

TILDENS GROVE HOMEOWNERS ASSOCIATION

Architectural Guidelines Rules and Regulations Updated January 2016

The Tildens Grove Homeowners Association has established the following Guidelines and Rules and Regulations for all the owners and residents of the community. This document was established in accordance with the Covenants and Restrictions of our community. The main purpose for the document is to protect the value of the properties, to promote security and welfare, and to assure a better understanding of the Covenants among all the residents

Any questions should be presented in writing to our Association Manager, Craig Williams at Greystone Management Company, Inc., 620 N Wymore Rd., Suite 240, Maitland, FL 32751. Telephone: 407-645-4945 Fax: 407-645-5598

Web site: www.GreystoneFL.com

Mail all HOA payments to: Tildens Grove Community Association, Inc., PO Box 63543, Phoenix. AZ 85082-3543

SECTION I ARCHITECTURAL GUIDELINES

Architectural Control

1. The Association will establish an Architectural Review Board (ARB). This Committee shall consist of neither less than three (3) nor more than five (5) persons.
2. The ARB shall have full authority to regulate the use and appearance of the Property and all improvements constructed thereon to assure harmony of external design and location in relation to surrounding improvement and topography and to protect and preserve the value and desirability of the Property as a residential community.
3. The ARB shall have the right to refuse approval of plans, specification, or locations upon any grounds, including purely aesthetic consideration, which the ARB, in its sole and absolute discretion, deems appropriate.
4. The ARB, pursuant to the provisions of this article, shall give no approval, unless the ARC determines that such approval shall assure harmony of external design, shall protect the value of the Property, and shall be in the best interests of the Association.

ARB Approval Required

1. Prior written approval is required for any exterior changes, modifications, additions, or improvements, including landscaping, notwithstanding these guidelines. Applications are available through Southwest Property Management.
2. No building, fence, hedge, wall, walk, dock, pool, planting, sign, enclosure, addition or any improvement shall be constructed, erected, removed, planted or maintained on any Lot, nor shall any addition to any Lot, or any change or alteration thereof, be made until the plans and specifications showing the nature, kind, shape, height, materials, color scheme, and location of same shall have been submitted to, and approved in writing by the ARB. No dwelling unit or portion thereof shall be painted, unless the color is approved by the ARB.
3. For purposes of the document "Improvement" shall be defined as any addition to the exterior of a dwelling unit or a residential Lot, including but not limited to, energy conservation devices, flagpoles, lawn decorations, play equipment, satellite dishes, water features, driveways and fences.

4. All applications must include a survey, the type of improvement, color samples if applicable, pictures of items to be added, and a copy of any required Orange County permits. Incomplete applications will be returned and will need to be resubmitted when complete documentation is available.
 5. All construction is subject to county rules and regulations. The homeowner must obtain all necessary permits.
 6. All new construction, addition and landscaping to existing homes must have reputable, established custom home contractors which have been approved by the ARB.
 7. An Architectural Review Board (ARB) application submitted for a proposed project by a property owner per the Rules and Regulations is completed in three (3) stages; Stage one (1) concept approval to proceed with the proposed project to be implemented by the property owner, Stage two (2) ARB review of the implemented project in compliance with the proposed/approved concept, and Stage three (3) Final approval from ARB upon inspection of the completed.
- Any such review and approval in Stage 1 by the ARB shall only be advisory in nature and shall not be binding until the final Stage 3 review and ultimate approval or disapproval of the preliminary and final plans and specifications submitted to ARB as provided in this Declaration.

Failure to Obtain ARB Approval

1. Failure to secure ARB approval or violation of use restrictions may result in further action by the Board of Directors. The Board of Directors has the authority to demand restoration of unapproved modifications. Owners making changes or alterations without ARB prior approvals subject themselves to possible rejections of the improvement and subsequent restoration and possible legal costs.

Homeowners who commence with work without ARB approval can be referred to an attorney as outlined in Article XV 15.5 and will be subject to incurring attorney fees. Please plan improvements in advance to assure time for review by the ARB prior to beginning work. The ARB has 60 days to review applications.

Time to Commence

1. After approval by the ARB, all work, including, but not limited to, additions, modifications, improvements and landscaping projects must commence within six months. If work does not start within that time, then approval shall be deemed withdrawn and it will be necessary for the applicant to resubmit the plans to the ARB for reconsideration.

Time to Complete

1. Once construction is commenced, it shall be diligently pursued to completion. Completion of all modifications shall take place within six months after commencement unless otherwise stated on the approved plans. All lots or construction sites must be kept clean on a daily basis.
2. The applicant may request an extension of such maximum time period not less than one month prior to expiration of the maximum time period, which the ARB may approve or disapprove at its sole discretion.
3. If construction is not completed on a project within the specified time period, then approval shall be deemed withdrawn and the incomplete construction shall be deemed to be in violation of the Declaration of Covenants, Conditions, Restrictions, Easements, and Reservations.

Changes after Approval

1. All proposed changes to plans made after the approval of plans must be submitted to and approved in writing by the ARB prior to implementation.
2. If Orange County or any other authority having jurisdiction requires that changes be made to final construction plans previously approved by the ARB, the applicant must notify the ARB of such changes and receive approval by the ARB prior to implementing such changes.

Energy Conservation:

The location of all solar panels and other energy conservation devices must be approved by the ARB and must comply with Florida Statutes. Florida Statute 163.04 deals specifically with solar panels and states that homeowner associations "...may determine the specific location where solar collectors may be installed on the roof within an orientation to the south or within 45 degrees east or west due south..."

Outdoor and Landscape Lighting:

Only clear lights are permitted in outdoor fixtures. All outdoor holiday decorations must be removed within seven (7) days after the holiday, except for Christmas decorations, which must be removed within (14) days of the holiday. Holiday decoration should be tasteful and must not create a hazard or nuisance to any neighboring property or Common Area. Lights outlining any portion of a lanai cage are not permitted. Landscaping lighting including lamps must have prior approval from the ARB prior to installation.

Fences:

All fence installations must be approved by the ARB, and must comply with Section 8.25 of the Covenants and Restrictions. Residents installing fences on lots 1-37 should use Floridian Style #303, those on lots 38-121 should use Long Islander Style #360, and those on lots 122-140 should use Carolina Style #403. Pictures of fence styles are available upon request. A survey is required with all fence applications. Hedges are not considered to be fences.

Installing Fence and Connecting to Neighboring Fence:

Fences installed must be new and not refurbished. They must be maintained in like new condition. When the grade of the property follows a slope, a decision must be made on the method of installation such as raking or stair stepping panels.

If you are partially enclosing a lot by connecting a new fence to an existing, neighboring fence and that existing, neighboring fence is ever removed, you will be responsible to then fully enclose your lot with additional fencing or you must remove your remaining fence as well.

Painting:

If the exterior of a house is to be painted the existing color, an application is still required. If the exterior of a house is to be painted a different color from the existing color, such painting must be approved by the ARB. Paint samples must be attached to the application and paint swatches will be required to be placed on the front of home prior to approval. We recommend at least 4' x 4' swatch. No pastels or primary colors will be allowed. Homes painted without prior written approval of the ARB may be subject to repainting by the homeowner at their expense.

Approved paint samples are available at the management office. If the color you are requesting is not part of the association's approved color wheel you may still submit an application to the ARB for review. The ARB may approve or deny the addition of your color selection to the association's color pallet. Not all colors work for all styles of homes. This will be taken into consideration.

Faux painting of garage doors to resemble wood is only permitted for certain style homes and will be considered on a case by case basis. This style painting is not recommended on high-sun exposure garages due to fading.

Air conditioners:

NO window air conditioner units are permitted.

Security Bars:

NO bars on windows or doorways shall be permitted. Addition of any doors or shutters must have prior ARB approval.

Swales, Buffers, Conservations, Easements:

No resident may make any improvement, change, or modification in any swale, buffer, conservation area, Common Area, or any part of the Property containing an easement, excepting that which is necessary to maintain said property in accordance with local Regulations. All swales, buffers, conservation areas, Common Areas and easements must remain accessible to the Association and all applicable governing agencies for any necessary maintenance and homeowners may not in any way obstruct access thereto. The governance of the South Florida Water Management District, Orange County, and any other governmental agency that regulates such parts of the Property binds homeowners.

Flagpoles and Flags:

Brackets for one flagpole may be erected on any house without ARB approval. Flags must be displayed in a tasteful manner; no larger than a (28 X 40) kept in good condition, and shall not be torn or faded. One decorative garden flag (12 ½ x 18) is permitted flush, front of home and not permitted in close proximity of sidewalk or street.

Lawn Decorations:

As a general rule, small numbers (less than 5) of decorative planting pots, decorations area allowable in the front but should have ARB approval. These would include such things as reasonably small (less than 2 ft in height, width, or depth) decorative pots, planters, figurines, and topiaries. These may not be offensive in nature to the general population (examples: no nude statues or items with profane writing). These may not be permanent in nature. More than five in total of these types of items will require ARB approval of the overall "decorating scheme."

Display of larger items requires ARB approval. Generally, such items as wood lattice, old wagons, sea memorabilia, museum pieces, or art sculptures will not be approved for display in visible view. Items such as decorative benches or chairs tastefully displayed as part of a landscape plan require ARB approval.

Play Equipment:

Basketball goals – Each lot is limited to one portable basketball goal, which is to be maintained in like new condition. No permanent, in ground basketball goal is permitted on any lot. Goals must be placed to the side of the residence in the portion of the

driveway furthest from the street, and in no case closer to the street than the front of the house. Basketball backboards must be white, black or clear. The ARB must approve placement of all basketball goals.

Play Structures – Each lot is limited to one swing set or other type play structure, which must be maintained in like new condition. Such structure must be constructed of wood frame or other similar material. No aluminum or other similar material play structures shall be permitted. The structure must be located at the rear of the lot and cannot be visible from any street, sidewalk, or other common area. Landscaping necessary to screen such structures from view must be approved by the ARB prior to installation.

The colors of the play structures must be green, brown, or beige. Brightly colored slides are not permitted. A color picture of the structure must be included with the application. Wood stains should be brown or tan.

The ARB must approve placement of all structures. The placement or denial of the structure may depend on the grading of the lot, lot size, pond view and common areas. The play structure cannot block your neighbors' views.

Skateboard Ramps – No skateboard ramps or other similar devices shall be maintained outdoors on any residential lot.

Trampoline and Sports Equipment – no approval for trampolines will be granted due to the neighborhood's design and the effect on the views within common areas. There are no landscaping requirements than can sufficiently camouflage them. In addition, there are concerns regarding the possibility of effectively securing these structures to stay in place in wind storms.

Soccer, lacrosse, or any type sport goals, nets or ramps cannot be maintained or stored outdoors on any residential lot.

Satellite Dishes/Outside Antennas:

Satellite dishes less than one meter in size are permitted but require ARB approval on location. Satellite must be mounted on or flush to exterior of home. Larger satellite dishes and outside radio antennas will not be approved. Any existing dishes must be removed when ownership of the residence changes.

Water Features:

All improvements including water features, such as fountains, ponds, and waterfalls, require ARB approval. Generally, water features must be tasteful and in keeping with the original design of the house. Any water feature installed must be kept in like new and in working condition at all times or it will be subject to removal. Water features should be run on a daily basis to prevent mold, stagnant and standing water.

Mailboxes:

Mailboxes must have the approved vinyl numbers centered on both sides for consistent/appropriate numbering and easy identification for emergency vehicles. They must be centered on the mailbox on both sides of the mailbox.

Approved mailbox is model #P22M1 from Creative Mailboxes. The mailbox must be kept in like new condition including proper height and vertically straight. Creative Mailboxes provided the following information.

For aluminum mailboxes, post, and base, we recommend that you apply car wax to all exposed areas on a quarterly basis. We also advise you to mulch around the base so that it does not get damaged by lawnmowers and weed eaters. We then recommend that you paint these same areas annually. After scraping off excess paint, you need to prime it with grey Rustoleum or Krylon Primer product. Then paint the entire structure with Sherwin Williams industrial enamel gloss black paint.

Replacement vinyl number, flags and flag mounts are available for purchase from Creative Mailbox and Sign Designs. **Creative Mailbox & Sign Designs**
www.creativemailboxdesigns.com 12801 Commodity Place Tampa, FL 33626

Toll Free: 800-804-4809 x338

Driveways - The painting, staining or texturing of any driveway or sidewalk is not permitted. Only clear sealers are allowed.

No pavers are permitted on apron of driveway.

Additions of circular driveways must be consistent with existing driveway. i.e., pavers or cement.

Roof Cleaning: Some companies offer a mildew-resistant treatment that will help deter mildew from forming as quickly on roofs. Some roofs in Florida, due to many factors, become very mildewed. Roofs must be less than 25% discolored on any surface or plane.

Wells

Work may not commence until you have received written approval from the ARB. All irrigation well mechanicals must be screened from view from the street and neighbors views. It is recommended to use podocarpus, viburnum or similar plants for screening.

Well water may produce rust stains. The homeowner will be responsible for the removal of these stains from their home, sidewalk or any other areas. Permits are required from Orange County for well placement.

SECTION II RULES AND REGULATIONS

Vehicles and Parking

1. All vehicles of any owner/tenant must be parked in the driveway and/or in the garage of the residence. Vehicles shall not be parked on any lawn or grassy area, nor shall any vehicle be parked overnight on any street or common area of the Property. You are permitted a maximum of 10 hour parking on one side of the street for a party or event at your home on a non-recurring basis. There is no parking on the street on a regular or recurring basis by residents or tenants, or their visitors. Overnight, recurring parking will result in towing, without notification and at owner's expense.

2. Parking of any commercial vehicles, trailers, trucks, boats etc. owned by non-residents is not permitted on any lot or common area of the Property except when the driver of the

commercial vehicle is conducting business at a residence. **Parking of any commercial vehicles, trailers, trucks, boats, RVs etc. owned by residents is never permitted on any lot or common area of the Property.** A commercial vehicle includes a truck with ladders and equipment on the top, on the sides, or in the cargo area. A commercial vehicle also includes those, which advertise any business on the exterior of the vehicle.

3. Per Florida Statute 316.1945, no parking is permitted on any sidewalk or across the end of a driveway blocking the sidewalk.

4. NO inoperative cars, trucks, trailers, or other types of vehicles shall be allowed to remain on the Property. There shall be no maintenance, repair, or restoration performed on any motor vehicle on or adjacent to any Lot in the Property. All vehicles shall have current license plates. No stripped, unsightly, offensive, wrecked, junked, or dismantled vehicles or portions thereof shall be parked, stored or located upon any Lot at any time.

Any such vehicles will be towed from the residential premises immediately at the homeowner's expense. Vehicles leaking oil must be removed from the Property immediately.

5. Parking a vehicle with any type sign, e.g. "For Sale", is not permitted on any Lot, street, or Common Area of the Property.

6. Operating any type of all terrain vehicles such as an ATV, four wheeler, go-cart, or any other such type of recreational motorized or battery operated vehicles, including golf carts, hover boards or scooters within the community or on any of the Common Areas is prohibited. All vehicles operated within the community must operate quietly, with no excessive engine noise.

7. No commercial/construction equipment including dumpsters of any kind is permitted for overnight street parking.

Pets

1. NO animals, livestock, or poultry of any kind shall be raised, bred, or kept on any Lot or any Common Area with the exception of dogs, cats, and other customary household pets. A maximum of three (3) dogs or cats or any combination, not to exceed three (3) of customary household pets such as dogs/cats may be kept on a Lot, provided that they are not bred, kept, or maintained for any commercial purposes. Only domesticated dogs and household pets are permitted.

2. Pet owners are responsible for the proper care of their pets in accordance with all state and local laws. No pets shall be left outside unattended, chained outside, or otherwise treated in any cruel or inhumane manner. Owners are not permitted to allow their dogs to create a nuisance by continuous barking or aggressive behavior.

3. Owners shall be responsible at all times for the prompt collection and proper disposal of all pet droppings. All excreta are to be picked up when walking your dogs. All pets are to be on a leash when not inside a fenced in portion of an owner's lot. Pets are not permitted to roam the neighborhood unattended.

4. The numbers for Animal Control are 407-352-4390 or 407-836-3111. Please report any aggressive animals or nuisance behavior.

General

1. **Residential Use** – Each lot shall be used for single-family residential purposes only. Only one (1) family shall occupy each premise. Property may not be rented or leased for any single period or duration of less than 180 consecutive days. No "Time Sharing Plan," as that term is defined in Section 721.05 Florida Statutes (2000), or any similar plan of fragmented or interval ownership or use shall be permitted on Residential Property. No trade or business of any kind may be carried on therein, provided, however, the lease or rental of a residence shall not constitute a violation of this covenant.

2. **Prohibition of Damage** – Nothing shall be done or kept in any Lot or in the Common Area or any part thereof to increase the rate of insurance on the Property or any part thereof, over that which the Association, but for such activity, would pay, without the prior consent of the Association. Nothing shall be done or kept in any Lot or in the Common Area that would be a violation of any statute, rule, regulation, permit, or other validly imposed requirement of any governmental body.

3. **Nuisances** – NO noxious, destructive, or offensive activity shall be permitted on any Lot or in the Common Areas, nor shall anything be done therein which may be or may become an annoyance or nuisance to any other Owner or to any other person at any time lawfully residing on the Property. No flammable, combustible, or explosive fluid or chemical substances shall be kept in or upon any Lot except such as required for normal household use and the same shall be kept within the dwelling unit.

4. **Signs** – NO signs of any kind shall be displayed to the public view on any Lot of the Common Areas, except alarm company signs.

“For Sale” Signs - In order to maintain consistent esthetics within the community a standard “For Sale” sign will be used by every resident of the community. In order to obtain the approved sign contact Sign Farm located at 2536 West Ponkan Road in Apopka. Office telephone 407-880-7707 or cell 407-325-4080. For Rent or Lease signs are also available and carry the same cost and placement structure as the “For Sale” signs. The wording to be used on these signs is “Available for Lease”, with the appropriate contact information. This is the only wording approved by the ARC.

Sign Placement

- Signs should be placed on the approximate center line of the property and five feet back from the sidewalk.
- No tubes or flat sheet boxes are allowed.
- Construction signs must be professional, wooden signs similar to the required “for sale” signs. They must be large enough to attach the permits box. No plastic, cardboard, aluminum or metal signs will be allowed. They must be placed close to the construction site.

Advertising signs for repairs including but not limited to power washing, pavers, painting and landscaping are never permitted.

5. **Garbage** – NO trash, garbage, or other waste material shall be kept upon any Lot or Common Area except inside the improvements on each Lot, meaning all trash containers and recycle bins must be stored in your garage, or placed inside of or behind opaque masonry walls, a dense hedge or other landscaping screen so that they are NOT visible from any street, neighboring home or common area.

Garbage and Recycling pick-up: Thursday Yard Waste - Friday

All garbage containers and yard waste should be placed outside after 6:00 p.m. on the night prior to pick-up, not any time sooner, and removed from the street the evening of pick-up before 7:00 p.m. If a resident will be away, arrangements should be made to have a neighbor bring in waste containers. Please place containers and debris on your driveway or grass and not in the street to prevent a driving hazard, particularly at night. According to Orange County Utilities, place yard waste after 6:00 PM the night before pick-up. Yard waste can not be placed on the street.

6. **Maintenance of Landscaped Areas** – All landscaped areas, except those designated as Common Area, including without limitation, lawns (to the paved public roadway), shall be maintained in live, healthy, and growing condition, properly watered and

trimmed. Lawns shall be edged along the common sidewalk. Any planting of grass, shrubs, or trees which become dead or badly damaged shall be replaced with similar, sound, healthy plant materials. A minimum number of 5 larger trees/bushes that were part of original landscaping should be maintained at each property. Any removed large bushes and/or trees should be replaced to maintain the appearance of the property. Hedge heights should not exceed eight feet.

7. Oak/Easement Trees - As street trees mature, the limbs must be trimmed so that they are at least fourteen feet (14') high over the street (measured at the middle of the street) and at least ten feet (10') over the curb. All trees must be kept pruned over the curb and the sidewalk so that they are not a safety hazard to pedestrians on sidewalks and passenger vehicles at the curb.

8. Storage – NO structure is allowed of any temporary kind such as a shed, tent, etc. on a lot. No grills of any variety are allowed on the front or sides of homes. Grills must be stored behind the house. No storage units of any kind are allowed on the side of the dwelling except for hose reels that are neatly stored or rolled.

Exceptions for portable on demand storage (PODS) are permitted for a maximum of 48 hours, with removal on the third day. PODS must be placed in driveway, never on the street.

9. Emergency Periods – During times of emergency when loss of life or property is possible, i.e. hurricanes, residents are permitted to take measures to insure the safety of their homes and families. All items placed on the Lot, including plywood, tarps, ropes, etc., to protect from an impending event must be removed as soon as possible after danger has passed. In no event may items be left in place for a period of time i.e. the duration of hurricane season. Portable generators require adequate ventilation, and therefore may not be operated inside of any residence. Remember that generators are very noisy, so please be considerate of your hot, sleeping neighbors when determining their placement. All trees, limbs, and other debris left behind by any storm must be removed from the residence as soon as possible.

10. Containers/Receptacles – No commercial size containers can be in view. i.e., ashtrays.

Violation of Rules and Regulations

1. Any homeowner found to be in violation of any part of the Covenants and Restrictions, Architectural Guidelines, Rules and Regulations, or any other document legally binding upon all homeowners of the Property would receive notification from the management company. The management company will state clearly the area that is not in compliance and what is required to remedy the situation.

2. The Covenants and Restrictions are a legal, binding document that provides remedies for the Association in the event a homeowner does not comply with the terms of the document. These remedies include, but are not limited to, correcting the violations and passing the costs of such correction on to the homeowner, referring the matter to an attorney, seeking a judgment in court, and placing a lien on a property. It is in the best interest of each individual homeowner, the Association, and the neighborhood as a whole if each homeowner complies with the Deed Restriction at all times and takes whatever corrective action is necessary to bring themselves into compliance. This process is in place to protect the neighborhood and the Association as a whole and benefits each and every one of us.