

**GRAND HARBOR COMMUNITY
ASSOCIATION, INC**

MODIFICATIONS COMMITTEE

STANDARDS AND PROCEDURES

FOR

**ARCHITECTURAL REVIEW OF
MODIFICATIONS, ADDITIONS OR
ALTERATIONS**

Revised January 2026

1.0 INTRODUCTION AND PURPOSE

The Grand Harbor community is designed around a Mediterranean theme with the exception of the Oak Harbor community, the Reserve, and Laguna Village areas. Modifications and renovations to existing buildings and residences should complement and blend with the existing architectural style of the community within which they are located. The Grand Harbor Community Association Modifications Committee (GHCA MC) is tasked with reviewing and approving requests for architectural modifications to ensure modifications and renovations adhere to the current architectural standards and assure compatibility with the established character of the Grand Harbor and Oak Harbor communities.

The GHCA MC has developed the following procedures and standards related to requests for architectural modifications for all individual homes, multiple family dwellings, community pools and clubhouses, ancillary structures, and site improvements within the Grand Harbor Community.

The MC reserves the right to supplement or modify these procedures and standards to address the needs of individual communities if needed. Nothing in these standards or procedures precludes individual Neighborhood Associations from adopting additional standards and procedures that are more restrictive than those outlined herein. Additional requirements and approval procedures may be required by the Homeowners' Association (H.O.A.) in each Neighborhood. Any individual Neighborhood Association standards and procedures are to be presented to the GHCA MC and Board of Directors for review to determine consistency prior to adoption.

2.0 AUTHORITY

The authority for the Modifications Committee is set forth by the Grand Harbor Community Association (GHCA) Revised (2/15/23) Declaration of Covenants, Conditions and Restrictions in Article XI – Architectural Standards, sections 2 & 3. Section 2 states “The Board of Directors may establish a Modifications Committee (MC) to consist of at least three (3) and no more than five (5) members, all of whom shall be appointed by the Board of Directors. The MC, if established, shall have the exclusive jurisdiction over modifications, additions, or alterations made on or to existing units or structures containing units and the open spaces, if any, appurtenant thereto.”

3.0 AFFECTED PARTIES

The GHCA Modifications Committee shall have authority over the review and approval of any architectural, construction, or landscape improvement on any parcel within Grand Harbor Community Association, and to review and approve any and all plans and specifications for the location, size, type, or appearance of any structure or other improvement on any parcel, and to enforce standards for the external appearance of any structure or improvement located on a parcel.

4.0 DELEGATION OF REVIEW AUTHORITY

The GHCA MC may delegate its review and approval authority to the appropriate board or committee of any Neighborhood Association as follows:

- Unless a neighborhood association formally requests to exercise jurisdiction over the architectural modification review process within that community, final jurisdiction shall remain with the GHCA MC, regardless of whether that neighborhood association has its own architectural modification review process in place.

- Regardless of who has ultimate review jurisdiction, all applications for architectural modification review must be approved by the neighborhood association architectural review committee and/or Board of Directors before submittal to the GHCA MC for review.
- Any neighborhood association that either has, or desires to, establish its own neighborhood modifications committee and wishes to exercise jurisdiction over the architectural review process for its community must notify GHCA, in writing, of its intent to adopt these policies, procedures and standards.
- To exercise jurisdiction over its own architectural modification review process, the neighborhood association must adopt the review and enforcement policies, procedures, and appropriate standards at least equal to those of the GHCA MC as outlined herein.
- A neighborhood association may adopt modifications to the review and enforcement policies, procedures, and standards outlined herein to address certain aspects that are particular to their community, or to change material aspects of the current architectural standards of their community. In such cases, the neighborhood association must present their recommended enforcement policies, procedures and standards to the GHCA MC for review and approval and ultimate approval of the GHCA Board of Directors.
- In the event that jurisdiction for architectural modification review is granted to a neighborhood association, applications are no longer required to be submitted to the GHCA MC for review or approval. However, the neighborhood association must maintain records of any architectural modification applications for GHCA MC review upon request.
- Delegation of authority is conditioned on the understanding that the neighborhood association will adhere to their adopted and approved standards and procedures. In the event of failure to enforce those, GHCA reserves the right to rescind the delegation of that review and approval authority.
- Any change of a Neighborhood's policies described above will be subject to the approval of the GHCA MC and GHCA Board of Directors.

5.0 ENFORCEMENT

In the event an architectural violation occurs, the GHCA MC has the right to injunctive relief to require the property owner to stop, remove, and/or alter any improvement in a manner which complies with the standards established by the MC. Failure to obtain approvals for any proposed modifications prior to start of work shall constitute a violation of the declaration of covenants, conditions, and restrictions and may result in a fine being levied against the property owners or a lien against the property and/or require modifications or removal of any unauthorized work at the expense of the homeowner.

Approval by the MC does not relieve an owner of his/her obligation to receive any governmental approvals, if required. If such approvals are required and are not obtained by the owner, GHCA may take whatever action is necessary against the owner to obtain compliance. Each owner, Neighborhood Association, contractor or subcontractor shall comply with any and all rules and regulations adopted by GHCA as contemplated herein as well as the covenants, conditions and restrictions of the Declaration. Fines, in addition to all other remedies, and to the maximum extent lawful, in the sole discretion of the GHCA Board of Directors, may be imposed upon any of the above for failure to comply with their obligations under the declaration or with any rule or regulation of the GHCA. In the event of non-compliance with the procedures and/or standards outlined herein, with at least fourteen (14) days written notice, GHCA shall notify the owner or

Neighborhood Association of the infraction or infractions. Included in the notice shall be the date and time of a meeting of the GHCA Board of Directors at which time the owner or Neighborhood Association shall present reasons why fines should not be imposed. Following the hearing, a written decision of the GHCA Board of Directors shall be mailed to the owner or Neighborhood Association. Any fines levied shall start accumulating daily, until such time that the violation is remedied. Fines shall be treated as a personal obligation of the respective owner subject to collection together with attorneys' fees and costs of collection.

6.0 COMMITTEE RESPONSIBILITIES

The GHCA Modifications Committee has the following responsibilities:

- Develop detailed standards and procedures governing its area of responsibility and practice.
- Establish basic architectural design standards designed to preserve the quality, appearance, overall design, and consistency within the various Neighborhood Associations and Grand Harbor as a whole.
- Develop procedures for the review of requests for architectural modifications.
- Review all applications for architectural modifications for compliance with the architectural standards outlined in this document as well as the Declaration of Covenants, Conditions and Restrictions.
- Identify violations of architectural standards and notify the appropriate neighborhood association as well as the GHCA Board of Directors of appropriate action(s) required.
- To amend architectural review criteria as may be required from time to time.
- Assist Neighborhood Associations and applicants as needed to assure applications for architectural modifications are consistent with the standards and Declaration.
- Maintain copies of applications, architectural documents, and related records.

7.0 DEFINITION OF MODIFICATIONS

Modifications to an existing home or any other structure, lot, etc include any exterior construction and related exterior modifications varying from the existing footprint, style, or appearance. This includes significant modifications to existing landscaping or hardscapes. A modification is considered major if it impacts the roof line or the footprint of the home. All major structural modifications require architectural plans signed and sealed by a Florida registered residential architect when required by law. Permits from the local building department will also be required. Major modifications also include additions to dwellings as well as any exterior related alterations such as new swimming pools, patios, pergolas, terraces, extensive re-landscaping, or addition of hardscapes. Minor modifications include such items as modifications to an existing patio or driveway, color changes, adding a window, changing a door, landscaping for pool security, addition of fencing, etc. Major landscape modification plans should be prepared by a landscape architect or other professional. Tree removal and installations are considered major modifications.

8.0 ITEMS NOT SUBJECT TO MC REVIEW

No permission or approval is required to from the GHCA MC for any of the following:

- Remodel or repaint the interior of any unit.
- Repaint the exterior of any unit when done so in accordance with an originally approved color scheme, except in the case when the governing neighborhood association has a requirement for approval of repainting unit exteriors.

- Rebuild a unit in accordance with originally approved plans and specifications.
- Repair or replace an existing roof with a roof of the same or substantially similar color, style, and materials.
- Replacement of existing landscaping with like or substantially similar landscape materials.
- Removal of dead or damaged trees or landscapes. **Please note that when removing dead or damaged landscaping, provisions are to be made to replace the removed landscaping in kind, where appropriate.**
- Replacement of existing driveway so long as it is replaced in kind with like materials and construction.
- Replacement of any exterior pool, AC/heat, existing standby generator, or other such existing equipment, so long as it is replaced in the same location with similarly sized equipment.
- Replacement or repair of any exterior pool, patio, sidewalks, etc, so long as repaired or replaced in kind and with substantially similar colors and construction materials.
- Repair or replacement of any existing screened enclosure, porch, or lanai, so long as it replaced in kind, of the same dimensions, and substantially same color and materials.
- Replacement of window or doors when being replaced with like size, style, and color.
- Replacement of hurricane shutters when being replaced with like size, style, and color.

9.0 LIMITATION OF RESPONSIBILITIES

The primary goal of the MC is to review the applications, plans, specifications, materials, and samples submitted, to determine if the proposed modifications conform in appearance and construction with the standards and policy as set forth by the MC. The MC does not assume responsibility for the following:

- The structural adequacy, capacity or safety features of the proposed improvement or structure.
- Soil erosion, incompatible, or unstable soil conditions.
- Compliance with any or all building codes, safety requirements, governmental laws, regulations, or ordinances.
- Performance or quality of work of any contractor.
- The owner of the unit is responsible for obtaining any local or governmental approvals and inspections to verify that building regulations and issues of materials, building codes, encroachment and surveys have been met.

10.0 NEIGHBORHOOD ASSOCIATION REVIEW RESPONSIBILITY

The GHCA MC shall have exclusive jurisdiction over the final review and approval of all architectural modifications within the Grand Harbor community. However, individual Neighborhood Associations are encouraged to develop their own process and standards for board or committee review of modification request review and approval prior to submittal to the GHCA MC. Any standards developed by any individual Neighborhood Association must first be submitted to the GHCA MC for review and determination of consistency with the standards and procedures outlined herein, prior to adoption.

- The final approval of any architectural modification request shall remain with the GHCA MC, regardless of whether any Neighborhood Association has its own architectural modification review process in place.

- All applications for architectural modification review must be approved by the Neighborhood Association architectural review committee and/or Board of Directors before submittal to the GHCA MC for review.
- A Neighborhood Association may wish to adopt modifications to the architectural standards outlined herein to address certain aspects that are particular to their community, or to change material aspects of the current architectural standards of their community. In such cases, the Neighborhood Association must present their recommended architectural standards to the GHCA MC for review and approval and ultimate approval of the GHCA Board of Directors.

11.0 ARCHITECTURAL MODIFICATION REVIEW PROCESS

11.1 Application Form

All applications for architectural modifications shall be submitted on a form provided by the GHCA MC, or other approved form as approved by GHCA MC. All applications are to be submitted to the GHCA Modifications Committee via the GHCA Property Manager – Grand Harbor Community Association, c/o A.R. Choice Management, 100 Vista Royale Blvd., Vero Beach, FL 32962.

11.2 Application Requirements

All applications shall be accompanied by supporting documentation as needed to accurately and completely describe the modifications requested. Such materials may include:

- Proposed exterior colors for body, trim, and accents, inclusive of color name, manufacturer, sheen or texture, and color sample.
- Specifications for any materials or components used, including color, installation details, sizing, etc.
- Any other design details specific to the modification to support the design and installation.
- A plot plan showing the location of the proposed modifications and dimensions of any proposed structures, locations of equipment, structures, landscaping, etc and distances from and between existing structures, surrounding homes, lot lines, etc.
- If the modification or installation requires building permits from the Indian River County or other jurisdiction requiring, copies of the building permits issued must be provided to the MC prior to startup of work.
- For landscape modifications, description of any plant or hardscape materials being removed and the location, type, species, size, etc., of any proposed replacements or new installations. For trees and shrubs, size information should also include anticipated size at plant maturity.
- Any additional supporting documentation as needed to fully describe and support the application.

11.3 Initial Community Approval

All architectural modification requests require approval from the Neighborhood Association Board of Directors and/or the Neighborhood Association MC prior to submittal to GHCA. The application form shall be signed and dated by the Board or MC representative having authority and submitted to GHCA together with all supporting documentation.

11.4 GHCA MC Approval

All architectural modification requests submitted to the GHCA MC will be reviewed and approved/denied by the committee once the application is deemed complete and all information needed to support the application is received by the committee. All GHCA MC committee meetings will be held as open meetings pursuant to Florida Statute 720.303(2). All meetings will be noticed prior to the meeting, and all unit owners may attend the meetings. All votes on each application will be taken in open session. A quorum of the committee must be present in order to approve applications. When final approval is provided by GHCA, notification will be provided to the Neighborhood Association Board of Directors and/or the Neighborhood Association MC that made the initial submittal as well as the person/entity submitting the application via the GHCA Property Manager. In the event the MC fails to approve or to disapprove any architectural modification request or to request additional information reasonably required within 45 days after receipt of the application, the application shall be deemed approved.

11.5 Completion and Inspection

When the project is completed, the homeowner will notify the Neighborhood Association Board of Directors and/or the Neighborhood Association MC, as well as the GHCA Property Manager to conduct a final inspection of the project, if required.

11.6 Time Limitations

After approval, the applicant must complete the modification within 1 year from the date of approval or forfeit all approvals. Subsequently, a new application must be submitted, and approval obtained.

12.0 ARCHITECTURAL STANDARDS

The following architectural standards have been established for the purpose of maintaining the established character of the Grand Harbor community. Applications for architectural modifications to existing structures, common areas, pools, landscaping, ancillary buildings, etc must comply with the standards outlined below. The GHCA MC may, on a limited basis, waive or permit a non-conforming architectural modification if special circumstances warrant and by vote of the MC and the GHCA Board of Directors.

12.1 General

1. All architectural modifications in the community shall be consistent with the scale, proportion, materials, and finishes of adjacent properties within the overall character of the community.
2. Modifications involving complete tear downs of structures and rebuilding a structure in the same space are considered new construction and are subject to review and approval of the GHCA New Construction Committee (NCC).
3. Structural additions outside of the current footprint of the structure, construction of additional stories, etc. are the responsibility of the GHCA MC.
4. Modifications should take into account effects on neighboring properties to maintain consideration of any shared amenity view.
5. Exterior materials shall be maintained the same as originally constructed.
6. Doors, windows, and trim shall be integral to the design in complementary materials. Colors shall match the original color scheme or conform to the community color scheme.
7. Gutters and downspouts shall be integral to the design and shall be copper or prefinished aluminum and match existing colors.

8. Garage doors shall be of paneled design and shall be painted to match entry doors, windows, or trim.
9. The use of mirror finishes on windows is prohibited.
10. Solar panels are permitted. Whenever possible, solar panels should follow the pitch of the roof and be mounted as close to its surface as possible. All efforts should be made to assure the solar panels do not obstruct views, be noticeably visible, or create a sight nuisance to surrounding neighbors. All efforts should be made so that the panel installation is installed to minimize exposure to the neighbors and community from unsightly equipment and/or installation. Only commercially available equipment may be utilized, no homemade devices are permitted.
11. Wind turbines are not permitted.
12. No rooftop equipment (air conditioning, pumps, etc) shall be permitted except where existing and must not be visible from neighboring properties.
13. Unless prohibited by the Neighborhood Association, one antenna or satellite dish complying with FCC requirements is allowed per dwelling. The size and location must be shown on the application.
14. All wiring including cabling for phone, internet, and television must be underground and may not be run or attached to any exterior surface, unless hidden in conduit disguised as an architectural feature of the building.
15. Accessory structures such as playhouses, tool sheds and playground equipment are not permitted.
16. Tennis courts are not permitted.
17. No decorative objects such as sculptures, birdbaths, fountains, and the like shall be placed or installed on any lot within view without approval of the MC.

12.2 Exterior Colors

1. Color schemes shall be consistent with the existing color and the color scheme of the neighboring properties.
2. Homes with shared walls must adopt the same color scheme for both units. Condominium buildings must also adopt the same color scheme for the entire building.
3. Exterior colors that are not harmonious to neighboring homes or with the existing structures in Grand Harbor shall not be permitted.
4. There will be no bright colors such as pinks, greens, or blues and no dark colors. Colors must be soft, soothing and muted and consistent with existing colors. The finish should be flat or eggshell for the house and semi-gloss or gloss for trim.
5. All exterior doors and garage doors must be painted either white or the same color as the house unless otherwise approved by the MC.
6. Colors must be compatible with roof tiles and adjoining residences.

12.3 Roofing

1. Roof coverings shall remain as originally designed and constructed utilizing roofing tiles consistent with existing and with those on neighboring properties. Barrel-style concrete, clay or composite tiles shall be required where existing and be of natural colors without excessive variations in hue or value that would create a recognizable pattern.
2. "Bermuda" style tiles are required in neighborhoods where existing.
3. Open valleys and exposed flashings shall be copper or prefinished aluminum in an approved color.

4. The use of composite roof tiles, as manufactured by Brava Roofing, will be permitted by "special exception" as a replacement for clay or concrete **barrel style** roofs in Grand Harbor under certain conditions. The use of composite roofing for the replacement of clay or concrete **Bermuda style** roofs will require additional review and investigation. The use of **barrel style** roof tiles manufactured from composite materials shall be permitted with consideration given to the following items:
 - If the use of a composite roof tile is requested, the GHCA MC must first review both the product being used and the manufacturer, regardless if the architectural review and approval process has been previously delegated to any Neighborhood Association.
 - Use of composite roofing on homes immediately adjacent to a clay or concrete roof should be carefully evaluated to determine compatibility of appearance.
 - On homes with shared walls, roofs on both homes must be of the same product.
 - Neighborhoods where all the roofs are the same color and replaced at the same time would be primary candidates for composite roof products.
 - Colors must be compatible with those of surrounding homes and in keeping with the nature of the neighborhood.
 - Consideration of the surface sheen of the product as compared to neighboring homes should also be taken into consideration.
 - If composite roof materials manufactured by someone other than Brava Roofing is recommended, information regarding the product must be provided to the GHCA MC for further review and consideration.

12.4 Air Conditioners, Generators, Garbage and Trash Containers

1. Exterior emergency generators are allowed with MC approval of location, fence shielding, noise dampening etc. They must be permanently installed.
2. All propane tanks larger than 5 gallons, used to supply appliances or emergency generators, must be buried below ground. If adequate room on the property is not available in the front, side or rear of the property, then the tank can be buried beneath the driveway.
3. For all new construction, propane tanks are to be buried – no above ground tanks.
4. **For emergency generators only**, above ground propane tanks shall be permitted under the following circumstances:
 - a. There is no room anywhere on the property to install an underground propane tank.
 - b. Building permits from Indian River County cannot be issued for an underground tank, but can be issued for an above ground tank,
 - c. Installation of an underground tank is not possible due to:
 - Presence of underground utility services that block burial,
 - Requires demolition of existing concrete structures, removal of trees, driveways, walkways, etc.
 - Inability to access the area with equipment for excavation or installation,
 - The owner demonstrates a hardship, such as illness or incapacitation, necessitating an emergency generator. In the event that an owner is granted permission for above ground tanks due to hardship, and if otherwise there is reasonable location on the property to otherwise bury a tank, then at such time the economic hardship ceases to exist or the property changes hands, then the tank must be buried.
 - d. Any above ground propane tank will be limited a maximum size of 120 gallons ea and no more than 2 tanks.

- e. Above ground tank locations are limited to the sides and rear of homes, screened from view from neighbors and the street. In the event installation on sides and rears of homes is not possible, then an exception can be made (on a case-by-case basis) to place them in the front of the home, assuming they are adequately screened, do not present a safety hazard, and do not negatively visually impact the surrounding neighborhood.
 - f. Above ground propane tanks must be maintained in good condition at all times. No rusty or dirty tanks.
 - g. All installations must receive all applicable building permits from IRC prior to installation. Copies of the permits must accompany any request submitted to the local HOA or GHCA MC for installation.
5. When replacing existing air conditioning condensers or heat pumps, they shall be replaced with equipment of similar size, type, color and function. Location may not be changed without MC approval.
 6. All outdoor equipment, including air-conditioning units, pool and irrigation equipment, pool heaters, emergency generators, above ground propane tanks, etc. must not be visible from any street or adjacent property. Masonry/stucco finished walls are required around equipment groupings (A/C, pool heaters/pumps, irrigation pump and generators) and must be hidden by landscaping unless they are out of view. Landscape screening may be used with MC approval but must completely screen the equipment from view. Access to the service entry side of the enclosure must also be shielded from view using landscape materials.
 7. All landscape screening used must be as approved by the local HOA and GHCA MC and must be of sufficient density and height to adequately screen all equipment. Landscape materials are to be compatible in type, color, height, etc as other plant materials in use by neighboring properties.
 8. Window-mounted or thru-wall air conditioning units are not allowed.
 9. All garbage and trash containers shall be stored in garages.

12.5 Mailboxes, Signs, Antennas and Flagpoles

1. All mailboxes shall be of uniform design and must match existing. Lettering is to be 3" gold vinyl numbers on side of box. Mailbox and post are to be painted black.
2. Satellite dishes are permitted, however, placement and screening from view is required and is subject to approval by the MC. Color of the satellite dish must be compatible with the building to which it is attached.
3. Freestanding flagpoles shall not be permitted except in neighborhood associations where specifically permitted. Homeowners are allowed to display the American Flag on their home including on a pole of no more than 10 feet affixed to their home without prior approval.
4. All signs, billboards, and advertising structures are prohibited.

12.6 Driveways and Walkways

1. Driveways and walkways shall be replaced in kind to match existing or to match those of surrounding neighbors.
2. Driveways or walkways with pavers or stamped concrete must be of neutral color that is coordinated with the color palette of the house.
3. Loose stone or asphalt driveways are not permitted. Plain concrete driveways can be replaced in kind if existing. Control and expansion joints shall be integrated into the design pattern.
4. Sidewalks shall match or be compatible with the design of driveways to create a unified appearance.

12.7 Pools, Spas and Fencing

1. Pools and spas are permitted in rear and side yards but may not extend beyond the width of the house except where existing.
2. Above-ground pools or spas on the exterior of any home are not permitted.
3. Pools and spas must be fenced in accordance with prevailing laws unless surrounded with a permanent screen enclosure.
4. Fencing and framing for screen enclosures must match existing and/or the colors scheme of other enclosures located at adjacent properties.
5. Fencing must be of aluminum picket construction. Chain link fencing is not permitted.
6. Fencing in of yards or portions of yards, except for pool areas, is not permitted. Fencing of areas for dog runs is not permitted.
7. Screen enclosures may not exceed the height of the roof to which they are attached and must be constructed of anodized or electrostatically painted aluminum.
8. Pool equipment must be located where noise will not be objectionable to neighbors and must be screened from view by landscaping or fencing.
9. The installation of a metal fence around a pool deck will require a minimum of 36" of ground cover or hedges covering 100% of the fence, in addition to any other landscaping required in this area.
10. Pool decks must be within the setbacks as required by the neighborhood association.
11. Addition of pool enclosures will require additional landscaping around the entire external perimeter of the fence or enclosure, a minimum height 36" at installation, spaced no more than 36" apart.

12.8 Decks and Patios

1. Decks and patios are only permitted in rear and side yards, may not be raised above the height of the surrounding grade, and shall not extend beyond the width of the home.
2. Decks and patios shall be constructed of pavers, stamped concrete, or other durable materials.
3. The total area of pools, spas, decks, and patios shall not exceed 25% of the available lot area, excluding structures, driveways, and walks.
4. Retaining walls, privacy walls, and fencing not surrounding a pool or spa are not allowed.
5. Grading shall not direct runoff onto adjacent properties and shall be gradually sloped to prevent erosion or unsafe conditions.

12.9 Awnings and Shutters

1. Awnings and canopies shall be permitted to be affixed to the exterior of the residence.
2. Hurricane storm shutters on the exterior of the residence must be white and/or match the color of the trim of the residence and must be architecturally acceptable to the MC.
3. Hurricane fabric installations requiring the mounting hardware to be visible when the fabric is not deployed is to be painted in the same color as the house or trim.

12.10 Landscaping

1. Existing trees may not be removed unless they are diseased or represent a danger to a neighboring structure. Trees may be removed from a grouping to alleviate overcrowding and to promote the growth and health of the other trees.
2. All tree removal requires MC approval, except storm related removals. Removal of invasive species from yards, such as Melaleuca, Spanish Yucca, Brazilian pepper, Norfolk Island Pine, Casuarina, Australian Pine, Carrotwood and any included on the Florida Invasive Council

List and Florida Noxious Weed List should be removed as soon as discovered and does not require GHCA MC Approval.

3. Whenever possible, trees that are removed should be replaced in kind or with other types or species as approved by the MC.
4. All trees and landscaping materials shall be suitable for local climatic and soil conditions. Native species should be used wherever possible. Request for modification of an existing landscape plan must be accompanied by a sketch showing plant locations and a list of plant species, numbers, size at planting and size at maturity.
5. Lawns must be sodded with approved Floritama species.
6. No invasive species may be used, including Melaleuca (*Melaleuca Quinqueenervia*), Spanish Bayonet (*Yucca aloifolia*), Brazilian peppertree (*Schinus terebinthifolius*), Norfolk Island Pine (*Araucaria heterophylla*), Australian Pine (*Casuarina equisetifolia*), or Carrotwood (*Cupaniopsis*) may be used. A full list of invasive species may be found on the Florida Invasive Species Council 2023 FISC List of Invasive Species at floridainvasives.org.
7. No synthetic or artificial plant material in the form of trees, shrubs, vines or ground covers shall be used.
8. Use of indigenous inorganic materials (i.e., rocks, gravel) to function as groundcover or paving substitute must be approved by the MC.
9. It is recommended that all areas that are not sodded or paved should be covered with mulch in a natural color.
10. Hard edging or borders are not permitted around planting areas or trees without permission of the MC.
11. An automatic underground irrigation system is required unless provided by the Neighborhood Association.
12. Each lot shall also be providing sufficient shrubs and hedges to soften walls covering views into equipment areas.
13. It is recommended that all planting beds, tree rings, etc. be mulched with an acceptable mulch material, consistent in type and color with surrounding mulched areas. All mulch installation should be a minimum of two (2) inches in depth.
14. Landscape lighting may be incorporated into the landscape design. Fixtures must be concealed in shrub beds or light wells and all wiring shall be underground.
15. Colored lighting or lenses are not permitted.
16. Landscape lighting shall not create glare or point into public streets or neighboring properties. Light trespass on neighboring properties shall be avoided.
17. No lights shall be aimed at streets or the golf course or be attached to trees. No exterior lighting shall be permitted which would create a nuisance to adjoining property owners.

12.11 Construction Requirements

1. All job sites will be kept in a neat and orderly condition.
2. Construction hours are set from 7:00 a.m. to 5:00 p.m., six (6) days a week (excluding Sundays and nationally recognized holidays) All Owners are required to:
3. Portable restroom facilities on all job sites shall have an esthetically suitable enclosure.
4. Trash dumpsters cannot be stored in the street or any vacant lot and must be emptied as soon as they are full.
5. Litter and debris is not allowed on the job site or surrounding areas.
6. Prevent silt run-off into storm water catch basins located on or in close proximity to the construction site.
7. Ensure that the free flow of traffic in the construction area is not impaired.

