

Deer Lake Homeowners Association, Inc.

Architectural Review Board and Rule Approval of Changes

No Change may be made to the exterior of any home, landscaping or property without WRITTEN APPROVAL by the Architectural Review Board as addressed in Section 4 of the Declaration of Covenants.

If you wish to make any changes to the exterior of your home, landscaping or property, you must submit an ARB request form to the ARB and have approval BEFORE work commences. The ARB shall have thirty (30) days to approve or disapprove once a complete set of plans and specifications has been submitted. If a request is denied due to incomplete plans or information, the thirty (30) days begins again upon re-submission. Please plan improvements in advance for review by the ARB prior to beginning work. It is also important to point out that failure to secure ARB approval (where required) may result in action by the Board of Directors. The Board of Directors has the authority to demand restoration of unapproved modifications.

The following pages provide a uniform set of guidelines for architectural changes in the Casa del Lago community.

Each and every application is unique and is considered on its merits. No decision becomes precedent but may be taken into account when future similar circumstances arise. In all situations the ARB reserves its right of discretion. It is not the intent of the ARB to curb individual taste or the freedom to enjoy your own property. The goal is to maintain the property values in the community and to be consistent with the covenants to which we all agreed when we purchased our homes. These rules for approval have been established to reduce confusion and to inform each homeowner as to what is acceptable.

ARB Guidelines

- Above Ground Pools
 - No above ground pools shall be permitted, except temporary (defined as no more than three days) kiddie pools located in rear yards.

- Curbing
 - Custom concrete curbing, cemented block or brick is permitted around trees or landscape beds.
 - All curbing shall match the color of the walls or trim of the home or the driveway pavers.

- Driveways
 - Driveway concrete pavers are to be a color and type of pavers that is consistent with the driveway originally installed by the developer.
 - Driveway concrete pavers are not to be stained or painted.
 - Poured concrete or stamped concrete driveways and front walks are prohibited.
 - Clear sealing of driveways is allowed without ARB approval.

- Fences, Walls and Similar structures
 - No fence, wall or other similar divider structure or improvement, including shrubbery and other landscaping used as a fence barrier or screening, shall be erected on any Lot.
 - Notwithstanding the foregoing, the installation of a fence may be granted by the ARB and the Board as specified in Rule 6 of the Rules and Regulations.

- Flagpoles and Flags
 - Freestanding flagpoles may be installed provided they meet the current Southern Standard building Code for storm safety. Must be constructed of aluminum or steel, maximum height to be no more than 20 feet.
 - The display or flying of the US flag is unrestricted and protected by law but should conform to National Capital Flag Etiquette or any US uniform services flag protocol.

- Front Screen Enclosure
 - Enclosures may be white, bronze or black aluminum with black fiberglass screening. Wrought iron gates (screened or unscreened) are permitted.

- Garage Doors

- Homes with two garage doors; both doors must match in color and pattern.
- Garage door screens are to be white, bronze or black aluminum with black fiberglass screening.

- Hedges

- No shrubbery and other landscaping used as a fence barrier or screening is permitted. Existing shrubbery or other landscaping used as a fence barrier or screen, must be maintained as originally installed and when necessary replaced with identical landscaping. Refer to Rule 6 of the Rules and Regulations for further detail regarding existing shrubbery and landscaping.

- Hot Tubs

- Hot tubs and spas installed outside the confines of the home/locked lanai on open ground or patio shall conform to the requirements of Florida Statutes Chapter 515 Residential Swimming Pool Safety Act.
- Exception: Portable spas as defined in Chapter 515 and having a safety cover that complies with ASTM F1346; and provided that these spas conform with the spa manufacturer's electrical installation requirements.

- Landscaping

- Plant only within the perimeters of your property, never in common areas or in the preserve areas. Do not plant on berms or in swales.
- Remember we are within a preserve area and are not to plant exotic or nuisance plants that may adversely affect these areas. For a complete list of plants not recommended for landscaping, refer to the Florida Exotic Pest Plant Council at www.fleppc.org.
- Plants that are not size-appropriate, like Bismark palms, or storm-resistant, like Norfolk Island Pines, may not be approved.
- During the planning stage, contact our landscape company to come to the property to review the landscape plan and possible changes to the irrigation system. Any changes to the sprinkler system are an additional homeowner expense.
- Include a plan showing the proposed and existing location of planting beds. Plans with measurements should include the size, number and type of plants to be approved.
- Specify whether you or a landscape company will do the planting. If a landscape company, submit a copy of their liability information.
- Remember to consider maintenance requirements and height restrictions. Our landscape company may not take care of excessive plantings. Their contract covers lawn maintenance and a limited amount of pruning and fertilization per homeowner property.
- No artificial mulch is allowed. Mulch should be a natural color. Brown Pine mulch is recommended due to the request of many ecology groups asking people to refrain from using cypress as these trees are very beneficial to the environment.

- If stone or lava rock is used in bedding areas, a concrete or block curbing must surround the area. Stone and rock can become dangerous projectiles (with mowing and edging) if not contained.
- Mailboxes
 - Are maintained and replaced only by the Association and will remain consistent in design, size and its color solid black as originally installed. Inform Management Company if repairs or replacements are needed.
- Outdoor Lights
 - Area, spot and accent lights shall not shine into a neighbor's lot or common areas (preserves, street, access lanes, etc.)
 - Outdoor motion detection lights are prohibited.
 - Installation of any exterior light fixture requires ARB approval.
- Paint/Exterior
 - Only the approved color schemes are permitted when painting the entire exterior house. Casa Del Lago color schemes are on the sample paint color board at the clubhouse or on the community website www.mycasadellago.com. Contact a member of the ARB for more information.
 - Side by side homes shall not to be painted the same colors.
 - The color scheme chosen must be included with ARB request form.
 - Neither ARB application nor ARB approval is required to repair or touch up existing exterior painting.
- Pools/Cages
 - Pools should not extend past the side of the home except for the following conditions; pool is in an enclosed courtyard type home or specific lot conditions prohibit normal pool placement.
 - Obtain appropriate permits.
 - Inform adjacent homeowners before the project begins.
 - Contact Management Company to have the irrigation system turned off for your property and any other affected properties before construction begins.
 - Install silt barriers to prevent any runoff on adjacent properties, including preserve and lake areas.
 - Do not store or place any equipment or soil in the front of any lot or in the street.
 - Damage to adjacent property, sidewalks, curbing, streets, driveways, sprinklers and landscape is to be restored within 30 days of pool completion and are an additional cost to the homeowner.
 - Restore all grades and drainage swales.
 - Landscape additions/changes will require ARB approval.
 - Inform Management Company of any delay in construction; a fine may be imposed if construction is not completed within a reasonable time.
 - Pool cages should be white, bronze or black aluminum with black fiberglass screening.
- Propane Tanks
 - Obtain appropriate Lee County permits.
 - Obtain a copy of the Lee County codes for residential use of propane tanks.
 - Propane tanks are to be buried underground.

- Rain Gutters and Downspouts

Approval by the ARB is not required if gutters and downspouts conform to the following criteria:

- Gutters and downspouts are to be white or match the wall or trim color of the home.
- Location of downspouts must not adversely affect drainage on adjacent properties or open space.
- Effluence from downspouts will be managed within the property so as to not adversely affect the adjacent properties or open space.

- Roofing

- Only concrete or clay roof tile selections similar in design and color installed by the developer are approved.
- White roofs, metal roofs and shingle roofs are prohibited.

- Satellite dishes

- A satellite dish shall be installed only on individually-owned property as described on the recorded deed and site plan, and cannot encroach on common areas or another owner's property.
- The preferred location is to place the dish directly under the roof edge on a side a minimum of 6 feet from the front most wall of the home.
- A satellite dish may not be installed on the front of a home.
- Roof mounting is not permitted due to danger created by high wind.
- Only where the preferred location (noted in 2 and 3 above) does not allow an acceptable quality signal to be received may a homeowner select an alternate location for the satellite dish.
- The Association reserves the right to inspect all satellite dish installations and if any aspect of this policy is violated, the Association shall require the immediate correction of the situation.

- Solar Panels

- Panels are not to be placed on the front part of a home visible from the street at the driveway entrance.

- Storm Panels/Shutters

Approval by the ARB is not required if Storm Panels/Shutters conform to the following criteria:

- Roll down or accordion shutters are to be color matched to the home.
- No unpainted, storm panels and hurricane shutters may be placed on the exterior of any home unless a tropical storm warning or watch or hurricane warning has been issued for Lee County. The unpainted panels or shutters must to be removed within 48 hours after the watch or warning has been lifted.
- Homeowners may leave their homes shuttered when leaving the home unoccupied if the panels or shutters are color matched to the home or made of polycarbonate or similar strength, clear plastic except that clear plastic storm panels may not be placed on any window facing and visible from the street.
- Any clear plastic storm panels must be kept clean and replaced if they deteriorate or turn yellow or become cloudy.
- Impact Glass installation is the preferred storm protection method based on its appearance and performance.
- ARB application must still be submitted prior to installation.
- Installation by licensed contractor with proper with proper permit is required.

- **Swing Sets/Play Structures**

- The term play structure shall include, but is not limited to; playhouses, permanent play sets, swing sets and kiddy pools.
- Must be located in the back yard only and be set back a minimum of 5 feet from any property line.
- Must be secured prior to hurricane or storm by homeowner.
- No permanent basketball hoops can be attached to homes or placed on a pole. Portable basketball hoops are permitted but must be stored inside the house at night.

- **Whole House Generators**

- Obtain appropriate permits.
- Generator is to be placed on the side of the home that accesses the utility meter and home's main distribution panel; a minimum of 10 feet from the front most wall of the home.
- Generator is to be screened from view with shrubbery.
- The generators require an exercise cycle once a month and should be done at a time that the noise will not disturb neighbors.

Casa del Lago

Deer Lake Homeowners Association, Inc.

Architectural Review Board Application Complete and Return this form prior to commencement of work

Name: _____ Date: _____

Address: _____

Home Phone: _____ Cell: _____ Email: _____

Description of proposed plan of change, the more detail the better: _____

Required Information

A copy of the floor plan and site plan of your property

A diagram of the alterations and/or additions with color examples Contractor's name, address and phone number

Copy of current Contractor's Liability and/or Business License Permit if applicable

The undersigned takes full responsibility should any damage might occur to any property as a result of and during the completion of this project.

Homeowner sign: _____

Homeowner sign: _____

For use by Architectural Review Board

Date Received by ARB: _____

The ARB's decision on the plans submitted is as follows:

Approved (Must conform to Association covenants and restrictions)

Approved with the following condition(s) _____

Denied – Plans incomplete. Further information required.

Denied _____

Reviewed By: _____ Date: _____