

# STONEBROOK MASTER ASSOCIATION OF ORLANDO, INC.

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*Stoneybrook East*

## ARCHITECTURAL REVIEW STANDARDS

# Table of Contents

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Introduction.....	3,5
Fines and Suspension of Rights.....	5
Air Conditioning, Fans and Room Ventilation Devices .....	6
Awnings and Overhangs.....	6
Compost and Water Containers .....	6
Drainage .....	6
Drip Edge, Soffits, Fascia and Gutters .....	6
Driveways and Sidewalks .....	7
Exterior Lighting.....	8
Exterior Wall Color.....	8
Exterior Wall Finishes.....	8
Garage Conversions .....	8
Holiday Decorations.....	9
Landscaping .....	9,10
Living Units.....	10
Outdoor Equipment, Sports, Mechanical Equipment and Structures ...	10
Pets.....	11
Roofs: Repair or Replacement.....	12
Shutters .....	12
Signs, Flagpoles and Flag Displays .....	12
Solar Panels, Clothing Lines and Energy Saving Devices .....	13
Structural .....	13
Swimming Pools and Spas.....	13
Vegetable and Herb Gardens .....	13
Vehicle Parking.....	14,15
Walls, Fences and Privacy Hedges .....	15,16
Water Conditioners.....	17
Windows, Screen Enclosures Entry Doors and Garage Doors .	17

# ARCHITECTURAL REVIEW STANDARDS

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The Stoneybrook Master Association of Orlando, Inc. ("the Association") is assigned the responsibility under its Declaration of Covenants, Conditions and Restrictions of the Association (the "CC&Rs") and By-Laws to preserve, protect, and enhance the values of the property and amenities of Stoneybrook East ("the Community"). All capitalized terms used that are not defined herein shall have the meaning ascribed to them in the CC&Rs. To meet this responsibility the Association has established and empowered the Architectural Review Committee (the "ARC") as further described herein. The duties of the ARC include the proposal of written standards governing all aspects of constructing and maintaining each Living Unit and maintaining each lot including, without limitation, prescribing and/or prohibiting certain design requirements, landscape materials, construction standards, colors, and materials (collectively, the "Standards"). Upon approval of such Standards by the Association's Board of Directors ("the Board"), the ARC is responsible for approving or disapproving architectural review applications pursuant to the established Standards. Pursuant to the CC&Rs, no new construction or remodeling, including, without limitation, changes to the exterior structure, exterior color, significant landscaping, patios, porches, driveways or fencing is to occur on any Lot or exterior of any Living Unit without the prior written approval of the ARC. To the extent that the State of Florida, Orange County, or any other applicable government ordinance, building code, or regulation requires a more restrictive standard than the Standards or the CC&Rs, the applicable government standards shall prevail. To the extent that any applicable government standard is less restrictive, the CC&Rs and the Standards (in that order) shall prevail. Any determination and decisions made by the ARC may be overruled by the Board.

Existing structures that violate these Standards do not convey the right for other Owners of any Lot and Living Unit (the "Owners") to make modifications of a similar nature. These Standards are subject to change without prior notice. All improvements to a Lot or Living Unit should not be made and no contracts should be signed until these Standards have been reviewed and complied with.

## PURPOSE

The purpose of these Standards policies and guidelines is to provide residents with a description of the architectural review process to provide a community wide aesthetic standard.

## STANDARDS

All construction, improvements, changes, modifications, alterations, additions or otherwise (hereinafter collectively referred to as "Improvements") to a Lot shall be made in accordance with the specifications herein, with all of the documents governing the operation of the community (the "Governing Documents"), and with all applicable government codes, standards and regulations. Owners must obtain any and all permits from appropriate governmental authorities, as may be required. The general standard to which Improvements shall be held, unless otherwise specified in the Governing Documents or the Florida Statutes, is the prevalent standard of aesthetics, safety and/or design, as the case may be, which is evident in the overall Community. The Community contains various sub-communities each containing a collection of Lots and Living Units with an entrance to either Stoneybrook Blvd or Alafaya trail, each of which is referred to as a "Village" and

collectively as, the “Villages” within the Community. Each Villiage has a unique name in order to identify it. Some of the Standards vary depending on the Village as described herein.

## **GENERAL**

Any and all Improvements to a Living Unit or a Lot are intended to be regulated under the terms hereof, even if not specifically so stated. In the event an Improvement is not specifically listed hereunder, Proposed Plans, as hereinafter defined, for such Improvements must still be submitted to the Association in accordance with the requirements herein and with the Governing Documents. Additionally, all Improvements which are similar in nature to any of those listed herein but which are not specifically so stated shall be deemed to be included herein and shall be regulated in the same manner as the expressly regulated item which most closely approximates the unspecified item.

All Improvements (including, but not limited to, existing structures and landscaping) on a Lot shall be maintained, repaired and replaced in a manner which keeps them as consistent as possible with their original condition. Any Improvements which are not maintained, repaired and replaced to meet or exceed the overall safety, design and aesthetic standards of the community shall be considered a violation hereof and of the Governing Documents. The Association shall have the sole, unfettered discretion to determine when such violation exists.

Subject to all applicable laws and to the extent permitted by the Governing Documents:

- a. upon failure to maintain any improvements as aforesaid, the Association shall have the right to enter upon the lot and maintain, repair or replace such Improvements in order to correct the violation;
- b. such entry by the Association or its agents shall not constitute a trespass and by acceptance of a deed to a lot the owner shall be deemed to have expressly given the Association the continuing permission and authority to make such entries, correct such violations and allocate the cost for same as further provided herein; and
- c. the cost to correct a violation of this nature shall be charged to the owner of the lot and may, if unpaid, become a lien against such lot and be foreclosed upon in the same manner as assessments provided for in the Governing Documents.

## **DEFINED TERMS**

“Association” - refers to Stoneybrook Master Association of Orlando, Inc. and, to the extent applicable, shall include any committee or body appointed by the Stoneybrook Master Association of Orlando, Inc. to make determinations regarding architectural control in the Community.

“Proposed Plans” - refers collectively to the plans, specifications and descriptions showing the proposed type, height, width, shape, size, location, color, appearance, elevation (if applicable) materials and any and all other aspects of a proposed change or alteration which shall be submitted along with any standard application forms, as may be adopted from time to time by the Association, and must be approved prior to any Improvements being implemented on a Lot or Living Unit.

Proposed Plans must be submitted to and approved by the Association in their entirety prior to implementation of any aspect of an Improvement. Proposed Plans for an Improvement will not be considered complete and the Association will not be required to review Proposed Plans nor approve or disapprove them until all required and applicable aspects describing the Improvement are properly detailed and all application forms required by the Association are completed.

## **IMPROVEMENTS**

Refers to any modification, addition or deletion to a Lot or Living Unit exterior, that may or may not conform to these standards. Improvements are listed herein as “Architectural Standards”.

## **PROCESS**

Except as otherwise provided, once a complete set of Proposed Plans is received by the appropriate staff personnel designated by the Board from an Owner for an Improvement, which includes all necessary applications, the ARC shall have thirty (30) days from receipt of such Proposed Plans to respond to the Owner, in writing, approving or disapproving in whole or in part, the Proposed Plans for such Improvement.

Submission of incomplete plans in any form shall not commence the time allotted for the review period by the ARC (i.e., the applicable [30] day review period for Proposed Plans shall not commence upon submission of incomplete plans). Proposed Plans that do not cover all the required, applicable aspects (including, without limitations, plans, survey/site plans, specifications and descriptions showing the proposed type, height, width, shape, size, location, color, appearance, elevation (if applicable) and materials of a proposed change or alteration) or that are not accompanied by all required application forms shall be considered incomplete until such time as all necessary items have been received by the ARC.

In addition, the ARC, in its sole, unfettered discretion, may require the Owner to provide evidence that the proper permits or other necessary documentation have been obtained from the applicable governmental authority.

Should an Owner commence, erect or maintain any Improvement required to be submitted for approval according to the terms hereof without first submitting Proposed Plans and obtaining the written approval of the ARC (hereinafter referred to as an “Unauthorized Improvement”), then the Association shall be entitled to seek and obtain an injunction to prohibit the completion of the work as well as the removal of the Unauthorized Improvement or any portion thereof. The ARC may consider Proposed Plans which are submitted for an Unauthorized Improvement subsequent to its implementation. However, nothing herein shall be construed to require the ARC to do so. Should the ARC and or the Board decide at any time to expressly disapprove an Unauthorized Improvement and/or the Proposed Plans therefor, in whole or in part, the Owner must immediately cease work on and/or remove any and all disapproved aspects of the Unauthorized Improvement at the direction of the Association and at the Owner’s sole expense. Alternatively, if an Owner wants the Association to consider allowing such Owner the right to retain any portion of the Unauthorized Improvement, then such Owner agrees that the Association acting through the Board shall have the right in its sole, unfettered discretion to require the Owner to modify the Unauthorized Improvement at the Owner’s sole expense, as specifically directed by the Board or the ARC, and to submit Proposed Plans for the ARC’s approval which conform to and properly reflect the Unauthorized Improvement with such modifications as may be required by the Board and/or the ARC.

## **FINES AND SUSPENSION OF RIGHTS ALLOWED BY GOVERNING DOCUMENTS**

Per Section 11.5 of the Association’s Governing Documents, an Owner may be fined \$50.00 (fifty dollars) per violation, and/or may receive a suspension of privileges. The cost to correct a violation of this nature shall be charged to the Owner and may, if unpaid, become a lien against such Lot and Living Unit and be foreclosed upon in the same manner as assessments provided for in the Governing Documents.

# Air Conditioning, Fans and Room Ventilation Devices

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Prior written approval by the ARC is required for the installation of exterior air conditioning and heating equipment in a new location or for a replacement unit of more than 50% larger physical size. No air conditioning units, fans, or any type of room ventilation device, whether motorized or not, shall be allowed in any window or added to any exterior wall. All air conditioning equipment shall be shielded from view at ground level by appropriate landscaping or approved fencing.

## Awnings and Overhangs

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No awnings or overhangs are permitted.

## Compost and Water Containers

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Prior written approval by the ARC is required for the installation of compost containers or water collection devices. They shall not be visible to any street or adjacent properties. Containers must be varmint and insect proof and the owner must control odors. No free standing compost piles are allowed.

## Drainage

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There shall be no interference with the established drainage pattern over any Lot or other property except as approved in writing by the ARC. The originally established drainage pattern is defined as the drainage pattern as engineered and constructed by the developer/builder. With ARC approval, Owners may make minor drainage modifications to their Lots provided that they do not alter the originally established drainage pattern.

## Drip Edge, Soffits, Fascia and Gutters

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Drip edge may be white, beige, brown, black or the trim color of the home and must coordinate with the approved roof color.

Soffits and Fascia must be white or painted the approved trim color of the home.

Gutters may be installed on the home with written ARC approval. They may be white, beige, brown, black or the trim color of the approved color scheme of the home. The downspouts may remain white (if white gutters are the choice) or must be painted the base color of the approved color scheme of the home.

# Driveways and Sidewalks

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All driveways, sidewalks, walkways, and aprons (area from the sidewalk to the street) shall be maintained and kept in a neat and clean condition, free of refuse, debris, stains, and cracks larger than 1/8" wide. Allowable materials for driveways include decorative pavers OR poured concrete free of paint, stains, or coatings. The entire driveway shall consist of a uniform material type. The original design and widths of all walkways, lead sidewalks, driveways and aprons may be altered only with the express prior written approval of the ARC. Any driveway modifications must conform to the character of the immediate Village as hereinafter defined.

## A. Replacing a Concrete Driveway with Pavers:

Pavers must be an approved color, and this modification to the driveway must have ARC approval. If decorative pavers are used for the driveway in lieu of concrete, they must:

- (1) Cover the driveway proper, excluding the community sidewalk and apron.  
**OR**
- (2) Cover the driveway, sidewalk, and apron, but not the street gutter. The integrity of the existing gutter must be maintained. When pavers are used on the community sidewalk and apron, the Owner is responsible for their upkeep.

## B. Expansion of an Existing Concrete or Paver Driveway:

Driveway extensions or expansions that provide additional parking will not be approved. No lawn or landscaped area may be paved or concreted without ARC approval.

Subject to prior ARC approval in writing, front loading garage driveways may be widened by an amount up to, but not exceeding, the width of the garage return. The garage return is defined as the distance from the edge of the garage door to the edge of the garage proper (a distance of 10 to 23 inches), and does not include wing walls or the Living Unit face. The widening must be uniform and equal on both sides extending from the garage to the street. The material must match the existing material of the driveway it abuts. For concrete portions of the driveway, sidewalk or apron, the expansion must be concrete of at least 4" in thickness, and tied into the existing driveway with rebar. For paver portions, the expansion must be the same pavers as those on the driveway. Expansions using pavers or concrete must be installed per industry accepted construction standards in the same manner as the driveway proper.

Subject to prior ARC approval in writing, side entry garage or courtyard style driveways may be considered for expansion. Their unique configurations will be taken into consideration and may be expanded in a manner determined by ARC.

For consideration of a driveway modification by ARC, Owner must provide a description of all materials on the existing driveway, sidewalk and apron, and the proposed materials and construction methods for the modification. Further, Owner must provide a survey showing the existing driveway and the proposed modification to scale with all applicable dimensions noted.

## Exterior Lighting

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Prior written approval by the ARC is required to install or modify exterior lighting. No light fixtures may be installed that are an unreasonable annoyance or nuisance to residents of other Living Units.

## Exterior Wall Color

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Prior written approval by the ARC is required prior to the painting of any Living Unit in the Community. Only approved color schemes are permitted.

When repainting a home, all exterior wall surfaces, trim and doors must be repainted. Approved color schemes consist of a base paint color, trim color, and a door/shutter color. The garage door may be painted either the approved trim color or the approved base paint color. Most professionals recommend using the base color for the garage door if the Owner is undecided. Shutters may be painted either the trim or front door paint color. Accents on the Living Unit must be painted the approved trim color. The exterior walls or doors of the Living Unit may not be painted with faux treatments in whole, or in part.

Currently, each "Village" and collectively, Villages) within the Community has its own approved color schemes. Not all color schemes are available to all Villages. Consult with the Community's onsite Community Manager for information on the current approved color schemes for each Village. Current color descriptions and paint samples are available for viewing at the Community Manager's office.

If a Living Unit's current exterior color scheme is no longer available (i.e. has been retired), the Owner may submit an ARC application to repaint with that Living Unit's existing color scheme only if those colors were previously approved for the Living Unit by ARC in writing or were originally applied to the Living Unit by the Builder. The original Owner of a Living Unit (i.e. the first and continuous owner of the Living Unit), may submit an ARC application to repaint with the original colors only if the Owner can provide documentation to substantiate that these colors were the original colors applied to the Living Unit by the Builder and have been on the Living Unit continuously since the Living Unit's completion.

## Exterior Wall Finishes

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All structures must be finished from grade (footer) to underside of fascia with decorative Cementitious finish, brick, or stone. No exterior finish shall be permitted to have cracks in it more than 1/8" wide.

## Garage Conversions

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No garage shall be enclosed or converted into habitable living space except as originally constructed by the developer/builder.



# Holiday Decorations

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Any Owner may display holiday decorations for a generally recognized holiday so long as they are removed within one week after the holiday with the exception of any December holiday decorations which shall be removed by January 15th. No other type of decoration shall be permitted. Holiday decorations may be installed or displayed 30 days prior to the generally recognized holiday. Any exception requires ARC approval.

# Landscaping

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Significant landscaping, whether done professionally or by the Owner, requires ARC approval. Significant landscaping shall be defined the modification (adding, removing, or changing) of 10% or more (as determined by the ARC) of the existing landscaping in the front yard and side yards visible from the street excluding periodic replacement of annuals.

Privacy hedges are subject to written ARC approval. Such privacy hedges must be set back ten feet (10') from the front corner of the Living Unit along the side, and may not be utilized as 'natural fences' on certain Lots (See section on Wall, Fences and Privacy Hedges for more information). Privacy hedges must be maintained, and may not exceed six feet (6') in height from grade level as originally set by the developer. Plant beds may not be raised above the grade level as originally set by the developer without prior written ARC approval. (See section on Drainage for information about drainage).

No Owner is permitted to have exterior wall décor attached to the home, or one or more lawn décor items, or a menagerie thereof, which distract visually from the overall appearance of the lot or home, or Village as determined by the ARC. The utilization of non-living objects as décor items, including, but not limited to fountains, bird baths, ornamental statues, benches/chairs, windmills or wind chimes, and decorative or non-decorative pots or planters, are prohibited in side yards, or on or along driveways and lead walks. Such lawn decor in front or rear yards requires prior written approval by the ARC. Non-living objects used as decor in the front or rear yards may be utilized only as an integral part of a landscape bed in sizes and in number that is proportionate to the width and height of the home and the dimensions of the landscape bed. In no event shall an Owner have more than one fountain or bird bath, or more than a total of three ornamental statues or other décor items, or more than three decorative pots in the front yard. Non decorative pots/planters are prohibited. In front yards, potted plants or planters may not be substituted for the base landscaping package of shrubs originally specified by the developer/builder. Installation of Landscape lighting is subject to prior written ARC approval, and must be maintained and remain functional.

All landscaped areas (all areas of the Lot not covered by originally constructed or ARC approved structures, walkways, sidewalks, aprons, or driveways) shall be maintained in the *live*, healthy and growing condition, properly trimmed and watered (pursuant to applicable governmentally imposed water restrictions). Per section 6.5 of the Covenants, Conditions and Restrictions, stone, gravel and paving may not be used as a substitute for grass in a lawn.

All lawns must be regularly cut and edged and mulched areas regularly re-mulched. All lawns shall consist of St. Augustine sod. Bahia sod, and any other sod, is prohibited.

Permanent edging, around plant beds, such as cast-in-place concrete curbing, may be installed along plant beds up to four (4") inches above grade level as originally set by developer. The edging must be well maintained and

must receive prior written approval of the ARC. Netting, plastic, wire or other barrier style fencing is not permitted around plants or trees, or along landscaping beds anywhere on a Lot.

No high weeds, underbrush, high grass, or other unsightly vegetation shall be permitted to grow or remain upon any Lot and no refuse or waste shall be allowed to be placed or to remain thereon. This includes, but is not limited to, tall grass around mail box posts, trees, the sides of houses, plant beds, etc. In the event a Lot Owner permits such weeds, high grass, underbrush, or other unsightly growths or objects, including brown fronds, and fails to correct same after five days' notice by the Association, the Association shall have the right to enter upon the and make such corrections and shall charge the Lot Owner for the cost of the corrections. Said charge, until paid, shall be a lien against the offending Lot and Living Unit.

The Owner must maintain and trim all trees located on the Owner's Lot including, without limitation, the trees located in all easement areas of the Lot. Sufficient clearance must be provided for vehicular traffic to pass in the street and for pedestrians on the sidewalk to pass under without hitting any limbs. Lots are not required to have a tree located in the easement area between the sidewalk and street. Each Lot may have one Association approved tree located in the easement area between the sidewalk and street in front of the Living Unit. Corner Lots may have two trees in the easement area, one facing each street. No tree is required in the easement area parallel to Stoneybrook Blvd. for Lots with one side abutting Stoneybrook Blvd.

The approved trees for easement areas of an Owner's Lot are as follows:

- Winged Elm
- Bald Cypress
- Magnolia
- Japanese Blueberry

Lots that currently have an Oak Tree in the easement area between the sidewalk and street may keep the existing Oak Tree. In the event that removal or replacement occurs, Oak Trees are not an approved Association tree for replacement. ARC approval is required before removal of existing Oak Trees or any tree on a Lot. Trees that are removed from any easement must be grinded to ground level and the area must be replaced with St. Augustine sod.

## Living Units

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Each Living Unit shall be occupied by only one family at a time, as a residence and for no other purpose. No business, commercial activity or profession may be conducted from any residence, nor may the name of the Community or the address of any Living Unit be publicly advertised as the location of any business. The use of a Living Unit as a public lodging establishment, or any other commercial establishment shall be deemed a prohibited business or commercial use. This restriction shall not be construed to prohibit any Owner from keeping his personal, business or professional records in his Living Unit, or from handling his personal, business or professional telephone calls or written correspondence in and from his Living Unit. Such uses are expressly declared customarily incident to residential use. This section is, however, intended to prohibit commercial or business activity by a Lot Owner which could disrupt the residential ambience of the Community, or make it obvious that a business is being conducted, such as by (but not limited to) regular or frequent traffic in and out of the Living Unit by persons making deliveries or pick-ups, by employees or other business associates, or by customers or clients.

## Outdoor Equipment, Sports, Mechanical Equipment and Structures

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There are three uniform mail box styles and designs that must be adhered to within Stoneybrook. Option 1 is a 4" x 4" wooden post to be painted gloss black with a metal box attached. Option 2 is a Gibraltar metal mailbox post with metal box attached. Option 3 is an upgraded metal post and box. Please contact the Management Office for specifications of the upgraded mailboxes.



Miniature satellite dishes are restricted as to placement in an inconspicuous location to be approved by the ARC, however, large satellite dishes are prohibited.

All outdoor equipment such as pool equipment, gas tanks, air conditioners, and water softener units must be concealed from street and golf course view with shrubs, hedges, white latticework, fencing or materials similar in style to the front elevation of the Living Unit and approved by the ARC.

No above ground storage structures permitted (e.g., lawn storage, pool storage, etc.). Any stand-alone structures including but not limited to such as cabanas, gazebos, pergolas, arches must have prior written approval from the ARC.

All play sets must be pre-approved by the ARC on an individual basis and be shielded from street view.

Portable outdoor sports equipment is permitted, but the equipment, except for basketball backboards, must be stored overnight. No permanently installed sports equipment is permitted. Basketball backboards cannot be placed on the sidewalk or driveway apron.

Sports equipment, with the exception of basketball goals, is prohibited from being permanently installed. Portable outdoor sports equipment is permitted, but must be stored overnight or when not in use, with the exception of basketball goals.

No basketball goal, either fixed or moveable, shall be originally erected, placed or relocated on any Lot without prior written approval by the ARC, per Section 6.31 of the Covenants, Conditions and Restrictions.

Subject to prior written ARC approval, permanent basketball goals may be installed only in accordance with Section 6.31 of the Covenants, Conditions and Restrictions. Under no circumstance can they be attached to any portion of the Living Unit.

Subject to prior written ARC approval, portable basketball goals must be placed in the paved driveway area in front of the Living Unit with the backboard parallel to the edge of the driveway. The goals shall be positioned on the driveway edge opposite that edge connecting to the front entry of the Living Unit. Basketball goals cannot be placed on the sidewalk or driveway apron. All basketball goals shall be maintained in good condition at all times.

## Pets

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No animals, livestock or poultry of any kind shall be raised, bred, or kept on any Lot, except that cats, dogs, and other domesticated household pets may be kept provided they are not kept, bred, or maintained for any commercial purposes or in any manner, or quantity, that creates a nuisance to the Owners or occupants of any other property(s) within the Community. In accordance with Section 6.25 of the Declaration of Covenants, Conditions, and Restrictions, all animals, including, but not limited to, cats and dogs, shall be leashed (if outdoors), or kept within the Living Unit. Pets, including, but not limited to, cats and dogs, shall not be permitted to roam free. Pets may not be left unattended or leashed in yards or garages or on porches or lanais. The Association may restrict the walking of pets to certain areas. No pet runs are permitted.

Residents who walk their pets on Association property, common areas, or private property, other than that of the pet owner must clean up after their pets. The Association will respond to verbal and written complaints concerning leash, waste, or nuisances within the Community, including any common area, street, or other public place or upon private property or premises, other than the property of the pet owner.

The ability to keep pets is a privilege, not a right. If, in the opinion of the Board, the Owner (and/or Owner of the pet) allows any pet to become the source of unreasonable annoyance to others, or the Owner (and/or Owner of the pet) of the pet fails or refuses to comply with these restrictions, or otherwise abuses his/her privileges hereunder, the Owner, upon written notice, may be required to remove the pet from the lot and/or Living Unit.

## Roofs

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ARC approval is required for a roof material change. If replacement shingles do not match the existing shingles, the entire area visible from the street or adjacent properties must be replaced. Homeowners must keep their roofs free of mildew. The Association will treat the situation as a violation if 25% or more of a roof plane is discolored. Roofs must be uniform in color.

The Roof on a Living Unit must be uniform in color. Owners must keep their roofs free of mildew. The Association will treat the situation as a violation if 25% or more of a roof plane is discolored.

### A. Roof Repairs:

For repairs, if the replacement shingles or tiles do not match the existing ones, the entire area visible from the street or adjacent properties must be replaced.

## B. Roof Replacement:

ARC approval in writing is required prior to replacing roofing materials. Consult with the onsite Community Manager for information on the current approved colors, and roofing materials approved for each Village. As colors vary by manufacturer, please be advised that the color you select must substantially match (as determined by the ARC) one of the approved colors available for viewing at the onsite office.

## Shutters

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No decorative shutters or hurricane shutters shall be installed unless they are of a type approved by the ARC. Approved hurricane shutters and/or temporary protective covering shall be allowed only after a hurricane or tornado warning covering Orange County, Florida has been issued by the National Weather Service. Approved permanent hurricane shutters must be opened and temporary hurricane shutters and protective covering (including plywood) removed within 14 days after the hurricane or tornado warning has ended.

## Signs, Flagpoles and Flag Displays

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One temporary flagpole that is attached to the front of the house at a 45 to 90 degree angle and is five feet or less in length/height is allowed. The flags, display times, and conditions must conform to the appropriate Federal or State law. The flags of the United States and the State of Florida are permitted. Installation of, or changes to, permanent flagpoles and/or permanent flags are regulated to the extent permitted by applicable Federal or State law, and are subject to prior written ARC approval.

No signs, banners, billboard or advertisements of any kind including, but not limited to, those of realtors, politicians, or contractors shall be erected or displayed anywhere in Stoneybrook, including the windows of Living Unit and on motor vehicles unless said motor vehicle is parked in the garage of the Living Unit when not in use.

## Solar Panels, Clothes Drying and Energy Saving Devices

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Installation of, or changes to, solar panels, clotheslines and other energy saving devices (or a portion thereof) are subject to prior written ARC approval and shall be regulated to the extent permitted by law. Installation of, or changes to, such items is expressly permitted provided they are installed and maintained in accordance with Florida Law and further provided the location where such items are placed is approved by ARC. However, the Association shall only regulate and approve where such items can be placed.

## Structural

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All plans and prints must be approved in writing by the ARC prior to construction. Only one or two story single residential units are permitted. A maximum height of 35 feet from original grade level as constructed by the developer/builder to the highest point is permitted.

## Swimming Pools and Spas

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Construction of a swimming pool or spa requires ARC approval. No above ground pools are allowed. Plans for screens, fencing, revised drainage, and the entire Lot showing the pool or spa location, must accompany all ARC applications for swimming pools and spas. Access to the pool site must be obtained by using only property of the Lot Owner installing the pool. If access is needed using property other than that of the lotowner, a written authorization of the other Lot Owner(s) must also accompany the ARC application.

All storage tanks, chemical feeders, heating equipment, and any other above ground apparatus must be shielded by ARC approved fencing or landscaping material so that such equipment or apparatus is not visible from the street. Pool heater vent stacks may not extend above the enclosure. Pool equipment must be shielded within 15 business days after completion of the pool.

Any grass or vegetation compromised or destroyed during pool installation must be replaced with healthy grass or vegetation, identical in all material aspects as the previous grass and/or vegetation (unless otherwise approved by the ARC) within 15 business days' from the date of completion of the pool.

## Vegetable and Herb Gardens

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Vegetable and/or herb gardens for personal use only are permitted in rear yards only, the size and location of which are subject to prior writing ARC approval, and shall be regulated to the extent permitted by applicable law. The total amount of space devoted to vegetables and/or herbs must be proportionate to the amount of green space (sodded area) in the rear yard. Gardens must be shielded from the view of adjacent Lots, streets, golf course, cart paths and Common Areas. If a compact raised bed is planted, the bed can be a maximum height of 8 (eight) inches. Herbs, vegetables, and fruit trees may not be planted in front or side yards.

## Vehicle Parking

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The Association may from time-to-time promulgate rules which restrict, limit, or prohibit the use of any driveway or parking area which may be in front of, adjacent to, or part of, any Lot or common area as parking place for personal passenger vehicles, commercial vehicles, trailers, recreational vehicles, self-propelled motor homes, motorcycles, and boats. Such rules, if and when promulgated, shall have the same force and effect as if promulgated and by the developer initially made a part of these Standards. Overnight parking (defined as 1:00 AM — 6:00 AM) and storage of commercial vehicles is prohibited. No unregistered or inoperable motorvehicle or trailer of any kind may be disassembled, serviced, or repaired on any Lot or in any Living Unit nor stored on any Lot in such a manner as to be visible from any point on adjacent property or a street.

No vehicle, whether a "Prohibited Vehicle" (as defined below) or otherwise, shall be parked on any lawn, aprons (sidewalk to street), landscaped portion of any Lot or any Common Properties or Common Areas, roadways or other portion of any property which is not specifically designated and intended for the parking of vehicles. No vehicle, whether a "Prohibited Vehicle" or otherwise, shall be parked on Stoneybrook Boulevard except during Association sponsored events. No vehicle may be parked overnight in the Fitness Center or Recreation Complex parking lots.

No disassembly or major repair of motor vehicles shall be made in any roadway, driveway, or parking area, on any Lot, any common area, or anywhere in the community, except in the case of emergency breakdown. This rule does not include the changing of flat tires, checking or changing of oil, or other routine and minor maintenance checks that occur and are quickly completed with no resulting mess on the Lot or neighboring property.

No "Prohibited Vehicle" shall be parked or stored on any of the Common Properties or Common Areas or on any portion of a Lot which is visible from any of the Common Properties or Common Areas or from any road or other Lot within the Community. For purposes of this section, "Common Properties or Common Areas" is defined as any Association property (i.e., property owned or deeded to the Association other than personally owned residences). For purposes of this section, a "Prohibited Vehicle" is defined as but not limited to:

- Any vehicle longer than 20 feet or higher than eight feet.
- Any commercial vehicle (i.e., one not designed and used for normal personal family transportation).
- Any vehicle bearing commercial lettering, graphics, or other commercial insignia, except if such lettering is completely covered with magnetic material (or other type coverings intended for outdoor use). The material must be the same color as the vehicle.
- Recreational vehicles (RV), including campers, mobile and motor homes, all-terrain vehicles (ATV), go-carts, and dune buggies.
- Trailers of any type.
- Boats.
- Derelict vehicles, including vehicles with no current license plate, an expired tag, or vehicles incapable of self-propulsion.

For purposes of this section, a "Prohibited Vehicle" shall not be deemed to be (even if generally described above) any commercial or public service vehicle present in the Community while performing services for or on behalf of Owners or residents of Stoneybrook.

All motorized vehicles, including ATV's, dune buggies, motorcycles, go-carts, and similar vehicles, are prohibited from entering onto any Common Areas and walkways.

Recreational vehicles, boats, and trailers: Temporary parking for the purpose of loading and unloading recreational vehicles, boats, and trailers will be allowed in Owner's driveway for up to 12 hours. Loading or unloading for a period exceeding 12 hours may be allowed provided that the Owner has received prior written approval from the Community Manager.

## Walls, Fences and Privacy Hedges

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### A. GENERAL WALL, FENCE AND PRIVACY HEDGE STANDARDS (Applies to all fences and privacy hedges)

All walls, fences and privacy hedges are subject to prior ARC approval. No wall, fence or privacy hedge shall be constructed on any Lot, unless the ARC shall have first approved its height, length, type, design, composition, material, and location prior to installation in writing. Chain link fences are strictly prohibited on any Lot. Approved materials for fences are listed in this Section B. by Village. Not all fencing materials are available to all Villages. The Owner is responsible for regular maintenance of any fence, wall, or privacy hedge constructed on Owner's Lot.



1. The standard fence of any material shall be no higher than six feet tall and no lower than four feet tall as measured from grade level of the Lot as set by the developer. Privacy hedges, if approved by ARC, must be maintained and may not exceed six feet in height as measured from the grade level of the Lot as set by the developer.
2. Fences, or privacy hedges creating a natural fence, shall not extend past any portion of the front of the Living Unit, nor past the front of adjacent Living Units. Fences and/or privacy hedges shall be set back a minimum of ten (10) feet from each front corner of the Living Unit. The ARC may grant exceptions for those Living Units on irregularly shaped lots (e.g. cul de sac lots). Fences and/or privacy hedges erected adjacent to sidewalks (on corner lots) may extend no more than five feet out from the base of the Living Unit.
3. If a fence and/or privacy hedge is currently in place on the adjacent Lot, consideration should be given to matching the existing fence or hedge material, and to aligning the front portion, and the heights of the fences or hedges, if doing so will not violate these Standards.
4. The finished uniform side of the fence must face outward towards adjoining Lots.
5. No fences will be allowed on any golf course Lots or on any Lot abutting Stoneybrook Blvd. No privacy hedges are permitted on golf course Lots beyond the rear line of the Living Unit. Privacy hedges on Lots abutting Stoneybrook Blvd. may be approved by ARC only if the hedges blend aesthetically with the Association's landscaping along Stoneybrook Blvd., and do not impede the Association's maintenance of the common property.
6. The approved fence materials for Lots adjacent to wetlands, ponds/lakes, and/or conservation areas are wrought iron or aluminum only. No fences, other than the ARC-approved wrought iron or aluminum may be installed along the sides or the rear of the Lots adjacent to wetlands, ponds/lakes, and/or conservation areas. No privacy hedges may be installed along the sides or rear of the Lots adjacent to wetlands, ponds/lakes, and/or conservation areas.
7. All wooden fences or walls where permitted under Paragraph B.(below), must be painted to match the predominant base color of the Living Unit as determined by the ARC.
8. Wrought iron or aluminum fences must be painted opaque black.
9. A continuous concrete wall spans the rear yards of Huntington Run lots 50 to 69. Each segment of the wall, based on lot lines, is entirely the property of the respective Huntington Run homeowner. It is the responsibility of the Huntington Run homeowner to maintain the original design, specifications, color (contact management office for color specifications), appearance, and integrity of the wall, on both sides. ARC approval is needed to repair and/or paint any wall surface.

## B. INDIVIDUAL VILLAGE STANDARDS

The following individual Village standards take precedent, in the event of a conflict, over the specific fence standards described in Paragraph A. (above).

The standard approved materials for Brixham, Weymouth, Glenwood, Wyndham Green, Yorkshire, Mayfair, Ridgemoor, Dover Glen, Hawksmoor, and The Reserves shall consist of the following:

- Vinyl (white)



- Wrought iron (opaque black)
- Aluminum (opaque black)

As of this issuance of these Standards, wood fences will no longer be approved. If a wood fence was approved by the ARC in writing prior to this date, the Owner may keep the wood fence so long as it is well maintained. Once multiple areas or a significant portion of the fence are damaged beyond reasonable repair, the Owner will be required to remove it. The Owner may submit a new ARC application for installation of a type of fencing allowed in that respective Village by the ARC Standards at that time.

The standard approved materials for Teton Stone, Stewarts Cove, and Windsor Place shall consist of the following:

- Wrought iron
- Aluminum

The standard approved materials for Huntington and Buckingham shall consist of the following:

- Wrought iron
- Aluminum
- Stucco

## Water Conditioners

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Written ARC approval is required to install water conditioners, filtration units and softeners outside, rather than in the garage. Water Conditioners, filtration units and softeners may be permitted outside provided they are installed a minimum ten (10) feet back from the corner of the Living Unit, and that they are shielded from view at ground level by appropriate landscaping or approved fencing.

## Windows, Screen Enclosures, Entry Doors and Garage Doors

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Screen enclosures are permitted only in the rear of the Living Unit and may not extend beyond the sides of the Living Unit. All screen enclosures must have prior written ARC approval before installation.

Aluminum or vinyl surfaces of window frames and screen enclosures are restricted to brown, black, or white.

Subject to prior ARC approval in writing, front entry doors and garage doors may be upgraded/replaced in so much as they conform to the overall character of the Village. As examples: garage doors may be upgraded to doors with windows and/or stylized hardware with prior written approval by the ARC; front entry doors may be upgraded to insulated fiberglass doors with factory applied simulated wood finishes, or to steel doors with glass insets with prior written approval by the ARC.

Subject to prior ARC approval in writing, window tinting may be installed. The level of reflectivity will be regulated to the extent permitted by applicable laws.