

UNIVERSITY PLACE
ARCHITECTURAL REVIEW GUIDELINES

Final

4/18/19

Change Page

The following changes and additions were made to this document by the HOA on 2/18/2019.

Cover page changed to reflect: Final – 2/18/2019

Section numbering corrected to eliminate duplicate #12 and successively numbered thereafter

ARC Forms provided in Appendix A – will be emailed to Homeowners

Section 13 Front Doors,...: period removed following bullet: Dream Screen or retractable screen

Section 14 Exterior Colors: third bullet under Not Allowed added “or” after colored

Section 15 Mailboxes and House Numbers

Added bullet under Appropriate to read: “Repositioning House Numbers medallion from side of garage to top center of garage”

Revised first bullet under Not Allowed to read: “Intentional removal of existing house number medallion and replacement with house numbers other than those acquired through HOA house number source”

Section 23 Landscape: sentence added to read: Turf/sod must be replaced with St. Augustine or Zoysia grass

Research:

Section 18 Fences – action taken to research paragraph 3 “No fence is allowed within 22 feet of the high-water line....Research Manatee County and Swiftmud. No action taken to change ARC Guidelines at this time.

1. INTRODUCTION

Pursuant to the Declaration of Covenants, Conditions and Restrictions for University Place which comply with the Florida statutes 720.30 and notably 720.3035, the Architectural Review Committee (ARC) has reviewed and revised the ARC guidelines for University Place.

These revised guidelines are consistent with the original architectural, structural, aesthetic and environmental concept and development of University Place. They will be applied on a uniform basis and may be revised or expanded in the future. All architectural guidelines are deemed to include the prohibitions and guidelines contained in the covenants.

The community's covenants, conditions, and restrictions do not list all design criteria necessary for application and approval. Therefore, the purpose of these guidelines is to define the criteria that will guide the homeowner and the ARC. The ultimate result will be to heighten property values while creating a cohesive residential character and appeal throughout the community.

2. THE REVIEW PROCESS (Declaration Article 4.03)

As per the covenants, an architectural review is required under any of the following conditions.

- (a) Whenever the owner of a property proposes to construct improvements or to remove, improve or modify their property.
- (b) Whenever any visible alteration is proposed.
- (c) Whenever any owner proposes to maintain or repair an improvement in any manner that will result in the application or use of materials of a different type, shade, color, or quality than those originally used on the lot or improvement.
- (d) Whenever the improvement to a lot has been substantially damaged or destroyed, in whole or in part, by casualty or otherwise, and reconstruction or rebuilding is intended.
- (e) Without limiting the generality of the foregoing, the addition of swimming pools and patios shall be subject to Architectural Review, as shall the installation or removal of any landscaping, the construction or removal of any fence, driveway or walkway, wall, tennis court, screen enclosure, water or sewer line, drain, solar energy device, exterior lighting, decorative building, outbuilding or other installation, device, equipment, permanently installed generators, or structure

which will alter the appearance of the Lot or improvements located thereon when viewed from adjacent Lots or streets.

If your proposed project does not fit into any of these conditions, please consult with the HOA Manager for guidance.

3. PROCEDURES

There are two distinct methods of submitting a request for architectural changes, (1) the Fast Pass Approval form and (2) the ARC Request forms.

Except for Fast Pass Approvals, the ARC will not provide verbal approvals for architectural changes.

4. FAST PASS REQUEST (Declaration Article 4.05)

The Fast Pass Request addresses architectural changes that do not change the "look" of your property. These requests are highly expedited and do not require formal ARC review, they require only HOA manager approval. Simply fill out the Fast Pass Request form, along with any needed attachments, and provide it to the HOA manager. The HOA manager will review the information and either approve the request or tell the homeowner that the request must go through the ARC. Typical of architectural changes that fall into this category are: repainting your home in the same color, installing a retractable screen, gutters that meet the ARC standards, and hurricane protection devices that meet the ARC standards. If you have a proposed architectural change that you feel can be made through the Fast Pass Request but is not listed above, please contact the HOA manager for guidance. Remember that approval of this request provides both the Association and the homeowner with an audit trail of the approval.

5. ARC REQUEST (Declaration Article 4.04)

Whenever the homeowner proposes any alteration for which ARC review is required, prior to beginning the project, a written request for approval with at least one set of specific plans, copy of parcel plat and specifications for the proposed project must be submitted. The forms for ARC Requests are provided in Appendix A.

Information to be provided with these forms is as follows:

- (a) Plans must specify all proposed structures, decorative objects, pavement and landscaping material to be installed and/or removed.

- (b) Plans must specify complete floor plans and exterior elevations of all proposed structures, drawn to scale, and reflecting thereon the number of square feet of living area and other areas.
- (c) Specification of all materials to be used, including description of type, color and design must be included in the request.
- (d) Samples of materials and colors for external application must be included in the request.
- (e) ARC may request paint samples to be painted on house in 4ft. x 4ft. sections prior to approval
- (f) Such other material that the ARC may reasonably require.
- (g) Applications must include neighbor acknowledgements with signatures for notification purposes only, not for approval.

6. ARCHITECTURAL CHANGE, ADDITIONS OR REBUILDS

Any major change, additions or rebuild should be consistent with the original builder's architecture and design.

7. EXTERIOR MATERIALS AND FINISHES

The exterior materials, trim and detailing must reflect the style of the existing homes in University Place.

Appropriate

- Natural trim and accent materials such as wood, brick, stone, or stucco in the same architectural context
- Wood, vinyl, aluminum or hardboard soffits (underside of wall or overhang) and reinforced fascia (flat board between top of wall and projecting eaves)

Not Allowed

- Traditional, horizontal siding styles
- Exposed galvanized or reflective anodized trims
- Any use of hardboard panels except as noted above

- No stone work or brick may be painted

8. ROOF PITCHES AND MATERIALS

Any major change, additions or rebuild of the roof should be consistent with the original builder's architecture and design.

Roof materials and colors will be reviewed on a case-by-case basis by the ARC.

Appropriate

- Combining one or two story elements for flow of roof
- Multiple gable elements
- Dormers, projections (bay box)
- Flat tile roofs similar in appearance and style to the existing asphalt shingle roofs
- Non-Dent, Non-Rust, shingle-style metal roofs

Not Allowed

- Gambrel (curb roof with a lower, steeper slope and an upper flatter one on each of its sides) and mansard (having two slopes on all sides with the lower slope steeper than the upper one)
- Flat roofs except one (1) small portico
- Barrel Tile roof

9. ROOF ACCESSORIES, GUTTERS AND DOWNSPOUTS

All gutters, downspouts, roof vents, plumbing stacks and flashing should closely match the color of the surrounding materials and are encouraged to be located behind the main ridge line. If your proposed changes meet the guidelines they may be eligible for the Fast Pass Request form.

Appropriate

- Hidden or muted metal materials
- Copper flashing – unpainted

- Downspouts must match the color of the body, trim, or fascia of the house

Not Allowed

- Through roof vents on front elevation
- Unpainted, exposed flashing, unless copper

10. FIREPLACE CHIMNEYS

Chimneys should be simple in design accenting the architectural style of the home to ensure consistency. Material and texture can either blend in or serve as an accent for the elevation.

Chimneys should include spark arrestors and caps.

Appropriate

- Chimneys as design elements that add texture and depth to elevation
- Chimney caps painted to match surrounding field or painted to match the roof

Not Allowed

- Exposed flues
- Unfinished or painted flue caps

11. WINDOWS AND DECORATIVE SHUTTERS

A variety of window types and styles (single hung, double hung, transoms and projected bays) is acceptable at University Place. Materials can include aluminum, vinyl, wood and clad wood.

Design features such as bays and transoms are encouraged to enhance wall and roof planes. Regardless of material, windows should be energy efficient.

Sky lights must be placed either on the side or rear roofs to reduce visibility from the street. Windows may be square, rectangular, round accent or arched. On corner lots, the side elevation facing the street must be treated as a front elevation in regard to windows and decorative shutters.

Appropriate

- Use of shutters, color must be approved by ARC, encouraged with traditional styles: front, side and back elevations. Shutters should match the style of the home. Wood or vinyl is acceptable.
- Muntins (strip separating panes of glass in a sash) on front elevations when consistent with the architectural style
- Arched, round accent and square transom windows
- Rear awnings may be permitted
- Side and rear Bahama shutters may be permitted, with ARC approval

Not Allowed

- Milled or anodized finishes
- Reflective glass
- Skylights on front elevations and street facing side elevations on a corner Lot
- Awnings on front and side elevations

12. HURRICANE PROTECTION

All permanently, externally mounted windstorm protection (including installation brackets and mounting hardware) must be aesthetically compatible with the exterior color and design of the house. Manatee County requires installers to have a building permit.

Various types of windstorm protection are available. The ARC has adopted the following general guidelines. If your proposed changes meet these guidelines they may be eligible for the Fast Pass Request form.

Roll down shutters: The color of the cover for roll down shutters must be painted the same color as the house. The roll down shutters must be a neutral color.

Colonial shutters: The color of the shutters must be a neutral color.

Accordion shutters: The cover of the housing for the accordion shutters must be the same color as the house or the window frames if they are permanently installed.

Window Film: Reflective Window Film is not allowed all other window films require ARC approval.

Hurricane Windows (Impact Resistant Windows): Use Window and Shutters Guidelines from above.

Appropriate

- Installation during hurricane season only (June 1 to November 30)
 - Interior to the lanai: Any type of system (except plywood) installed within the lanai can be used for the entire hurricane season. If panels are used, they must be a neutral color.
 - Body of House: Except for window film and hurricane windows (always permanently installed) the exterior appearance of the house is clearly affected by use of hurricane protection systems, and permanent use should be kept to a minimum to preserve the appearance of our community. Clear Lexan corrugated panels (and only clear panels) can be installed and used outside the screened-in lanai for the entire hurricane season. Since roll down shutters, colonial shutters and Accordion shutters are rapidly activated there is no reason to permanently activate them during the hurricane season and they must be activated (closed) under the same rules as temporary installation (below).
- Installation on a temporary basis
 - Corrugated Storm Panels (e.g. Grat, Lexan): The brackets and tracks must be the same color as the house or the window frames if they are permanently installed.
 - Kevlar protective coverings
 - Plywood: No restrictions
 - All other temporary hurricane protection (including plywood) may be installed during a hurricane watch, during a hurricane warning period or when NOAA's projection places University Place in the possible cone of the hurricane. Temporary hurricane protection must be removed within fourteen days of the end of the storm projection unless we are in the projected path of another named storm.

13. FRONT DOORS, FRONT ENTRY PORCHES, AND GARAGE DOORS

Door styles, colors, and shutters should be used in such a way to emphasize the front entry. Exterior doors are focal points and should be protected with sufficient overhangs or by front porches at the main entry door. Use of a variety of door styles and colors is encouraged. Doors should be energy efficient.

Front doors shall not be screened unless a Dream Screen or comparable retractable screen that blends in with the architectural elements of the existing door frame is used. Screen Doors and storm doors are not allowed. Front porches shall not be screened.

The use of arches, pediments, columns and railings is encouraged. Porch columns should be sized appropriately for the architectural style of the house. If entry porches are used they should be designed as dominant features that invite entrance to the dwelling. Any changes to the entry or garage are subject to review by the ARC.

Appropriate

- Dominant entry porches
- Embossed detail at front entry doors
- Raised panel entry doors
- Accent color at front entry doors
- Metal garage doors
- Mixed use of single and double garage doors
- Single and double garage doors must match each other (window panels, design, color)
- Trim details around doors
- 16 or 32 raised panel garage doors per architectural style
- Windows in front and side entry garage doors if consistent with local building codes
- Screened porches at the back of the house that fit the architectural style
- Dream Screen or retractable screen doors only

- Garage doors painted any color other than the body of the house require ARC approval, including professionally painted / installed wood-look garage doors. For wood-look garage doors samples of the product are required for ARC approval.
- Garage detail, including handles and/or decorative accents must be approved by ARC

Not Allowed

- Non-retractable screens on front doors
- Flush, non-accented front doors (either by color or detail)
- Translucent fiberglass garage doors
- Strong accent colors on garage and service doors
- Garage screen doors unless retractable
- Screens on front porches
- Storm Doors

14. EXTERIOR COLORS

Exterior color choices appropriate for each style of home were approved by the developer and owner at the time of initial purchase. If you elect to repaint your home with the same color, you may use the Fast Pass Request form.

If you elect to not paint your home with the same color, color chips must be included with the ARC Request form.

Appropriate

- Body of house: harmonious with the overall neighborhood aesthetic
- Trim of house (trim around garage, windows, stucco panels around bottom of house): shades of white or colors that show a lighter or darker contrast
- Shutters: harmonious accent color to body of house
- Door: harmonious accent color to body of house (may be different than shutters)

- Garage door: same as body of house or same as trim color, same as neutral accent color, or wood look metal replacement doors
- Fascia: same as trim or matched to roof shingle
- Roof colors are subject to review by the ARC Committee. Samples of color and material should be submitted along with the request form.

Not Allowed

- Body, siding, shutters and trim colors in bright, harsh ranges
- Body color that appears to be an exact match to the color of a next-door neighbor's house
- Brick and stone accent areas shall not be colored or painted in any manner
- Roof in black or white
- Two toned trim, single sections of trim must be the same color, no two colors on a single piece of trim

15. MAILBOXES AND HOUSE NUMBERS

Mailboxes

Standardized mailboxes and posts have been installed giving a uniform look throughout the community. These mailboxes are owned by the University Place Neighborhood Association and modification by the homeowner is not allowed. If you have a problem with your mailbox or a question about your house number, contact the HOA Manager.

Not allowed

- Intentional removal or replacement of house number signs.
- Decorations blocking mail delivery
- Decorations covering the mailbox or the house number

House Numbers

Standardized house number medallions have been installed giving a uniform look throughout the community. If you have a problem with your house number, contact the HOA Manager. House number signs are to remain consistent throughout the neighborhood.

Appropriate

- Repainting of gold house numbers to black house numbers
- Replacement of house number medallion through HOA house number source
- Repositioning House Numbers medallion from side of garage to top center of garage

Not allowed

- Intentional removal or replacement of house number numbers other than those acquired through HOA house number source
- Installation of new house number design or separate house numbers not enclosed in a medallion

16. EXTERIOR LIGHTING

Effective exterior lighting within University Place is encouraged. Exterior lighting may include: lamp posts, post lights, exterior house lights, garage carriage lights, landscaping lights, driveway and walkway lights, and sensor activated security lights. All exterior lights are the responsibility of the homeowner and must be kept in good repair and working condition. All exterior lighting must be operational at all times.

Lighting should be consistent with the architecture of the house. All light sources should be white (no colored lights) and no spill-over of lights should occur on neighbors' properties. Lighting should be shielded to avoid glare. Landscape lighting that points up to the trees should be shielded in shrubs.

The post lights are the primary source of lighting for the community. All post lights should have all bulbs installed and in working condition. Homeowners should ensure that they are working properly, i.e., that light bulbs and photoelectric cells are replaced when necessary. Should the post light become damaged and require replacement, it should be replaced with a post light that is consistent with the character of the community.

If the LAMP **POST** requires replacement it must be replaced with one of similar size to the existing lamp post and surrounding lamp posts.

Guidelines for replacement POST LIGHTS:

- 18" to 22" in height
- 8" to 10" in width
- 7" to 9" in diameter

- Clear glass panels
- Black exterior construction
- Lamp post must be black
- A minimum of 1800 cumulative lumens must be achieved
- Most commonly by 3x 40watt incandescent or 3x 10watt LED bulbs

Not Allowed

- Non-shielded spotlights
- Colored lights except during major holidays
- Spillover of light onto neighbor's property or conservation area
- Frosted glass on post lights

17. POOLS, SPAS, SCREEN ENCLOSURES, AND PLAY EQUIPMENT

All pools must be in-ground.

Spas may be built into appropriately designed and screened deck systems. Equipment for pools, spas or fountains must be completely screened from adjoining properties or street. Small, temporary, removable children's' play pools are allowed in the rear yard. Safety fencing is to be provided in accordance with community fencing guidelines and local codes. Any proposed screening or cage must have ARC approval.

Permanent play equipment is allowed within the building setback lines and should be landscaped to minimize the visual impact on adjacent property owners and from the street. All play equipment must be in the rear yard. Exceptions may be made for portable basketball hoops.

Appropriate

- In-ground pools with approved fencing and/or screening
- Screened enclosures within setbacks
- In-ground or in-deck spas with approved fencing or screening
- Pool cages must be made of white aluminum or bronze aluminum and be approved by the ARC with respect to surrounding cages and current trends
- One portable basketball hoop on driveway in front of house

Not Allowed

- Permanent above ground pools
- Permanent basketball hoops
- Permanent skateboard ramps
- Permanent playground equipment outside building setbacks
- Height of screen structures may be no higher than the highest point of the roof of the house
- No screen may project over the existing roof peaks

18. FENCES

In order to achieve and maintain the desired ambiance and character within the community, all fencing shall be kept at an absolute minimum. All fences require approval of the ARC.

Use of trees, hedges and landscaping design is preferred over the use of fences and the ARC may disapprove the use of fences where trees, hedges, and landscaping may be used. The ARC may approve the use of fences in conjunction with the use of trees, hedges and landscaping where deemed appropriate.

No fence is allowed within 22 feet of the high-water line of any lake or pond located within the neighborhood. Fences and walls must be finished on all parts visible from other lots and the streets. Any fencing seen from the street must be accompanied by sufficient landscaping to obscure and minimize the fence. Any approved fencing must be kept painted, cleaned and maintained in a single color.

Corner lot fencing must be placed 5 feet behind the property line. Landscaping is required to minimize the impact of the fence. Fifty percent or more of this fence shall be fronted with landscape. The coverage requirement must be met after one growing season.

Fences may not restrict access to dedicated easements or to utilities and their above and below ground appurtenances. Fences and landscaping placed within utility easements are subject to disturbance by utility companies and restoration is the responsibility of the homeowner unless law or practice requires the utility to make restoration.

Applications for fencing construction, with necessary attachments (including recent professional property survey) must be submitted to the ARC. The application must

include signed acknowledgment (for notification purposes only, not for approval) from the neighbors in the rear and on either side.

Appropriate

- Black aluminum as used around pool and recreation areas
- White standard PVC fence is allowed

Not Allowed

- Double fences along the same property line
- Fences except as specified above
- Small decorative fencing of any kind

19. WHOLE HOUSE GENERATORS

Whole house outside generators are allowed. Location shall be along the sides of the home or at the back. As with other outside mechanical equipment, landscaping should be used to hide the equipment. Installation shall be consistent with manufacturer's recommendations and in accordance with local building codes. **A Building Permit is required for a whole house generator installation.**

Appropriate

- At full operating capacity, the generator should not create a noise level exceeding 72 DB
- At weekly operational testing the generator should not create a noise level exceeding 62 DB

20. ENTRY WALKWAYS AND DRIVEWAYS

In all cases the front door will be connected to the driveway by a walkway. Walkways and driveways are to be constructed of concrete, stamped decorative concrete, concrete pavers or brick. On all homes with front facing garages (where the garage door is fully visible from the street), driveways shall not extend beyond the width of the exterior garage wall. Any changes to the existing driveway or sidewalk must be approved by the ARC. The request form must include color and material samples.

Appropriate

- Decorative etched concrete on an existing poured concrete driveway
- Concrete, decorative stamped concrete pavers or brick
- Colored materials for the drive must be compatible with the exterior of the house
- Clear sealant top coat
- Painted, sealed or stained driveways, approved by ARC to resolve aging concrete unable to be cleaned. Color must be approved by ARC

Not Allowed

- Gravel or shell driveways and sidewalks
- Any applied top coating that may chip, peel or flake over the life of the driveway
- Black-top driveways
- Harsh or bright colors or designs that are incompatible with the architectural harmony of the neighborhood

21. SERVICE AREAS AND EQUIPMENT

Air conditioning units, pool equipment, generators, meters and other mechanical equipment must be screened from view by landscaping. Landscaping or other methods of screening must be approved by the ARC. Placement of equipment and landscaping should not interfere with side yard drainage and should be placed so that noise does not affect neighboring property.

All trash, recyclables, and trash receptacles must be kept in the garage or a fully-enclosed and landscaped area approved by ARC. Trash is not to be placed at curbside earlier than 6:00 pm the night before pickup. Empty containers must be removed from curbside the day of pickup.

Solar panels and piping shall blend architecturally with the roof of the home and should be placed on rear or side facing roof lines as inconspicuously as possible.

Appropriate

- Service meters, mechanical equipment shielded from view in easily accessible location

- Landscaping to shield mechanical equipment
- Manager notification when ordering a dumpster or POD

Not Allowed

- Exposed, non-landscaped meters and service as seen from street or neighboring Lots
- Exposed mechanical equipment of any kind as seen from street or neighboring Lots
- Use of lattice or trellis materials as screens
- Dumpsters or PODs for more than 21 days
- Storage of trash, recyclables, or trash receptacles outside of a fully enclosed area.

22. ANTENNAS

No television, radio, satellite, or other antenna or satellite system may be installed on the common areas by any person.

No Ham Radio antennas shall be permitted.

Certain television, satellite, or other systems may be erected or installed on a lot subject to compliance with the following requirements:

a. Permissible antennas include (collectively hereinafter referred to as "antennas") direct broadcast satellite dishes (DBS) that are less than one meter in diameter, and multichannel, multipoint distribution service devices (MMDS) that are less than one meter in diameter or diagonal measurement.

b. Location of Antennas. To the extent possible, all antennas must be placed in locations that are not visible from any street and in a location to minimize annoyance or inconvenience to other residents of the community if this placement would still permit reception of an acceptable quality signal.

c. Screening of Antennas. All antennas shall be screened from view from neighboring properties, and pedestrian and vehicular access areas, with landscaping plants commonly used in or about the community at a height of at least 48 inches.

d. Safety Requirements. To safeguard the safety of the lot owner, occupants of the residence in which the antenna is located, neighboring property owners, and other owners and members in the community, it shall be the obligation of the owner to comply with all applicable local, state, and federal safety requirements, including but not limited to obtaining a permit for the installation of the antenna, if any, hiring licensed contractors with sufficient expertise and adequate insurance to protect their work, installing the antennas away from power lines and other potentially dangerous areas, installing and using the antenna in accordance with safety recommendations and requirements of the antenna manufacturer, and in accordance with the customs and standards of the antenna industry, including compliance with electrical code requirements to properly ground the antenna, and installation requirements to properly secure the antenna.

e. Proviso. It is the intent of this provision to comply with the Telecommunications Act of 1996. Nothing herein shall be interpreted or applied by the HOA to prevent or unreasonably delay antenna installation, maintenance, or use; unreasonably increase the cost of antenna installation, maintenance, or use; or preclude reception of acceptable quality signals. Lot owners are encouraged to seek guidance from the HOA concerning these matters but do not have to receive HOA approval prior to installation. However, any installation must be in accordance with these provisions and reasonable rules and regulations adopted by the Board to interpret these regulations.

23. LANDSCAPE

Establishment of a strong community landscape image is critical to the overall appearance and aesthetics of University Place. This will insure a harmonious neighborhood streetscape, establish visual sense of community as a whole, and protect aesthetic quality of the overall community, while still allowing for individual expression of the homeowner. The objective is to enhance the character and look of University Place. Fruit trees and wildlife feeders are prohibited. The removal of any trees visible from the street must also include stump grinding. Tree removal and replacement must be approved by Manatee County prior to ARC approval.

There shall be a street tree for every fifty (50) linear feet, or substantial fraction thereof, or right-of-way. The trees should be located within twenty-five (25) feet of the rights-of-way and shall be spaced no closer together than twenty-five (25) feet, unless they are part of a decorative grouping, and one (1) additional tree per Lot, preferably located in the rear yard.

Turf/sod must be replaced with St. Augustine or Zoysia.

Artificial turf is prohibited.

To achieve the recommended landscape character and look, we encourage the use of Florida-Friendly Plants found online at the University of Florida IFAS Extension Website located at:

<https://ffl.ifas.ufl.edu/plants>

24. FRONT YARDS

Front yards are defined as the area from the back of the curb to the front of the house, including side yards back to the midpoint of the house. Planting in this area is of greatest importance because it will determine the aesthetic appeal of the overall streetscape. The goal of the landscaping is to integrate the home and the lot and thereby soften the impact of the home along a particular street and create visual interest. Front yard plantings should be sympathetic to the overall neighborhood streetscape in form, texture and simplicity of design. This can be achieved by limiting front yard plantings to lawn, trees and layered foundation plantings.

The portion of each lot, including the unpaved portion of the street right-of-way adjoining each lot that is not covered by dwellings, patios, drives and walkways, shall have an irrigation system and be sodded with natural grass or have landscaping. The lawn shall thereafter be maintained in good condition and replaced as necessary. In no event shall gravel or stone yards be permitted. The use of gravel or wood shavings may be used within the landscape of a sodded yard but for decorative purposes only.

A combination of grass, shrubs, vines and trees and palms will give a natural appearance. The lawn will be completely sodded except where shrubs or ground covers are used. Grass shall be kept free of disease, weeds, fungi and insects.

No paved, cement, or gravel isolated area shall be created in the front of the house that would be used for eating and/or entertaining.

25. REAR YARDS

Rear yards are defined as the area from the rear property line to the home including the side yard back to the midpoint of the home. Treatment is dependent on location of the lot itself. On back-to-back lots the privacy of the homeowners is the main concern. Hedges and dense plantings are encouraged along the property lines. Installations of permanent structures such as patios, fire-pits, or structural modification must be submitted to the ARC for approval.

26. FLOWER BEDS

Edging of flower beds (choice of material and dimensions) must compliment the architecture and color of the house and plantings and also be consistent within the overall design of the landscape. Ground cover is required in all flowerbeds; bare soil is not permitted in flowerbeds.

Appropriate

- Use of gravel, stone, wood shavings, mulch, and/or bark as the ground cover.
- Ground cover should be uniform in material and color.
- Layered beds with edging, no higher than twelve (12) inches

Not Allowed

- No fruit or food trees – except on enclosed lanai
- Wildlife feeders

27. CORNER LOTS

Homeowners of corner lots are encouraged to add plantings for visual and aesthetic effect.

28. IRRIGATION

Operation and maintenance of the Central Irrigation System (i.e., the aquifer wells, pumps, piping and control systems) are the responsibility of the Community Development District (CDD). The CDD is also responsible for the frequency of irrigation throughout University Place.

Maintenance of the lawn irrigation system (i.e., from the lawn controller through the irrigation heads) is the responsibility of the homeowner. Homeowners cannot control the frequency of the irrigation at their home, nor should they attempt to independently adjust the frequency of irrigation.

The overall irrigation system provides automatic irrigation for all University Place homes. The irrigation vendor is responsible for checking the irrigation coverage of the lawn sprinkler heads each month for each home. The irrigation vendor will let the homeowners know if there is a problem with their coverage. It is the responsibility of the homeowner to review and act upon this information.

29. SIGNS

The size and design of all signs located in yards shall be subject to the approval of the ARC and applicable law. Except as otherwise provided by law, no sign of any kind shall be displayed to the general view on any yard.

30. STATUARY, SCULPTURES, FOUNTAINS, BENCHES AND ALL OTHER DECORATIVE OBJECTS

The preferred location of decorative objects is in the rear yard. However, under limited circumstances such items may be located in the front yard upon application and approval by the ARC.

A maximum number of five (5) items (as listed above) will be allowed in the front yard.

Any application must include pictures of the item and the yard schematic showing the location of the item. Any such item must be compatible with the architectural elements of the house.

Location and size will be important as well as integration into the landscape.

Fountains and water features must be integrated into complimentary landscaping and must be kept in working order or removed.

Appropriate (Front and Side Yards)

- Clutter-free landscape, entryways, and driveways
- Flower pots as part of the overall landscaping design (not plastic)
- Statuary or water feature if approved by the ARC

Not Allowed (Front and Side Yards)

- Unusually large items
- Artificial plants and flowers
- English Gardens
- Oriental Gardens
- Ponds

Appendix A

ARC Request Forms