

# Freedom at Arbor Mill HOA ARC Guidelines

## Adopted October 18, 2021

### **A - Rear Patio, Sitting Walls & Firepit**

1. Rear patio may be either concrete or pavers.
2. Sitting walls may not be taller than four (4) feet. They may be of any length. Other type walls must be highlighted on request & survey.
3. Any type firepit may be utilized.

### **B - Pergola & Gazebo**

1. Shall be anchored, to prevent being blown apart by strong winds.
2. May have roof or open lattice.

### **C - Trees & Shrubs**

1. Planted trees may be removed, and replaced with other types (flowering, fruit, etc.)
2. All trees & shrubs shall be pruned, maintain a neat well-cared for appearance. Only originally installed items will be trimmed by landscaper.
3. Shrubs in the front must remain. If needed, they should be replaced with similar color and height variety.
4. New plants utilized, not the original developer plantings, are the responsibility of the homeowner, not the hired landscaping company except when replacing a tree in the original site. This includes watering, weeding, trimming, etc.
5. Perimeter edging materials or paver colors shall complement resident exterior, not bright colors.
6. Annual flowers may be changed each season, in the same bed area, do NOT need an ARC request.

### **D - Landscaping Decor**

1. Must be placed within mulch beds, so as not to interfere with mowing or trimming.
2. Community standards will be utilized in approving items. Most things such as a yard gnome, bird bath, or similar items will be approved.
3. No more than five (5) individual decor items per front yard. This does not include hanging or potted plants.

### **E - Pathway/Mulch Bed Lights**

1. As with decor items, must be placed within the mulch beds, so as not to interfere with mowing or trimming.
2. Spotlights shall be located in the beds, shining up on a tree or flagpole

## **F - Yard Signs and Banners**

1. No sign, display, poster, advertisement, notice, lettering or other advertising device of any kind may be ... displayed, ... painted or affixed ... to any portion of any building ... without approval of the ARC. The only exception is For Sale or For Rent, Alarm Company, etc.
2. Exceptions include:
  - a. Temporary game day spirit signs/flags, a couple of days pre/post the event.
  - b. No political or religious signs or banners allowed.
  - c. Yard sale signs allowed only on day preceding and day of, in the area next to the curb. One at entrance for traffic guidance.
  - d. A maximum total of three (3) temporary signs or banners (as compared to decor items) are allowed in the yard, consistent with community standards.
  - e. All signs and banners shall be subject to acceptable community standards.

## **G - Flags**

1. Free-standing flag poles and flagpole flags shall only be allowed as specified by Florida Statute. The pole shall be no more than twenty (20) feet tall. The flag and pole shall not interfere with line of sight or any government regulation.
2. Up to two portable, removable (affixed to your house) flags not to exceed 4.5 ft. by 6 ft. are allowed. These must be: United States flag or Official State of Florida flag, or a flag which represents the United States military: Army, Navy, Marines, Coast Guard, Air Force, Space Force, or a POW-MIA flag.
3. The free-standing pole may have US flag plus one of the other types noted above.

## **H - Exterior Paint**

1. ARC approval is not needed to replace original base color and trim color. ARC notification is sufficient - provided same brand and colors are used.
2. Exterior base and trim color must be consistent with the original neutral color palette.

## **I - Front Storm Door**

1. A storm door may be installed, (e.g., only screen, only glass, both screen & window slide)
2. Trim color shall be consistent with the original door trim.

## **J – Satellite Dish & Antenna**

1. No TV, radio or other electronic towers, aerials, antennae or device for the reception or transmission of radio or TV broadcasts, or other means of communication shall be erected unless approved by the Association.
2. DISH satellite TV units shall not be placed in the front yard. If placed on a pole in the rear yard, it must be hidden by a fence or landscaping. They may be placed on the rear roof.

## **K - Sheds**

1. Sheds may be erected in back yards, not visible from the street. Yard to be fenced using six feet tall white vinyl.
2. Color to match siding of home and shingles match those of home.
3. They must meet dimensions set by the CCR. (Maximum 8 ft high at peak)
4. They must be on a concrete slab or prefab wood flooring and have tie-down or hurricane anchors.
5. Metal sheds prohibited.
6. No temporary building allowed (greenhouse, carport, boat cover, etc.)

## **L – Solar Panels**

1. Homeowner may install roof panels, oriented South or SE or SW, due to the efficiency of the collectors and home orientation.
2. Application shall include layout and number on roof, spec sheet for the collectors, contractor insurance and permits.

## **M - Fences & Enclosures**

1. No chain link fencing is allowed.
2. Yard fences must be white vinyl, six (6) feet high, surrounding the house. If needed, at least one five (5) foot wide gate to allow landscaper access.
3. Fences may not extend beyond the front edge of the house.
4. Finish side must face out.
5. If the resident backs against a retention pond, the fencing in the back yard must be black iron, four (4) feet high, picket style. This fence may start at six feet and pitch down to the four-foot level. It may not extend further down than the top of the bank.
6. Landscaping along the fence is acceptable.
7. Any fence may not interfere with drainage.
8. For corner lots, no fence on the side common to the street right of way shall extend forward of the rear corner of the home.
9. Enclosure construction shall not infringe on neighbor's property, when opening the gate for removal of stored items. Should be of similar construction to fencing.
10. Enclosures shall have a solid base, prefer concrete or pavers.

## **N - Expansion of Driveway Edges**

1. Concrete or pavers may be used to expand the width of the driveway.
2. They may not extend further than the edge of the house, on the garage side.
3. The width of the yard side shall be limited to 3 feet or matching width of opposite side.
4. Pavers from garage to sidewalk, in length and may be used in the "flare", the section between sidewalk and curb.
5. Concrete: from garage to sidewalk or curb, in length.
6. No gravel to be used.

## **O - Hot Tubs**

1. Hot tubs shall be located as close to the back lanai or patio as possible.

## **P – Front Porch and Entrance Way Accessories**

1. Colored garage/carriage lights are permitted.
2. Fountains, statuary, outdoor art should be less than three (3) feet tall. Some exceptions may be permitted if the item blends.
3. No shade screening except roll-down garage doorway, which must be rolled up when not being used.

## **Q - Holiday Decorations**

1. Special Accommodations shall be made to assist residents in celebrating their religious or secular holidays. Other than the end-of-the-year holiday celebrations ( $\pm$  one month). all may be observed for a maximum of one week prior-to through one week following the event.
2. Small US flags may be utilized placed in the yard, for National celebrations: e.g., Memorial Day, July 4<sup>th</sup>, 9/11, Veterans Day, etc.

## **R - Replacement of Sod**

1. May be St. Augustine or similar turf.

## **S – Irrigation**

1. Yard shall be 100% covered, controlled by a timer.
2. Irrigation wells permitted, side/rear yards, fenced. Must have a stain tank in the system.
3. Separate JEA meters may be installed.