



BELTERRA
TRADITION

Belterra HOA

c/o Campbell Property Management

Chad Ridinger, Property Manager
CRidinger@campbellproperty.com, 772-262-6582

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 deemed to have been approved. A simple majority of the ARC is required to approve or disapprove any application.

1. 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.

2. Front door colors

Homeowners may change the color of their front door subject to review and approval of the color by the ARC. Colors shall be consistent with colors offered by the Declarant and those in the community. A sample of the color must be submitted to the ARC for approval prior to painting.

3. 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.

4. 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.

5. 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 a lot survey)

- a.) 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 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 the proposed roof shall match the existing roof.

6. 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 property.
- 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 on the neighboring property.
- h.) Edging material is subject to ARC review and approval as part of any landscaping project.
- i.) Existing trees and all common area plants shall not be impacted in any way.
- j.) The addition of the plant material as well as any relocation or additional irrigation will be at the owners/applicant's expense.
- k.) The maintenance and/or replacement, if necessary, for any reason, of the additional plant material(s) will be at the owners/applicant's expense.
- l.) Landscaping hedges shall be maintained and must be kept trimmed in a manner that does not impede on the neighboring property.
- m.) Landscaping hedges may not be placed within the yard's stormwater drainage swales, in any drainage, access or utility easements.

7. Annual Plants

ARC approval is not required for annual plants after the initial year of approval subject to the same material being installed and maintained by the owner; 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's contracted employees, or subcontractors will not be responsible for any damages for any cause.

8. Vegetable, Fruit, or Herb plants.

Plants shall be consistent with the common areas and the natural feel and look of the community. 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 if approved prior to install.

The exception to this is host plants for Caribbean Fruit Fly and Asian Citrus Psyllid will not be allowed. 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.

9. 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 any and 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

10. Landscape Lighting or Additional Lighting

- a.) Landscape lighting or additional lighting will be permitted, although Colored Lighting is prohibited.
- b.) ***Exterior lighting cannot create a nuisance to the adjoining neighbor.***
- c.) Owners will be responsible for the upkeep of lights and the replacement of bulbs.
- d.) Landscape lighting is permitted only in the landscaping beds—not in the grass.

11. Landscape borders/curbs

Concrete or other border/curbs are not permitted, the nature of all landscaping shall be to maintain a natural look and feel to the community, consistent with the common areas.

12. Garden Hose

Garden Hoses must be stored neatly or within a decorative container or hanger mounted on the side of the home when it is not in use.

13. Fences

Fences **and fence gates** shall be 4' high aluminum, bronze in color. Fences must be located at least 20' behind the front corner of the home and must be installed within the property line. Access must be provided for lawn maintenance. Landscaping must be installed to shield the fence from the road. Minimum of 7-gallon plants to create a hedge to be used. A fence plan and details of landscaping shall be required and approved by the ARC prior to install.

Fences shall not interfere or effect any trees in the community or grading or drainage. As a guide and suggestion fences visible to neighbors and along the lake should have shrubs placed inside the property line to soften the feel and look of the fence.

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

14. 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.

1. Retractable awnings and screens may only be installed within the interior of the Patio/Screen enclosure.
2. Color must be like color of house and/or trim.
3. Aluminum or metal awnings of any kind are not permitted.
4. Awnings must be maintained, kept free of mold, and must not look worn or in disrepair.

15. 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.

16. Whole House Generators

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

- a.) The location of the generator must be provided with the Architectural Modification request form.
- b.) Landscape min 30-gallon plants and specifically defined Community fence screening will also be required.
- c.) No installation shall impact, modify, or change the drainage in any way – owner to design and ARC shall have the right to review, reject or get an engineer's review (at the owner's cost) of any concerned impact. Designs may include or require culverts, pipes, placing a generator on a stand, retaining walls, and the like. Generators may not be placed in any drainage, access or utility easement.
- d.) Generator test cycle times shall be between 11:00 a.m. – 4:00 p.m. on weekdays only.

17. Gazebos

No gazebos, sheds or similar structures 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.

18. Playground Equipment

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

19. 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

20. Trash collection containers, etc.

Shall be screened with landscaping or stored in the garage. Screening, fencing or structures shall be submitted for approval by the ARC.

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

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

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

22. Gutters

Additional or changes to any gutter or downspouts is subject to ARC approval.

- a.) All gutter downspouts must direct water to flow toward the area that allows for maximum drainage and causes the least amount of impact to the Owner's and Neighbors' homes.
- b.) Downspouts shall be aimed in a manner which minimizes water pooling between homes.

Downspouts are to be painted to match the color of the home or the trim.

23. Flags, Signs, and Decorations- Policy may be Evaluated Annually

- a.) All military, celebratory, decorative, festive, holiday and seasonal flags must be in good repair and mounted on a post on the home or hangers in the landscaping bed. Holiday and seasonal flags and decorations must be removed within 14 days after the holiday.
- b.) No political flags or signs are permitted to be displayed from any Lot.
- c.) American flags can be displayed at any time but must be kept in good repair and displayed in accordance with US flag protocol.
- d.) Professional sports team flags may be displayed on the day of the game only.
- e.) Signs or flags are not permitted in Common Areas of Belterra under any circumstances.

24. House Numbers

Per the governing documents, house numbers shall not be changed to a different material, type, or style.

25. Surveillance Cameras

- a.) Surveillance cameras are permitted in Belterra.
- b.) Owners are required to submit an Architectural Modification Request to the ACC which will document the location of the cameras.
- c.) Placement of cameras will not impose on neighbor privacy.

26. Miscellaneous

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

27. Declarant/Developer/GHO Waiver

Note any improvements, colors, products, or changes, in any manner by the Declarant, or GHO Homes, or under its direction and approval is not subject to these rules and is automatically approved, such approval shall transfer and vest with the owner/resident upon the purchase and closing of such home. However, the owner/resident shall not be permitted to modify or change that feature without ARC approval.

