

# Lake Sawyer South Community Association



## Architectural Guidelines

Version 2025.09

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**This document is designed to complement the Lake Sawyer South Community Association Declaration of Covenants, Conditions, Easements and Restrictions (inclusive of amendments). Where applicable, exact wording of the Covenants is used or paraphrased to avoid conflict and ambiguity. Where applicable, the specific article and section will be referenced.**

*When people's sense of pride and ownership run deep within the community, the community is sustained over time.*

## **Purpose and Establishment of the ARB (Art. IX, Sect. 2)**

The Declaration of Covenants directs that the Board of Directors appoint and maintain an Architectural Review Board (ARB) consisting of at least three members. The purpose of the ARB is to exercise the right, privilege, and authority to review, approve and control the design, placement, construction, erection and installation of buildings, structures and other improvements upon the Lots, Blocks and Common Property. As such, the ARB has the authority to promulgate procedures, rules, and regulations (including but not limited to the Architectural Guidelines) for this purpose. Ultimately, the ARB is purposed to preserve/retain the aesthetics of the community and property values. Lake Sawyer South's sense of place is found in the conformity of the homes within our community.

## **ARB Guidelines (Art. IX, Sect. 6)**

These guidelines are to act as a tool for Owners to familiarize themselves with the standards set forth by the ARB for specific improvements to properties. The guidelines are purposefully broad and specific where required, but by no means encompass every possible item that may be submitted for consideration. Any change in the exterior appearance of any building, wall, fencing, or other structure or improvements, and any substantial change in the appearance of the landscaping is deemed an alteration requiring approval. Written approval must be provided, prior to work start, by the ARB regardless of whether the modifications adhere to the guidelines. These guidelines are subject to modification by the ARB at any time.

## **Changes Requiring ARB Approval**

Unless explicitly called out, all items covered in these guidelines require prior written ARB approval.

## **ARB Process (Art. IX, Sect. 2)**

The ARB will endeavor to act on applications within thirty-days (30) after receipt, but its failure to do so does not mean that the application is approved.

## **Application Procedure**

Fill out the application completely as specified on the Lake Sawyer South website: [lakesawyersouth.com](http://lakesawyersouth.com). No paper applications will be accepted, if there is an online application available to use.

Applications can only be filled out and submitted by the Owner or duly acknowledged representative, such as a property management company, who is on file with the current Association management company.

## **Review**

Applications will only be reviewed during the meeting times which are posted on [www.lakesawyersouth.com](http://www.lakesawyersouth.com).

Applications may be delayed for review if they are entered less than 5 days before the meeting date

resulting in ARB members unable to properly review the application and/or visit the property.

The ARB encourages applicants to attend the meeting to provide answers or clarifications should questions arise with regards to your application.

If there is incomplete information to render a proper decision, the application will be denied.

## Types of Decisions

- **APPROVED** – The project may proceed. The approval may have additional conditions which are binding and must be followed.
- **DENIED** – The project may not proceed. Owner may revise the project and submit a new application to be reviewed at the next meeting. The notice to the Owner will specify the rule or covenant that the ARB used to deny the application and the specific aspect of the proposed improvement that does not conform to the rule or covenant.

Decisions will be available, typically within 48 hours of the ARB meeting, on the Leland Management website: <https://lelandmgt.com/>.

The homeowner has 90 days from the date of approval to complete the project. If the project extends beyond 90 days a new application must be submitted to extend the date.

## Appeal of an ARB Decision

ARB decisions are final.

## Unauthorized Work or Improvements

Unauthorized work or improvement may require modification or removal at the homeowner's expense. Failure to obtain approval prior to beginning work or completing improvements which were not approved constitutes a violation of the Declaration of Covenants.

## Changes to Approved Applications

Any change to an approved application or design document requires a new application and prior written approval by the ARB.

## Upon Completion of Project

When the project is complete, the homeowner must fill out the project completion form located on the Lake Sawyer South website ([lakesawyersouth.com](http://lakesawyersouth.com)). This form will let the ARB know that the completed project is ready for review.

## Architectural Control Inspections (Art. IX, Sect. 7)

The ARB has the right to enter upon and inspect any Lot at any time prior to, during or after the construction or alteration of improvements on such portion to ensure compliance with its approvals and requirements.

If, during the inspection, the ARB finds that the work was not performed, or the improvements were not constructed, in compliance with plans approved by the ARB; or if during subsequent inspection the ARB notes that previously inspected improvements are not being maintained in compliance with the ARB's approvals and requirements or with the aesthetic standards or other standards imposed by the ARB, then the ARB will notify the Owner in writing of such noncompliance. Such written notice will specify the areas of noncompliance and will demand that the Owner immediately bring such improvements into compliance within thirty (30) days.

## Enforcement (Art. IX, Sect. 8)

If, after the thirty (30) days, a violation has not been resolved then the ARB will send the violation to the HOA Board where the violation will follow the Covenant Enforcement Policy.

### **Community Property Access and Damage (Art. IX, Sect. 7)**

Access to or through any property owned or maintained by the Association to facilitate any Owner improvement requires explicit ARB written approval prior to commencement of work. A separate On-line application is required to be submitted by the homeowner and approved by the ARB before any access will be available. If any work commences without this approval, any liability rests solely with the applicant.

### **Security Deposit and Proof of Insurance**

Upon approval of the application for common area access, the ARB may additionally require a security deposit and proof of insurance and is at the sole discretion of the ARB.

### **Easements (Art. VII and Art. X, Sect. 5)**

Drainage, utility, irrigation, maintenance, conservation, or other types of easements may be located on portions of Lots within the community as noted on Plat and survey drawings.

Such easements may affect site work, the location of construction, and the installation of landscape material, patio decks, walkways, fences, walls, and other improvements.

Within these easements, no improvement may be installed, or alteration made to the drainage system without approval of the ARB and, if applicable, the Association, affected public utility companies, and governmental authorities with jurisdiction over such easements.

### **Grading and Drainage (Art. VII, Sect. 7 and Art. X, Sect. 31)**

All storm water from any Lot will drain into or onto contiguous or adjacent street right-of-way, drainage easements, or retention areas all in accordance with the applicable governmental approvals.

Storm water from any Lot is not permitted or allowed to drain or flow unnaturally onto, over, under, across or under any contiguous or adjacent Lot unless a drainage easement exists for same and same is done in accordance with any and all applicable governmental permits and approvals.

All work done on any Lot affecting or pertaining to the Lot grade, original drainage plan, the flow of surface water, storm water drainage, the alteration or removal of any drainage or environmental berm or swale or any storm berm or swale, must be in accordance with the site grading and drainage plans for the Lot as approved by Orange County.

### **Attached, Single-Family Residences (Art. X, Sect. 14)**

With certain exceptions, the Association is responsible for maintaining the exterior portions of the attached, single-family residences. As such, most alterations will not be considered. These include but are not limited to landscaping, paint, structural modifications, etc.

## **House Exterior**

### **Exterior Wall Finishes and Materials (Art. X, Sect. 11)**

The exterior wall finishes listed below are permitted, subject to overall design approval by the ARB:

- Brick
  - Any new brick must be Belden Brick in Antique Colonial texture and in one of the following colors:
    - Alamo Blend
    - Manchester Blend
    - Yukon Blend
  - Brick may only be installed on the façade/street facing portion of the house.
  - Brick may be installed as a complete façade or as an accent to front porch columns.

- Wood
  - Wood Corbels are allowed for decorative purposes on the façade/street facing portion of the house.
  - Only Western Red Cedar or Douglas Fir may be used.
  - Corbels must be painted the accent color of the house.
- Stucco
  - Only knock-down finish is allowed
  - Must be painted as specified in Exterior Painting below.
- Stone
  - Only the following are allowed:
    - Laytite Stone in Wisconsin
    - Laytite Stone in Bucks Creek
    - Stackease Stone in Copperton
  - Stone may only be installed on the façade/street facing portion of the house.
  - Stone may be installed as a complete façade or as an accent to front porch columns.
- Fiber or cement board siding
  - Only plank style is allowed
  - Must be painted as specified in Exterior Painting below.

Exposed concrete block and imitation brick are not permitted.

### **Exterior Painting (Art. IX, Sect. 6)**

Owners must select from the approved color schemes found on the Lake Sawyer South website ([Lakesawyersouth.com](http://Lakesawyersouth.com)) and indicate, using a diagram or picture of the home, where all colors will be applied. This diagram or picture must be submitted with the online application. Paper applications will not be reviewed.

Repaints using the exact same colors currently on the home where these colors do not match a current approved color will be considered but the ARB may require that a repaint use an approved color scheme instead.

The selected color scheme may not substantially match any home within a 1 house radius.

### **Front Doors (Art. IX, Sect. 6)**

Front doors must be painted the accent color or one of the approved red colors on the Lake Sawyer South website: [lakesawyersouth.com](http://lakesawyersouth.com).

The entire front door must be painted a single, uniform color. No additional accents of any kind are allowed.

### **Windows (Art. IX, Sect. 6)**

Only aluminum and vinyl windows are permitted.

Windows and glass sliding door frames must be white.

Glass block is not permitted on front elevations.

Only double hung or picture windows are permitted.

The following window styles are permitted:

- Muntins/Grilles in a 3x3 grid
- Muntins/Grilles in a 2x2 grid
- 9 Lite
- One Lite/No Grilles
- 3 over 1



## **Window Coverings**

No front or street facing windows may be covered by reflective or opaque materials or paint.

## **Exterior Decorative Shutters (Art. IX, Sect. 6 and Art. X, Sect. 12)**

Shutters must match the accent color of the house.

### **Exterior Decorative Shutters for Detached, Single Family Residences**

The following shutter styles are permitted:

- Board & Batten
- Louvered – Fully louvered or with a center rail
- Raised Panel

### **Exterior Decorative Shutters for Attached, Single Family Residences**

The following shutter style is permitted: Fully louvered without a center rail and must be painted the accent color of the unit. Approved shutter style can be found on the Lake Sawyer South website ([Lakesawyersouth.com](http://Lakesawyersouth.com))

## **Storm Doors (Art. IX, Sect. 6)**

Glass must be clear with no kick plates, no striping, frosting, etching, or colored designs.

Only One Lite/No Grilles style will be permitted.

Frame colors must match the trim or front door color.

## **Screen Doors (Art. IX, Sect. 6)**

Screen doors are not permitted.

## **Soffits and Fascia (Art. IX, Sect. 6)**

The color of the soffits and fascia must be one of:

- SW7005 (Pure White)
- SW6258 (Tricorn Black)
- SW6153 (Protégé Bronze)
- The trim color

Soffits must be aluminum.

The color of the soffits and the fascia must be the same.

## **Gutters and Downspouts (Art. IX, Sect. 6)**

All gutters must be aluminum or factory baked enamel over galvanized steel

The color of the gutters must be the same as the fascia and soffits.

Downspouts must be aluminum or galvanized steel.

The color of the downspouts must be SW7005 (Pure White) or the same as the body color.

## **Roofs (Art. X, Sect. 8)**

Roofs must comply with Florida Building Code and meet ASCE 7-22 standards.

Roofs must have a pitch of 4/12.

Flat roofs are not permitted.

The elevation, top view, and related details must be shown on plans submitted for approval by the ARB.

### **Shingles**

Shingles must be asphalt, dimensional style from a manufacturer and in a color specified in the Roof Replacement form on the Lake Sawyer South website: <https://lakesawyersouth.com/roof-replacement-form/>. Homeowners are responsible for making sure that the ARB approved brand and color of shingles are used by the roofer. Only online applications will be reviewed.

### **Metal Roof**

Only Tilcor metal roofs in CF Shingle style with a color of Weathered Wood are permitted.

### **Solar Collectors for Detached, Single-Family Residences (Art. X, Sect. 25 and 33)**

**Florida Statute, Title XI Chapter 163.04 Energy devices based on renewable resources will guide the ARB actions of requests regarding solar panels/collectors.**

A deed restriction, covenant, declaration, or similar binding agreement may not prohibit or have the effect of prohibiting solar collectors, clotheslines, or other energy devices based on renewable resources from being installed on buildings erected on the lots or parcels covered by the deed restriction, covenant, declaration, or binding agreement. A property owner may not be denied permission to install solar collectors or other energy devices by any entity granted the power or right in any deed restriction, covenant, declaration, or similar binding agreement to approve, forbid, control, or direct alteration of property with respect to residential dwellings and within the boundaries of a condominium unit. Such entity (ARB) may determine the specific location where solar collectors may be installed on the roof within an orientation to the south or within 45° east or west of due south if such determination does not impair the effective operation of the solar collectors.

Conduit must be routed through the interior of the dwelling or otherwise hidden from view. If a metal casing is used on the outside of the home, it must be painted the body color of the home.

### **Solar Collectors for Attached, Single-Family Residences (Art. X, Sect. 25 and 33)**

Conduit must be routed through the interior of the dwelling or otherwise hidden from view. If a metal casing is used on the outside of the home, it must be painted the body color of the home.

Owner is responsible for any roof repair/replacement costs by their or their contractor's installation of the solar collectors.

The Association may remove the solar collectors to repair or replace the attached, single-family residence roofs. The cost of such removal is the responsibility of the Owner. The Owner is responsible for reinstallation after roof work is complete.

The Association is not liable for damage to solar collectors because of roof work.

### **Driveway / Sidewalks / Walkways (Art. X, Sect. 10)**

Driveways, sidewalks, and walkways may not be modified from their existing design and material.

The following colors and materials may be used to match the existing material:

- Concrete
  - Only the following colors are allowed:
    - Standard light gray
    - Concrete gray

- Natural concrete gray.
  - No additional colors or stains may be used.
- Pavers
  - See Lake Sawyer South website (Lakesawyersouth.com) for approved styles and materials.
  - Pavers may be sealed. Sealing pavers does NOT require ARB approval.
  - Pavers may not be painted

Driveway expansions must use the same design and material as existing driveway, and may only be expanded as follows:

- As a connection to a walkway on the side of the house:
  - Must begin directly abutting the façade of the house.
  - Must be 4' (four feet) in **total** width.
- As a full-length extension of the driveway:
  - Must be no closer than 5' (five feet) from the property line.
  - Must begin directly abutting the façade.
  - Must run the entire length of the existing driveway from the façade to the front sidewalk.

Sidewalks between the property line and easements are the property of Orange County, FL and must remain concrete. Damaged sidewalks should be reported to the County for repair.

Walkways around the exterior of the dwelling must use the same design and material as existing driveway:

- Must be connected to the driveway (see driveway expansions above).
- Must be 4' (four feet) wide.
- Must directly abut the side of the house (no gap is allowed between the side of the house and the walkway).
- NO plants may be installed on the other side of the walkway between it and the property line.

## **Garages (Art. X, Sect. 9)**

Garage doors are limited to those specified at Lake Sawyer South website (Lakesawyersouth.com).

Garage doors may not be screened permanently.

Screen systems that are used to screen the garage space while the door is open are permitted but may not serve to replace the door. Screens must be charcoal or black. Screen frames must be bronze aluminum.

Use of any visible vent or fan system is not permitted.

Garage doors may be painted the body, trim, or accent color of the house.

## **Construction (Art. IX, Sect. 6)**

Construction dumpsters must be located on driveways during the construction project and be removed within two (2) weeks of their placement unless approved by the ARB for a longer period.

Homeowner is responsible to secure/cover dumpster whenever not in use to prevent flying debris.

A daily cleanup of construction materials is required. Debris must be secured in a container and materials neatly and securely stored.

Construction may not start until 8a Monday through Saturday.

## **House Numbers (Art. IX, Sect. 6)**

Each house must have at least one set of house numbers on the front facing side of the house. These numbers must be visible from the street. A second set of house numbers may be added to the trim over one of the garage doors. These numbers must be no more than 5" in height.

### **Murals (Art. IX, Sect. 6)**

No murals of any size are permitted.

### **Mailboxes (Art. X, Sect. 16)**

Owners of detached, single-family residences are responsible for mailbox maintenance.

When maintaining the mailbox, placement must be the same as originally installed.

When repainting, color must be glossy Tricorn Black (SW6258) or Rust-Oleum spray paint in Gloss Black for the box, door, and post, and Real Red (SW6868) or Rust-Oleum spray paint in Gloss Cherry for the flag. ARB approval is NOT required to maintain the mailbox.

Mailboxes being replaced or needing new front numbers should use the information found on the Lake Sawyer South website (Lakesawyersouth.com).

House numbers on the sides of the mailbox are not encouraged.

Changing the location of the mailbox requires ARB approval and additional approval from the US Postal Service.

No other emblems, symbols, designs, flags, etc. may be displayed on the mailbox.

No other receptacles, including but not limited to, those intended for newspapers and other printed material may be installed or attached to the mailbox.

### **Lightning Protection (Art. IX, Sect. 6)**

Only Franklin Rod lightning protection is allowed and does NOT require ARB approval.

It is recommended that the contractor is UL listed and LPI certified.

### **Signs (Art. X, Sect. 40)**

No signs or advertising of any kind, except for specific signs shown below, may be displayed.

All "for sale" or "for lease" signs must be the community approved sign as specified at <https://lakesawyersouth.com/wp-content/uploads/2025/04/Realtor-Sign-Order-Form.pdf>. Owners must contact the **Association Manager** or use the community website to order an approved sign and get directions for its placement.

Required permit boxes are allowed only for the duration of construction, or as mandated by state or county ordinance, and do NOT require ARB approval. All contractor signs must display a contact phone number.

Signs identifying contractors performing construction work or making improvements to Lots may be displayed a maximum of seven (7) days prior to start of construction and must be removed upon construction completion. All contractor signs must display a contact phone number.

One election sign per Lot may be displayed for one week prior to and one day after Election Day. The size of the election sign must be no larger than 18"x24". Election signs do NOT require ARB approval.

Signs representing special occasions including, but not limited to, graduation, birthday, and sport participation may be displayed for a maximum of 14 days and do NOT require ARB approval.



Signs must not be displayed in windows for any purpose.

## **Pools and Spas (Art. X, Sect. 35)**

### **Pools**

Pools are limited to in-ground only.

Pool deck materials may only be pavers or concrete.

All spa and pool equipment stored on any Lot must be screened from view. Only plants are allowed as screening materials.

Pools with associated solar equipment must also comply with the applicable parts of the Solar Collectors section of these Guidelines.

Temporary pools, which must be drained and stored inside a structure when not in use, do NOT require ARB approval.

### **Spas**

Portable spas are permitted if located on the rear porch or deck not visible from the street. Portable spas do NOT require ARB approval.

## **Porches and Screen Enclosures (Art. X, Sect. 39)**

### **Front Porches**

Porch materials are limited to concrete painted the body color of the house or SW7012 (Creamy).

Front porches may not be enclosed with screen, glass, or any other materials which would serve to enclose the area other than stucco matching the exterior of the house and no more than 4' (four feet) in height.

Porch railings, not taller than 4', are allowed.

Railings systems would include traditional 2" x 2" square spindles, a molded T-rail top, and a 2" x 3.5" bottom rail. The spindles must not contain any decoration or ornamentation and may not be made from a different material than the railing and posts.

No aluminum railings will be allowed on the front porch, including spindles.

Railings must be painted the body or trim color, or, in the case of white PVC, remain unpainted. Railings materials must be PVC or an exterior rated composite.

### **Front Porch Ceilings (Art. IX, Sect. 6)**

The ceiling of the front porch must be painted one of:

- Body color
- Trim color
- One of the approved blue colors on the Lake Sawyer South website: [lakesawyersouth.com](http://lakesawyersouth.com).

### **Rear Porches**

Subject to easements, setbacks, and site drainage requirements, rear porches may be enclosed with the following specifications:

- Only bronze aluminum screen frames are permitted.
- Screen material must be black or charcoal.

### **Screen Enclosures**

Subject to easements, setbacks, and site drainage requirements, pools and rear yards may have a screen enclosure with the following specifications:

- Only bronze aluminum screen frames are permitted.
- Screen material must be black or charcoal.
- Only Dome style screen enclosures are permitted.

Screen enclosures must fit behind the house and may not extend any closer to the side Lot line than the exterior wall of the structure.

Screen enclosures must be attached to and integrated with the structure.

The roof and walls of screen enclosures may not be covered with corrugated fiberglass panels, canvas, vinyl, fabric, aluminum pan roof panels, or similar opaque materials. Screens with integrated privacy features (e.g. "Florida Glass") are allowed.

Screen enclosures must not be higher than the ridgeline of the roof on any 1-story home. For 2-story homes, the height of screen enclosures must not exceed 75 percent of the combined wall plate heights of the first and second story. Homes with a combination of 1- and 2-story elements must not exceed 75 percent of the 2-story element.

### **Awnings**

Awnings may only be installed on the rear of the home.

### **Water Softeners and Whole House Filters (Art. IX, Sect. 3)**

Water softeners and whole house filters must be screened from view. Only plants are allowed as screening materials.

Water softeners and whole house filters are not allowed in the front yard of single-family detached residences or in the front or side of single-family attached residences.

### **Standby Generators (Art. IX, Sect. 3)**

Standby Generators must be screened from view. Only plants are allowed as screening materials.

Standby Generators are not allowed in the front yard of single-family detached residences or in the front or side of single-family attached residences.

### **Air Conditioners, Screening Equipment, and Reflective Materials (Art. X, Sect. 21)**

No air conditioning units may be mounted through windows or walls.

No building may have any aluminum foil placed in any window or glass door, or any reflective substance or other materials (except standard window treatments) placed on any glass, except for energy conservation purposes.

All air conditioning units, liquid propane tanks, and other equipment must be screened from view. Only plants are allowed as screening materials.

Replacement of existing air conditioning units, liquid propane tanks, and other equipment in the same location and screening does NOT require ARB approval.

### **Garbage Storage Area (Art. X, Sect. 34)**

When storing garbage containers outside a structure, the garbage containers must be screened from view. Only plants are allowed as screening material.

### **Fencing (Art. X, Sect. 12)**

All fences must be built on the side and rear Lot lines.

Removal of walls or fences require the additional approval of neighboring Owners who share a Lot line.

See the Lake Sawyer South website (Lakesawyersouth.com) for allowed fence types.

Any fence installed forward of the rear building face or the building setback line on corner facing homes (collectively "Front Yards") must be four feet (4') in height.

Wood and chain link fences are prohibited.

Fences must not enclose any existing utility boxes.

Partial enclosures are not allowed (e.g. fences enclosing only the porch, swimming pool, spa, garbage storage area, etc.). All fencing must be connected to the structure of the home.

**If fences are approved within an easement of record, the Owner is responsible for the prompt removal and replacement of any such improvements and related landscaping as may be required for access by the Association or easement grantee.**

## **Gates**

Fence gates may be no wider than 5 ½' (five- and one-half feet).

Only one gate is permitted per side of Lot.

A gate is a single panel that is hinged on one side only.

Double gates are not permitted.

## **Corner Lots**

For corner lots, you must follow the Orange County, FL requirements specified at: [https://library.municode.com/fl/orange\\_county/codes/code\\_of\\_ordinances?nodeId=ORCOCO\\_CH38ZO\\_ARTIXGESURE\\_S38-1408FEWA](https://library.municode.com/fl/orange_county/codes/code_of_ordinances?nodeId=ORCOCO_CH38ZO_ARTIXGESURE_S38-1408FEWA)

## **Setback**

Setback must be a minimum of fifteen feet (15') from the front of the house or garage. The front of the house does NOT include the front porch.

The setback must ensure that fences do not enclose any existing utility boxes.

## **Landscaping for Detached, Single Family Residences (Art. X, Sect. 13)**

### **Landscape Design and Approval**

All landscaping must be maintained to the Community Standards as found on the Lake Sawyer South website: lakesawyersouth.com.

All Lots must be landscaped to fulfill the original minimum design requirements in Article X, Section 13 of the Covenants.

### **Landscaping of Road Verge**

Please also see [Removal of Existing Trees](#) for additional landscaping information.

The road verge (area between sidewalk and curb) must remain sod and may not be replaced with ground cover, mulch, stone, pavers, concrete, etc. No shrubs or hedges may be in this area.

The magnolia or oak tree planted in the road verge may not to be removed from the street side easement unless to replace a dead tree of the same type.

For the trees described above a mulch ring not to exceed 3' in diameter and installed with 3" of Grade "A" cedar, eucalyptus, or pine bark in the colors of brown, black and gold may be installed. Flowers may be planted in the mulch ring but may not exceed 12" in height. No landscape edging or borders may be used in the road verge.

**NOTE:** Owners are required to maintain all trees and keep landscaping on their property and the easements on the immediate front or side of the home from overgrowing and obstructing the sidewalk or street. Trees and shrubs must be trimmed as to not encroach laterally upon sidewalks or streets. Tree canopies must be trimmed to a minimum clearance of ten feet (10') above sidewalks and fourteen feet (14') above streets. Trees must be trimmed to a minimum of three feet (3') from the streetlights to avoid obstruction.

## **Landscaping of Easements**

Owners of Lots are responsible, at the Lot Owner's expense, for the prompt removal and subsequent replacement of any landscape improvements within easements as may be required for access, installation and maintenance of utilities or other purposes. Plantings are not permitted in easements that will prevent maintenance of utilities or impede drainage.

## **Prohibited Landscape Materials**

See the Lake Sawyer South website ([Lakesawyersouth.com](http://Lakesawyersouth.com)) for prohibited landscape materials.

## **Removal of Existing Trees**

Removal of existing mature trees is discouraged.

Trees in the road verge require additional approval from Orange County prior to applying. The approval must be attached to the application.

Proper maintenance of the canopy is necessary to prevent root encroachment on sidewalks, utilities, and foundations. The maintenance is the responsibility of the Owner. The ARB may, at its discretion, require that maintenance take place in lieu of tree removal.

When removing a tree, the root ball and stump must also be completely removed.

The ARB may require planting of a new tree within the Lot.

## **Decorative Embellishments**

Latticework or trellises are not allowed in front or side yards.

## **Borders and Curbing**

Borders may not be painted by the Owner.

Borders or curbing must remain at least twelve inches (12") from any sidewalk for safety.

The area between the border and sidewalk must be sodded, not mulched or filled with stone.

## **Annuals and Perennials**

Annuals and perennials do NOT need ARB approval.

Plantings must be maintained to the Community Standards as found on the Lake Sawyer South



website: [lakesawyersouth.com](http://lakesawyersouth.com).

## **Trees and Shrubs**

All Lots must have at least one tree in the front or side yard. These trees do not include county trees installed in the road verge.

Hedges and shrubbery must be maintained at a height no more than six feet (6').

## **Vegetable Gardens**

Vegetable gardening is prohibited in the front or side yard.

Vegetable gardens in the rear yard must be maintained to the Community Standards as found on the Lake Sawyer South website: [lakesawyersouth.com](http://lakesawyersouth.com).

## **Mulch**

All landscape beds must be top-dressed with 3" of Grade "A" cedar, eucalyptus, or pine bark mulch. The following mulch colors are allowed:

- Brown
- Black
- Gold

Natural river rock may be used in place of bark mulch. River rock must be tan, brown, grey, or black colors.

The following are prohibited:

- White rock of any kind, including by not limited to white river rock
- Painted rock of any color
- Pine Straw
- Lava Rock
- Rubber or other artificial material mulch
- Shell-like materials of any kind including natural shells

Minimum of twelve inches (12") of sod must remain between mulch bed and sidewalk for safety reasons.

## **Water Features**

Standing ponds are not permitted (i.e., ponds with resting water; not pumped as part of a water feature)

## **Landscaping Rocks/Boulders**

The use of rocks weighing more than 1lb (pound), e.g. boulders, is prohibited.

## **Sod**

**Floritam St. Augustine Grass is the only sod recommended for Lots in the community.**

Other sod options may be approved when following the Florida-Friendly Landscape Alterations (see the Lake Sawyer South website ([Lakesawyersouth.com](http://Lakesawyersouth.com))).

All Lots must be sodded except for any areas covered by landscaping.

Replacement of existing sod with new sod does NOT require ARB approval.

A minimum of twelve inches (12") of sod must remain between flowerbeds, landscape borders or curbing, and the sidewalk for safety reasons.

Artificial turf may be approved as long it is not visible from the Lot's frontage or an adjacent Lot at ground level.

### **Utility Equipment**

All utility company boxes and transformers are set within road rights-of-way or easements.

Grading around these items must ensure positive drainage.

Shrubs may be used to screen utility equipment but must not impede access of technicians.

Privacy fences must not enclose any utility boxes or transformers.

### **Sight Distances at Intersections**

No fence, wall, hedge, or plantings may be placed inside the sight triangle for corner Lots or Lots that abut pedestrian trails in accordance with the Florida Department of Transportation Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook): <https://www.fdot.gov/roadway/floridagreenbook/fgb.shtm>

No trees are permitted unless the foliage line is maintained at a 6' or higher to prevent obstruction of sight triangles.

## **Landscaping for Attached, Single-Family Residences (Art. X, Sect. 13)**

No changes to the landscaping are allowed for attached, single-family residences.

No material, other than approved fencing, which can be found on the Lake Sawyer South website ([Lakesawyersouth.com](http://Lakesawyersouth.com)), may be used as a dividing instrument between Lots. This includes, but is not limited to curbing, edging, rocks, rope.

Landscape lights, pathway lights, edgers, pots, planters, lawn ornaments, or other decorative embellishments are not allowed as part of the landscaping.

Containers and flowerpots are allowed on the front porch only.

## **Lighting (Art. IX, Sect. 6)**

### **Outdoor Lighting**

Outdoor lighting is limited to the styles shown on the Lake Sawyer South website ([Lakesawyersouth.com](http://Lakesawyersouth.com)).

The maximum lumens must 5000 or less and the color temperature must be in the range 2000-3000K. These measures are consistent with lighting described as "soft, warm glow".

Owners of Lots adjacent to conservation tracts are responsible for ensuring that any outdoor lighting is directed toward the homes constructed thereon or toward other improvements, and away from designated habitats.

### **Permanent Decorative Lighting**

Lighting installed permanently onto the house or into the soffits and/or gutters requires ARB approval and must be limited to the styles shown on the Lake Sawyer South website ([Lakesawyersouth.com](http://Lakesawyersouth.com)).

The color temperature may be changed for up to 30 days prior to a federally recognized holiday and must be returned to the color temperature specified above no later than 7 days after.

The Association may require Owners restore to the color temperature specified above if it deems the lighting to be:

- Excessive in number, size or brightness
- Causing a dangerous condition or nuisance to the neighborhood
- Considered inappropriate or offensive

### **Temporary Holiday Lighting and Decorations**

Holiday lights and decorations may be displayed on a Lot for up to 30 days prior to a holiday and no later than 7 days after.

Recognized holidays include the Federal and State holidays as well as the commonly celebrated holidays or observances as specified at <https://www.usa.gov/holidays>.

ARB approval is NOT required for temporary holiday decorations or lighting.

The Association may require Owners remove any decorations that it deems to be:

- Excessive in number, size or brightness
- Causing a dangerous condition or nuisance to the neighborhood
- Considered inappropriate or offensive

**Note:** Decorations on attached, single-family residences are limited to the front porch.

### **Landscape Lighting**

Landscape lighting design must be approved by the ARB and must be limited to the styles in Appendix E. Application must include a Lot map showing light locations.

The maximum lumens for landscape lights must be less than or equal to 700.

No lighting may be within 5' of side Lot lines.

### **Attached, Single Family Residences**

See the Lake Sawyer South website ([Lakesawyersouth.com](http://Lakesawyersouth.com)) for approved styles.

## **Sheds and Detached Structures (Art. X, Sect. 28 and Section 720.3045, Florida Statutes)**

Freestanding structures including but not limited to tool sheds, green houses, gazebos, pergolas, and outdoor kitchens are allowed if they are not visible from the Lot's frontage or an adjacent Lot at ground level.

## **Flags and Poles (Art. X, Sect. 32 and Sections 720.304, 720.3075, Florida Statutes)**

### **Flags**

Each Owner may display up to two (2) portable, removable flags as described in Section 720.304(2)(a), Florida Statutes. Any flags not explicitly allowed in 720.304(2)(a) are prohibited.

All flags must be displayed in a respectful manner consistent with the requirements for the United States flag under 36 U.S.C. chapter 10.

### **Freestanding Flagpoles**

ARB approval is NOT required to erect a freestanding pole under twenty feet (20').

Freestanding poles over twenty feet (20') are prohibited.

Freestanding poles may fly flags as described in Section 720.304(2)(a), Florida Statutes.

### **Anchored Poles**

Flagpoles mounted to the front of houses are limited to two 5' poles per house.

Anchored poles may fly flags as described in Section 720.304(2)(a), Florida Statutes.

## **Recreation Equipment (Art. X, Sect. 24-27)**

### **General**

This section covers all types of recreation equipment, including but not limited to swing sets, playhouses, play complexes, basketball hoops, soccer goals, skateboard ramps, bike jumps, trampolines, and tree houses.

Temporary equipment must be stored inside a structure when not in use.

No recreational equipment may be attached to any structure.

Children's play structures may not have any material coverings or canopies.

Except for basketball hoops and other equipment placed or erected for use not to exceed the duration of play, no recreation equipment is allowed in the front of the house on a temporary or permanent basis.

Temporary equipment may not at any time block the sidewalk, bike path, or streets as to completely render any of these areas inaccessible to other residents. Also, equipment in these areas must not be left unattended at any time.

Temporary equipment used in common areas within the community, must not be left unattended at any time.

### **Permanent Equipment**

This section applies to equipment that is placed, erected, or built and will remain in place for extended periods of time. This includes, but is not limited to, tree swings, swing sets, playhouses, play complexes, etc.

Children's play structures may not have any material coverings or canopies.

Except for Basketball hoops, no permanent equipment is allowed in the front of the house.

No play structure or equipment will exceed twelve feet (12') in height above grade.

Tree houses are not permitted anywhere within the community.

### **Basketball Hoops**

Poles which are not permanently placed in the ground do NOT require ARB approval.

Nets must be made of nylon or polyester. Metal or chain nets are not permitted.

Temporary basketball hoops must be stored inside a structure when not in use.

## **Responsibilities of Applicants and Lot Owners (Art. IX, Sect. 3)**

The ARB and Lake Sawyer South Community Association, Inc. assumes no liability for any aspect of



the modifications to completed homes, including, without limitation, the following obligations which are the sole responsibility of the Applicant or Lot Owner:

- Selection of licensed and insured builders and subcontractors.
- Quality of workmanship or materials provided by any builder or subcontractor.
- Compliance with ordinances, disability provisions, environmental regulations, building codes, safety requirements and product approvals.
- Suitability of surface and subsurface soil conditions, including radon.
- Water runoff and drainage control during construction or after completion of improvements.
- Accuracy of elevation grades, stakeouts, surveys and Lot grading plans.
- Permits or approvals required by the requisite building department and any government authority with jurisdiction over the Lot or Property.
- Completeness or adequacy of design documents submitted by an Applicant.
- Determination of structural, mechanical, electrical or fire/safety adequacy as well as code compliance or other technical aspects of proposed designs and construction materials/methods.
- Compliance with the Architectural Guidelines, the Declaration of Covenants, Conditions, Easements, and Restrictions or any other documents governing the Association or property.

## **Limiting Conditions**

The following limiting conditions apply to activities of the ARB and provisions of the Architectural Guidelines:

- The standards contained in the Architectural Guidelines set forth minimum requirements. If the Architectural Guidelines imposes a greater restriction than is imposed and required by zoning regulations, building codes, or the requirements of governmental authorities with jurisdiction over a Lot or the Property, the standards in the Architectural Guidelines will control. In the event zoning regulations, building codes or the requirements of governmental authorities require greater restrictions than are imposed by the Architectural Guidelines, the more stringent provisions will control. If a conflict results between the Declaration and the Architectural Guidelines, the provisions of the Declaration will control anything to the contrary.
- Approval of applications or design documents by the ARB will not be construed as meeting the requirements of applicable zoning and building codes or the requirements of governmental authorities with jurisdiction over the Property or any Lot located therein.
- Approval of applications or design documents by the ARB will not impose any responsibility on the ARB for the safety, design, engineering or construction of improvements. The scope of any review and approval by the ARB will be limited solely to whether the plans meet certain requirements and standards relating to aesthetics, and the harmony and compatibility of the proposed improvements on Applicant's Lot with other improvements to be constructed within the community.
- The Architectural Guidelines are subject to change by the Architectural Review Board without prior notice. Applicants should contact the Community Association Manager to ascertain what changes, if any, may affect proposed plans for the modifications to existing homes prior to undertaking preliminary or final designs.

## **Policies and procedures**

In addition to the above provisions, the following policies and procedures apply to modifications:

- Modifications must be approved in advance and in writing by the ARB prior to the commencement of work. Improvements shown on an application will comply with the provisions and standards contained in the Architectural Guidelines.
- Modifications must be consistent with the architectural style, materials, and finishes of the existing home, and compatible with other homes in the neighborhood. Views from the street, adjoining properties, and Common Areas will be taken into consideration with regard to the approval of modifications.
- At the option of the ARB, comments on proposed modifications may be solicited from other Lot Owners. The ARB may, but is not obligated to, take into consideration the comments of others before rendering a decision on an application.
- Lot Owners are solely responsible for selecting licensed and insured contractors to perform modifications.
- Appropriate permits (if applicable) must be secured from requisite governmental authorities

prior to the commencement of modifications.

- The ARB, via the Association, may issue a **stop work order, to the responsible Owner**, in the event modifications are commenced without approval of the ARB or in violation of modifications as approved by the ARB. Building and trade contractors will not be permitted access to the community for the purpose of performing additional work on a Lot for which a stop work order has been issued.
- In the event modifications are performed without approval, the Association may require, at the expense of the Applicant or Lot Owner, the following: (a) immediate submission of an application to request approval and confirm compliance (b) the timely removal of such modifications and the restoration of existing improvements, or (c) the timely completion of remedial work to bring such modifications into compliance with the Architectural Guidelines.
- All modifications must be completed within the time limit agreed to on the application unless an extension of time is approved by the ARB.
- Upon completion of modifications, the ARB may conduct (but is not obligated to conduct) a final inspection to determine if all improvements, including landscaping, have been completed in accordance with the application and Design Documents. Applicants are obligated to take remedial action as required by the Association to bring violations into compliance.