

Fieldstone Ranch Homeowners Association, Inc.

Architectural Guidelines

The Architectural Guidelines include procedures and guidelines to assist the Architectural Control Committee, "ACC", and Owners with the architectural review process.

1. Architectural Control Committee:

- a. Composition: The Architectural Control Committee shall consist of a minimum of five persons (5) to a maximum of seven persons (7) designated by the Developer until the completion and sale of improvements upon the last Lot by Developer in the Subdivision or subsequent phases, or until the Developer at its discretion, shall elect at an earlier time the right to select the ACC to the Association.
- b. ACC Discretion: This guideline does not cover every possible situation that may require ACC approval. As it applies, the ACC is authorized to exercise discretion in approving or disapproving specific proposals. In coming to a decision the ACC will consider the location of a home, the type of building, the effect on neighboring homes and overall impact on the aesthetics of the community. In some special cases, the ACC may grant a waiver with a standard set forth in this Guideline. This waiver does not constitute a precedent for future requests.
- c. Objective: The objective is to maintain a pleasing and marketable curb appeal, which includes consistency in architectural style, scale, materials and details.

2. Plan Submittal Process:

- a. Applications for Architectural Review must be submitted to the ACC. Required submittals include:
 - 1) A completed Request for Modification
 - 2) A site plan showing the location of the project and distance to property lines.
 - 3) Dimensioned drawings, plan/blueprint, pictures, material samples, color samples and landscape plan.
 - 4) Major Alterations and/or Additions may require a performance bond and/or a damage deposit be submitted prior to ACC Approval.
 - 5) Major Alteration or Addition: - modifications taking place after original construction that is significant enough to warrant issuance of a building permit, including a pool, screen enclosure, etc. Fee---\$50.00 and Deposit---\$500.00
 - 6) Minor Alteration or Addition – modifications of relatively insignificant nature, including shutters, exterior paint change, pavers, front screen porches, gutters, (Landscape, Satellite Dish, Yard Ornamentation) etc. No Fees required
 - 7) If an Architectural Change is made without proper submission the homeowner will be subject to a fine, which could reach up to \$100/ day.**
 - 8) Requests should be submitted to the Property Management office, either by mailing to 333 17th Street, Suite 2L, Vero Beach, FL 32960 or by hand delivery to the Property Management Office.
 - 9) Modification requests must be made on the approved Modification Request Form. Requests shall not be considered complete unless Applicable Fee, site plan, survey where required, drawings, plans, pictures, material samples, color samples and landscape plan are included.
 - 10) Incomplete applications will not be reviewed and be returned for completion.

- 11) The ACC will approve, disapprove or request more specific information within 30 days from the date of receipt of all of the submittals required above.
- 12) Failure of the ACC to approve, disapprove or request more specific information within such 30 day period shall be deemed to be and constitute an approval of said plan or other materials subject to the requirements in the Declaration.

3. Standards:

- a. All plans shall be of professional quality with sufficient detail to clearly define the proposed project.
- b. The applicant has the sole responsibility for building permits, environmental and governmental permits, engineering tests, drainage and/or any other areas requiring professional/technical advice or approval.
- c. The protection of the common area property, neighboring properties, and the Developer's property is the responsibility of the applicant. If any damage is done to the common areas of the property or neighboring properties, it will be the responsibility of the applicant to make appropriate repairs.

4. Completion:

- a. Approved projects must be completed within six (6) months of ARB approval unless a specific written exception is requested or the approval is void.
- b. All work must be done Monday – Saturday between the hours of 9:00 a.m. – 6:00 p.m. so as not to cause a nuisance to neighboring homes.
- c. The ACC or Management Office will be notified of the completed modification and the ACC may inspect such modification within 10 days of such notification. If corrections and/or additions are required by the ACC, they must be completed within 30 days.

5. Design Criteria: - The ACC has promulgated the following design criteria. The purpose will be to use this guideline for consistent application of approved modifications but does preclude the ACC from requesting that additional requirements are met for approval. These guidelines do not apply to the construction of new homes or modifications made by the Developer.

- a. Screened Front Porches – defined as screens mounted on the exterior porch that was part of the original floor plan and located on the front elevation of the home.
 - 1) Aluminum framing must be white in color.
 - 2) Screens will be charcoal, bronze, or black in color.
 - 3) The design of the screen door must be included in the Architectural Request for approval.
 - 4) Garage door screens are not permitted.
- b. Screened Porches – defined as screens mounted on an exterior porch that was part of the original floor plan and located on the rear or side elevations of the home.
 - 1) Aluminum framing must be white in color if the house is on a lake.
 - 2) Aluminum framing can be white or bronze if the house is anywhere else in the community.
 - 3) Screens will be charcoal, bronze, or black in color.
 - 4) The screen door must be plain in nature.
- c. Extended Screen Enclosures – defined as an enclosure extending outward from the perimeter of the home surrounding a pool or an extended patio, wherein modification is made after the closing of a home and not part of the sale of the home from the Developer. (Requires the submission of a lot survey)

- 1) The location and the size of the enclosure will be determined based on a review of the lot survey and shall be considerate of setback lines and location of neighboring structures.
 - 2) Aluminum framing must be white in color if the house is on a lake.
 - 3) Aluminum framing can be white or bronze if the house is anywhere else in the community.
 - 4) Screening material will be charcoal, bronze, or black in color.
 - 5) The screen door shall be plain in nature.
 - 6) The roof of the enclosure must be peaked or mansard, depending on the size of the enclosure. No flat roofs or slanted roofs will be approved.
 - 7) Covered roofs will not be considered unless the proposed roof is constructed in a manner to appear to be an integral part of the existing home and the proposed roof shall match existing roof.
- d. Gutters –
- 1) Gutter will be white aluminum or match exterior house colors, with downspouts.
 - 2) Splash blocks must be installed to prevent deterioration of landscape beds due to washout.
- e. Landscape Modifications – defined as any modification to original landscape installed at time of purchase of the home from the Developer. The ACC must approve all proposed landscape material. The use of artificial plant material is prohibited.
- 1) Modifications are limited to property located within the owner's set back lines.
 - 2) Requests for Modifications to common areas will be at the discretion of the ACC and will be determined based on location of home and the association's maintenance obligations.
 - 3) Requests must include the type of plant material and the proposed location of the plant material.
 - 4) If significant in nature, a landscape drawing by an approved professional landscape company may be required.
 - 5) The addition of the plant material as well as any relocation or additional irrigation will be at the owner/applicants expense.
 - 6) The replacement, if necessary for any reason, of the additional plant material will be at the owner's expense.
- f. Annual Plants – (ACC approval is not required for annual plants; however, the following guidelines will be enforced.)
- 1) Installation is limited to the existing landscaped plant beds and tree rings. Annual planting is not permitted around mailboxes.
 - 2) Color choices are not limited but must be compatible colors and enhance the property.
 - 3) Maintenance of the plants including watering is the responsibility of the homeowner and the plants must be removed when they start to decline.
 - 4) Owners must keep their annual plant bed free of weeds.
 - 5) Seasonal residents must remove all annuals or seasonal plants before leaving for the summer or extended periods away from the home, unless the homeowner has made arrangements for the care of the plants.
 - 6) The Association, contracted employees, or subcontractors will not be responsible for any damages for any cause.
- g. Vegetable, Fruit or Herb plants – no plants of this nature will be permitted to be installed in landscape beds on any portion of the property. If the owner desires plants of this nature they must be in pots and maintained on the side or rear porch of the home.

- h. House Numbers – House numbers shall be limited to those provided with the purchase of the home from the Developer. No additional house numbers shall be allowed except on the Mailboxes.
- i. Garden Hose – Garden Hoses must be stored in the Owners garage or within a decorative container or hanger mounted on the side of the home, when it is not in use.
- j. Landscape Lighting or Additional Lighting –
 - 1) Landscape lighting or additional lighting will be permitted.
 - 2) Landscape lighting, if approved, shall be low voltage or solar power.
 - 3) Owners will be responsible for the upkeep of landscape lighting and replacement of bulbs.
- k. Satellite dishes-
 - 1) Satellite dishes shall be placed on the property in the most inconspicuous location possible.
 - 2) Satellite dishes may not be mounted to roof or within 3 feet of the roof line of the homes.
 - 3) Satellite dishes must be hidden from view as much as possible which may require the installation of additional plant material.
 - 4) Approval of the location and the size of the satellite dish must be received prior to installation.
- l. Mail Boxes – Replacement mailboxes- The Beautiful Mailbox Company - Eagle Stone Series KS-19A Black Stand Post, Red Flag
- m. Front door colors – Homeowners may change the color of their front door. A list of the approved original door colors is available from the management office. The ACC should be notified of any change of color. For a color not on the approved list ACC approval is required before painting. A sample of the color should be submitted to the ACC for approval.
- n. House colors – Homeowners may repaint their homes in the original color without ACC approval. This is considered to be maintenance. Any change from the original color must be from the approved list of original house colors and must be approved by the ACC before any painting commences.
- o. Fences – Fences shall be 4’ high aluminum picket fences, bronze or black in color. Fences are permitted on side yards no closer to the front than 20’ from the front corner of the home on the corner closest to the street. Side yard fences may be installed no closer than 10’ from the front of the home on the other side so long as this is not more forward than the opposite (more forward) forward corner. Fences shall not be placed within the landscape or lake maintenance easements. White PVC Panel Fencing may only be placed on the rear property line, with the exception of homes on the lake. Maintenance of all fencing is the responsibility of the homeowner and must be kept free of mold and debris.
- p. Coach lights – Coach lights can be changed from the original style but must be submitted to the ACC for approval. Approved colors are white, black, and bronze. The dimensions of the proposed coach lights must be similar to the original coach lights.
- q. Walkways, paver patio, rocks, or stepping stones are permitted with ACC approval.

- r. Decorative Flags (American, Military, Celebratory, Holiday, Festive, and seasonal) mounted on homes or on a hanger in the yard must be in good repair. No political or offensive material is allowed. Decorative flags must be removed 30 days after said holiday or season.
- s. Any homeowner may erect a freestanding flagpole no more than 20 feet high on any portion of the homeowner's real property, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association, if the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement. The homeowner may further display in a respectful manner from that flagpole, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association, one official United States flag, not larger than 41/2 feet by 6 feet, 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 to 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, but not limited to, noise and lighting ordinances in the county or municipality in which the flagpole is erected and all setback and locational criteria contained in the governing documents.
- t. Retractable Awnings- are permitted with ACC approval. The awning must be of neutral colors.
- u. Playground Equipment- is permitted and must be located behind the home.

6. Revisions – The ACC may, upon final approval by the Board of Directors, from time to time, amend, modify or revise the provisions of this Guideline. Guidelines shall be set forth in writing and made available to all Owners and prospective Owners of the Association.

7. Conflict – In the event of conflict between these Guidelines and the Declaration, the Declaration shall prevail.

8. Exemption: The Developer or successor Developer shall be exempt from these guidelines.