing or constructing storm shutters, solar panels, swimming pool, patio or pool screen enclosures and pool heaters. Deposit is refundable when Association Manager confirms that all roadways and landscaping are restored to the original state.

Pool heaters with tops no more than 48" above the slab are to be screened from view with hedge plantings (i.e., Hibiscus, Eugenia and Viburnum, etc.) planted 30" high and 18" on center at installation and maintained at 42" high thereafter.

Homeowner is responsible for maintaining and trimming all landscape materials approved by the ARC. No Landscaping materials may encroach on neighboring properties or common areas.

Screen Enclosures:

Screen enclosures may not include kick plates. Screen must continue to deck.

All approved screen enclosures may not exceed the width of the home.

All exterior aluminum must be bronze. All screens must be charcoal color.

Screened enclosure maximum sizes per unit are as follows: **As a general rule: Villa and Serenity Series homes shall not build a pool that extends more than 22' – 25' from the furthest rear corner of the home. Classic Series homes shall not extend more than 25' – 28' from the furthest rear corner of the homes and Estate Series homes may not extend past 30' – 32' from the furthest rear corner of the homes. A variance from these general rules will be reviewed on case-by-case basis and will depend on the size and shape of the lot, the orientation of the home on the lot and potential view hindrance of adjacent homes. Approved variances from these ARC guidelines does not set precedent within in the community and should not be viewed as an automatic approval.**

All screen applications must be accompanied with site plan & elevations. Screen wall height must match dwelling unit height. Roof must be Mansard style, unless enclosure will be fifteen feet (15') or less from the rear wall of the home. When enclosures are fifteen feet (15') or less from the rear of the home, the roof of the enclosure may be A frame in style.

A Twenty-Five Hundred Dollar (\$2500.00) damage deposit for all common areas will be required from anyone installing an after-market screen enclosure. Deposit is refundable when all elements damaged by construction such as all roadways, sidewalks, irrigation, lake banks, landscaping, grading and drainage, etc. are restored to their original state.

Written agreement to the extended installation from the neighbor(s) whose line of sight may be impacted must accompany the application.

Homeowner will be responsible for all drainage and/or irrigation issues resulting from this installation.

If a plant bed is installed within the screened enclosure, Homeowner must install an independent irrigation system which does not connect to the Homeowner Association's irrigation system. The Association must be able to service, maintain and repair the community irrigation system; neither the Association nor irrigation companies which provides these services may enter private property.

Homeowner must connect the irrigation system to the potable water system of the home.

To receive Architectural Change approval, owner will submit an Architectural Change Form, along with all plans for the screened enclosure. Plans must include a site plan showing the location of the enclosure within the property lot lines, a detailed plan with dimensions and features, including general notes, site elevations, description and location additional equipment if any, electrical and plumbing installation locations if any, location of screened doors and door

pads, contractor's license and insurance with the Association named as additionally insured. Plan must include location of silt fence.

An After-Market Construction Addendum must be signed and returned to the HOA office prior to work commencing. Both the Owner and Contractor must sign the addendum prior to work commencing.

Screening Garage Door Openings:

Garage door screening is allowed on a case-by-case basis with ARC approval with the following conditions.

Solar screening in the color white or black is approved as it conforms to the Community Wide Standard.

Solar heating:

With respect to the installation of a solar heater on the roof, all framework panels must be black or painted to match the color of the roof tiles and the piping must be painted to match the surface to which it is attached, i.e., the roof, soffit and wall.

Any owner who installs a solar panel is advised that the roof warranty may be voided or adversely affected as a result of the installation of solar panels on the roof.

Solar panels may not be installed on the front elevation of the home.

A Five Hundred Dollar (\$500.00) damage deposit for common area damage will be required from anyone installing solar roof panels. Deposit is refundable when all roadways and landscaping are restored to the original state.

Recreational Equipment such as: Swing Sets, Slides, Trampolines, Basketball Hoops and Other Like Outdoor Playground Equipment Is NOT Permitted.

The Association is responsible for the maintenance of the landscaping throughout the community (sod, lawns, shrubs, beds, trees): outdoor playgrounds, e.g., swing sets, slides, seesaws, and other such like type of outdoor recreational equipment is not permitted.

Outdoor furniture placed in areas maintained by the Association is not permitted, e.g., lawns, shrubs, beds, etc.

Window treatments:

All draperies, curtains, shades, or other window coverings installed in a home, and which are visible from the exterior of the home, shall have a white backing.

Window tinting with solar guard SS-175, SS-165 OSW, SS-165 Lumar N-1020 and 3M NV-25 have been approved. In addition, other tinting with a maximum of 66% of solar energy rejected and minimum of 24% visible light transmittance have been approved. Highly reflective, dark or mirror-like tinting will not be approved. Tinting must be consistently applied on any one side of a home.

Miscellaneous

The homeowner is responsible for all maintenance and repairs of all homeowner installed improvements, i.e., awnings, landscape, screen enclosures, etc.

Exterior lights at garage should not be fixtured with lamps greater than 75-watts per fixture or an 11-watt LED bulb can replace the 75-watt incandescent bulb. All exterior lights must be clear or white in color.

All changes to the appearance of the exterior of the home must be approved by the ARC committee prior to installation. No work may commence without prior ARC approval or until all conditions of approval have been met.

All changes to the exterior of the home that have received ARC approval must install exactly as submitted and approved by the ARC. Any changes to plans or items will null and void the ARC approval and changes must be resubmitted to the ARC for approval.