

**Park Lane Estates of Vero Homeowners Association, Inc.  
Architectural Control Committee (ACC) Guidelines**

The following Architectural Control Committee (ACC) Guidelines are offered for guidance in planning certain common issues affecting the exterior of homesites in Park Lane Estates. These guidelines do not remove the requirement for detailed submission to the ACC on the items discussed, except for the guideline regarding planting of annual flowers. These guidelines cover commonly asked questions and may be modified from time to time by the Board of Directors.

**Basketball Hoops:** Portable basketball hoops & single pole basketball hoops anchored in the ground will generally be allowed subject to approval of location, size, color, etc. by the ACC. The goal should have a black pole & clear backboard. None will be permitted to be attached to any part of the home.

**Garage Door Screens:** Garage door screens must be submitted to the ACC for approval prior to installation & must recess to the sides of the Garage door or otherwise be hidden from view when not in use. No part of a screen shall be visible when the Garage door is closed.

**Satellite Dishes:** The small 18" satellite dishes will generally be acceptable if they are installed without being visible from the street.

**Driveway Coatings:** The application of decorative driveway & walkway coatings is discouraged. Should application be made to the ACC, colors should be kept in neutral tones.

**Front Entry:** Screening of front entry porches is prohibited based on aesthetics. Aluminum storm/screen doors added to the front entry doors are generally acceptable, subject to prior ACC approval.

**Annual Flowers:** The planting of annual flowers does not require prior ACC approval as long as the existing grade of the homesite is not altered.

**Landscape:** All other landscape additions or deletions (i.e. cutting down trees) require the approval of the ACC. A site plan with locations of all plants & trees must be submitted. No plantings that alter the drainage pattern of the homesite can be approved.

**Play Equipment:** Play equipment is to be placed in the rear yard and is subject to prior ACC approval. A picture of the structure must be submitted along with a site plan noting the placement of the equipment in the rear yard. Play equipment must be kept in good condition at all times.

**Animal Pens:** Outside animal pens, such as those used for rabbits, are subject to ACC approval & must be hidden from public view with rear yard fence or

appropriate landscape buffer. Complaints of odors &/or noise will be considered as grounds to have those previously approved pens revoked.

**Fences:** No fencing will be permitted in front of the primary front wall of the home. Fences can only be erected following specific approval by the ACC & upon receipt of the appropriate building permit.

Fencing along water bodies: In situations where a fence may obstruct the water view by an adjacent homeowner: The fencing should be a maximum 6' high on the sides tapering down to 4' at the rear of the property. The 6' high sections on the sides should not extend beyond the rear dwelling line of a home. The next 8' section of fencing should taper down to a maximum 4' height. The remaining sections of fencing should remain at the maximum 4' height to the rear fenceable portions of the homesite.

Fencing materials: PVC, Painted Aluminum, Pressure treated wood, Vinyl coated chain link will be considered at the sole discretion of the Board or ACC.

Fencing rear of house: In areas of the lot where there is a rear drainage easement, fences will be allowed to the rear drainage easement line closest to the home, in order to maintain a consistent line and to prevent any impediments to the proper drainage of the lots.

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