

Seaglass Homeowners Association, Inc.

c/o A.R. Choice Management, Inc.

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ARCHITECTURAL DESIGN CRITERIA

ARCHITECTURAL REVIEW PROCESS

A member of the ARC shall review the application and submitted data to determine its completeness. If sufficient information exists to enable the ARC to evaluate the proposed project, a meeting of the full ARC is called to consider the application. If the application is not complete, the ARC member will notify management, and the Owner shall provide additional information.

The ARC shall review the proposed project for a maximum of forty-five (45) days. The Owner shall be notified that the application has been approved, approved with stipulations or conditions, or disapproved. Reasons for approval with stipulations, conditions, or disapproval will be provided by the ARC. If the ARC does not notify the Owner within forty-five (45) days, the application is approved. A simple majority of the ARC is required to approve or disapprove any application.

1. 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.

- a.) Aluminum framing must be bronze.
- b.) Screens will be charcoal, bronze, or black in color.

2. Extended Screen Enclosures

Defined as an enclosure extending outward from the perimeter of the home surrounding a pool or an extended patio, wherein the 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 the lot survey)

- a.) The location and the size of the enclosure will be determined based on a review of the survey and shall be considerate of setback lines and the location of neighboring structures.
- b.) Aluminum shall be bronze.
- c.) Screens will be charcoal, bronze, or black in color.
- d.) The screen door shall be plain in nature.
- e.) 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.
- f.) 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 proposed roof shall match the existing roof.

3. **Gutters**

- a.) Gutters and downspouts shall be white aluminum or match exterior house colors.
 - b.) Splash blocks must be installed to prevent deterioration of landscape beds due to washout
 - c.) Super gutters shall be against screen enclosure or paint to match.
 - d.) Gutter downspouts discharge must be buried in ground.
- Subject to ARC approval

4. **Whole House Generators**

Defined as a permanently mounted generator with a natural gas fuel source.

- a.) The location of the generator and tank must be provided with the Architectural Modification request form.
- b.) Landscaping must be provided to screen the generator from view unless installed in the rear of the home. The landscaping shall be 15 gallons or greater to shield from view.

***NOTE:** Landscape screening will be required on three sides on homes backing up to the lake.*

5. **Landscape Modifications**

Defined as any modification to the original landscape installed at the time of purchase of the home from the Developer. The ARC must approve all proposed landscape materials. The use of artificial plant material is prohibited, unless inside a screened enclosure.

- a.) Modifications are limited to property located within the owner's set backlines.
- b.) Requests for Modifications to common areas will be at the discretion of the ARC and will be determined based on the location of the home and the association's maintenance obligations
- c.) Requests must include the type of plant material and the proposed location of the plant material.
- d.) If significant in nature, a landscape drawing by an approved professional landscape company may be required.
- e.) The addition of the plant material as well as any relocation or additional irrigation will be at the owner/ applicant's expense.
- f.) The replacement, if necessary, for any reason, of the additional plant material will be at the owner's expense.
- g.) Hedges shall be maintained at a maximum height of 5' and must be kept neatly trimmed and in a manner that does not impede the neighboring property.
- h.) Edging material is subject to ARC review and approval as part of any landscaping project

***Note:** Modifications added, may inhibit the maintenance of by the association if community is maintenance free.*

6. **Annual Plants**

ARC approval is not required for annual plants; however, maintenance of the plants, including watering, is the responsibility of the homeowner and the plants must be removed when they start to decline. Owners must keep their annual plant beds free of weeds. The Association contracted employees, or subcontractors will not be responsible for any damages for any cause.

7. **Vegetable, Fruit, or Herb plants**

Plants of this nature are permitted. Maintenance of the plants, including watering, will be the responsibility of the homeowner. Fruit trees should be pruned and fallen fruit picked up immediately to avoid rat infestation.

The exception to this is host plants for Caribbean Fruit Fly and Asian Citrus Psyllid will not be allowed according to Section 25 of the Covenants. These include Cattley Guava, common guava, loquat, rose apple, orange jasmine, Chinese box orange, and Surinam cherry.

No artificial plants shall be placed or maintained on the exterior of any lot unless approved in writing by the ARC.

8. Landscape Lighting or Additional Lighting.

- a.) Landscape lighting or additional lighting will be permitted, although Colored Lighting is prohibited.
- b.) Owners will be responsible for the upkeep of landscape lighting and the replacement of bulbs.

Note: Exterior lighting cannot create a nuisance to the adjoining neighbor. Added lighting within the landscape beds may inhibit the maintenance of the bed by the association if community is maintenance free.

9. Landscape borders/curbs

The color and pattern of the border curbs are to be approved by the ARC, prior to installation.

10. 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.

11. Satellite dishes

- a.) Satellite dishes less than 1 meter (39") shall be placed on the property in the most inconspicuous location possible.
- b.) Satellite dishes greater than 1 meter (39") shall be subject to approval.
- c.) Landscaping should be installed to conceal

12. Front door colors

Homeowners may change the color of their front door. A color sample must be submitted to the ARC for approval before painting.

13. House colors

Homeowners may repaint their homes in the original color without ARC approval. Any change from the original color must be from the approved list of original house colors and must be approved by the ARC before any painting commences.

14. Fences

Fences and fence gates shall be 4' high aluminum, bronze in color. Fences must be at least 20' from the home's front corner and installed within the property line. Access must be provided for lawn maintenance.

Fence on lakefront homes: Fences are permitted to start at center wall of home (distance halfway from front and rear of home).

Maintenance of all fencing is the responsibility of the homeowner and must be kept free of mold and debris.

Invisible fences are permitted. The fence must maintain a 5-foot setback from the boundary/property line.

15. Exterior lights

Coach Lights can be changed from the original style but must be submitted to the ARC for approval prior to the change and such are subject to ARC approval and discretion. The dimensions of the proposed coach lights must be similar to the original coach lights.

16. Entryway Lights

No ARC application is required.

17. Walkways, paver patios, rocks, or steppingstones

These are permitted with ARC approval. ARC to review potential drainage issues, closeness to property lines, etc.

18. Decorative Flags

Military, Celebratory, Holiday, Festive, and seasonal, mounted on poles, homes, or on a hanger in the yard must be kept in good repair. No political material is allowed. American flags can be displayed at any time but must be kept in good repair.

19. Retractable Awnings/Screens

In the rear of the home, patio, or lanai may be permitted subject to ARC approval. The awning must be of neutral color(s) and conform to the neighborhood

20. Playground Equipment

May be permitted subject to Board approval and must be located behind the home.

Note: Basketball structures or Trampolines are prohibited.

21. Hurricane Shutters/Wind Protection Shutters

May be permitted subject to ARC approval. The design, material, and color must be included in the Architectural Request for approval.

22. Large Pedestals, Vases, Statues, Sculptures, Etc.

Must have written approval from the ARC prior to install on any portion of the yard or structure.

23. Trash collection containers, etc.

Shall be screened with landscaping or stored in the garage. If Trash collection containers are to be stored outside, they must be shielded from the road and adjoining neighbors' view by using a minimum of 7-gallon plants to create a hedge.

Trash collection containers can be placed out for pick up at 5 pm the night before scheduled pickup and must be put away by dusk the night of pick up.

24. Gazebos

No gazebos shall be constructed or erected on or in any part of such subdivision without the written approval of the ARC. Nor shall any application be made to any governmental authority or agency without prior written approval for such structure by the ARC.

25. Removal of Existing Trees

The community has been developed with many natural trees left in place, as well as others relocated and added.

Many or all the trees, tree wells, retaining walls, raised walks, root barriers or other protective measures and improvements in the community are not to be removed, altered, trimmed, or harmed in any way by any individual resident at any time. As most of the trees are on common property or in place before the homes, only limited alterations approved by the ARC will be permitted even in the case of buyers' individual concerns or wishes.

The existing trees may restrict the location of generators, home improvements, and the like on all lots/homes in the community. It is understood that no removal of trees created by the overall tree preservation program, will occur. Limited alterations only by ARC approval

26. Miscellaneous

- a.) Only brick paver driveways will be permitted.
- b.) Aluminum and metal patio roofs are not permitted.
- c.) Above-ground pools are not permitted.4. Parking of recreational vehicles, boats, campers, etc. permitted only in enclosed garages.
- d.) PODS are permitted for up to three (3) days for loading/unloading. Board approval is required for more than three (3) days.
- e.) Window Air Conditioning Units are prohibited.