



# THE OAKS

## AT HOBE SOUND

# Architectural Review Committee Guidelines

REVISED JULY 2013

## AIR CONDITIONERS

### NEW ITEM

- Units extending from windows are not permitted.
- Condensers and other equipment are to be screened from address street views where possible by landscaping or fencing.
- Air conditioners must be installed in the position designated by the builder.

## ATTIC VENTILATION

### NEW ITEM

- Ventilators or other mechanical apparatus requiring roof installation are to be as small as is functionally possible and painted to match roof color. Units should be located on the least visible side of the roof and may not extend above the ridge line.

## TRASH CANS

### PLEASE ADD TO: IX section 13: Garbage

- Trash and recycled items may be brought out and left at the end of the driveway of the resident's lot the day before pickup no early than 6pm and must be placed in an out of sight location the morning after pickup by 8am.
- Garbage Cans and Recycle Tubs are NOT to be stored outside of the home.
- Garbage Bags must be contained inside a Garbage Can. NO LOOSE BAGS.

## PERMANENT BARBECUES & FIRE STRUCTURES

### NEW ITEM

- Permanent barbecues are permitted in rear yard only within setback.
- Placement shall avoid smoke drift to adjacent owners.
- Application should provide dimensions, color, materials and location of barbecue on the lot.

## BASKETBALL HOOPS – PORTABLES ONLY

### NEW ITEM

- Portable basketball hoops and equipment must be removed from the front yard view every evening if they are not properly landscaped.
- Landscaping must be higher than the base of the goal and well maintained.
- Portable basketball hoops must have a clear backboard.
- No permanent pole basketball hoops are permitted. No basketball hoops mounted to the home are permitted.

## PLAY STRUCTURES

### NEW ITEM

- Swings, playhouses and other playground equipment will be considered on an individual basis and permitted if located unobtrusively. Bright colored elements, including primary colors, will be prohibited if they can be seen from the street and not compatible with the existing colors of the house.
- All play structures, swings, playhouses, sandboxes, play equipment, toys etc. may not be placed in the front of the property, including the front porch.
- No skateboard ramps are allowed on any unit's lot, common area or street.
- All recreational items such as bikes, scooters, skates, skateboards, balls, coolers or barbecue grills, etc., must be screened from view and put away when not in use.

## CARPORTS

### THIS COULD BE A NEW ITEM OR ADDED TO: IX section 13: Garbage

- Carports are not allowed.

## CLOTHESLINES

### NEW ITEM

- Exterior clothesline are not permitted.

## DOG HOUSES AND DOG RUNS

### PLEASE ADD TO: IX section 8: Animals and Pets

- Dog houses and Dog runs are not permitted.
- No outdoor pet cages of any kind are permitted.

## FLAGPOLES

### NEW ITEM

- Free standing flagpoles are not permitted. An American flag can be displayed if mounted to the home with approved placement. The American flag must be flown in accordance with federal guidelines.

### Seasonal/Holiday/Sports Team

- Each unit may have NO MORE than one (1) decorative flag out at any given time. The decorative flag may be NO LARGER than 18" x 24" in size. The flag must be kept in good condition or must be replaced with a new one.

### United States of America Flag

- Each unit may fly one (1) USA Flag, and one (1) State of Florida or armed forces flag in addition to the above

decorative flag. The USA Flag itself should be no larger than 4-1/2' x 6' in size. The flag must be kept in good condition or must be replaced with a new one.

- It should be mounted on the side stucco walls of the garage. It CAN be mounted next to the garage door, in front, or near the front door of your unit.
- A standard flag pole mount must be used. The pole mount can NOT be placed lower than 4' feet above the ground, or higher than 5.5' feet from the ground, on the building.

## ARTIFICIAL VEGETATION AND ORNAMENTS

*PLEASE ADD TO: IX section 12: Hedges*

- No artificial grass, plants or other artificial vegetation or sculptural landscape decor shall be placed or maintained upon the exterior portion of any lot unless approved by the ARB. All exterior modifications, including landscaping, fountains, patios, and statues require an approval from the ARB prior to implementation.

To avoid a cluttered, unkempt look on the exterior of our buildings;

- Decorative items must be placed within 10 ft. from the building.
- Decorative items are LIMITED to NO MORE than 7 approved items in the FRONT YARD of any unit.
- Decorative items are LIMITED to NO MORE than 4 approved items in the SIDE YARD of any unit.
- Decorative items are LIMITED to NO MORE than 7 approved items in the BACK YARD of any unit.
- Decorative items limited above INCLUDE items such as; decorative flags, potted plants, statues, fountains, door wreaths, wind chimes, benches, chairs, trellis, bird feeders, birdbaths, etc.
- Decorative items limited above do NOT INCLUDE; door mats, landscaping lights or plants which are planted in the ground.

Fountains, Bird Baths and Bird Feeders –

- Both Fountains and Bird Baths should be made of clay, ceramic, stone or cement. Plastic is not acceptable for these items.
- Fountains should be no taller in height than 54 inches (4.5 feet). They should be no wider than 30 inches (2.5 feet).
- Bird Baths should be no taller in height than 36 inches (3 feet). They should be no wider than 30 inches (2.5 feet).
- Bird Feeders must be placed in the unit's back yard.

Statuary –

- Statues should be made of clay, ceramic, stone or cement. Plastics that are very high quality and which also have a stone or ceramic look to it may be acceptable.
- Statues should be no taller in height than 36 inches (3 feet). They should be no wider than 18 inches (1.5 feet).

Benches and Lawn Furniture –

- All front and side yard decorative benches should be small to medium in size, made of stone, cement or the durable, "made-for-outdoors" wood and iron combination and must be located on cement areas as described below. No furniture should be left on the turf as this impedes the landscapers duties.
- NO plastic, PVC, folding or collapsible furniture should ever be stored/placed on the front or side yards of any home, when not in use.
- All lawn furniture remaining out on the rear patios during non-use, must be generally recognized as sturdy lawn furniture.

Folding or collapsible chairs and tables are not allowed outside, when not in use.

## GARDEN HOSE STORAGE

*NEW ITEM*

- Garden hoses must be stored properly, neatly and out of sight.
- No hoses are permitted to be stored or mounted to the front of the home. Garden hoses may NOT be left out when not in use. Hoses left lying loose are NOT allowed.

## DRIVEWAYS

*NEW ITEM*

- Driveways may be sealed (clear only) but not painted.
- Any replacement materials or modifications must be approved by the ARC.

Cement Pavers, Bricks or Slabs

- No additional pavers, bricks, slabs, tiles or any other impervious material may be placed beyond the limits of any Building or Patio. Only decorative pavers may be used on the lot and is subject to approval in quantity and placement.

## FENCES

*PLEASE ADD TO: IX section 11: Fences*

- All fences shall be designed and constructed to maintain the architectural appearance of The Oaks.
- Materials – Solid fences are not permitted. Chain-Link fences are not permitted. All fencing should be Aluminum Rod, Bronze or black color and not higher than 5 ft.
- NO CHAIN-LINK FENCING PERMITTED.
- Location – side and rear yard fences shall be set back a measurable distance from the adjoining property line (usually 1" minimum). Public street parkway (typically 10 feet from the curb edge) shall not be encroached upon with permanent structures such as walls, planters and the like.
- No fences or walls shall be constructed in the front yard set back area.
- Fencing is not permitted in front of mid-point of property line.

## AWNINGS, GAZEBOS AND CANOPIES

*NEW ITEM OR ADDED TO: IX section 5: Temporary structures*

- Any permanent structure needs approval from the HOA. Temporary items, such as an umbrella for a table do not require HOA approval but must be removed and stored out of sight after use.

## GUTTERS AND DOWNSPOUTS

*NEW ITEM*

- Gutters and downspouts must be painted to be compatible with the stucco finish of the house. Runoff from gutters must not affect adjacent property.

## LANDSCAPING AND IRRIGATION

*NEW ITEM OR ADDED TO: IV section 12: Hedges; or IV section 17: Drainage.*

- Trees or shrubs shall not extend into the neighbors or common areas and shall not cause undesirable refuse or droppings on neighbors or common areas. Plants shall not encroach on walkways or block walkway lighting.
- Irrigation lines shall not be exposed and are to be subsurface.
- The existing drainage flow shall be kept. Landscape plans shall include listing of plant; location of plant on lot; planter

dimensions, material and construction; and details of irrigation lines and drainage. No more than 50% of the entire yard shall be hardscape (including driveway area).

## LIGHTING – EXTERIOR WALKWAY AND SECURITY

### NEW ITEM

- Seasonal lighting should be removed by January 15th. Lights shall not be directed outside owner's property. Fixtures shall be compatible with owner's house in style and scale. All lights are to be low voltage electrical only. NO SOLAR LANDSCAPE LIGHTING. Area to be illuminated and location shall be specified for approval.
- Landscaping Lights are LIMITED to NO MORE than 8 lights on any one side of your home (front, side, or back), AND homes shall have NO MORE than 20 landscaping lights in TOTAL, on their property.
- All Landscaping Path Lights must be within 6" inches of the cement path or driveway of your own home (lights are not permitted along the neighborhood sidewalks), and must be placed so they do not interfere with lawn maintenance.
- All Landscaping Path Lights must be at least 10' feet from the street, even when along the driveway.
- There should be NO cords or wires in view or in the way of lawn maintenance.
- All lights must be directed away from adjacent properties.

## MULCHING

### NEW ITEM OR ADDED TO: IV section 12: Hedges

- Each home may have mulch or rock on their individual property. Any changes to the mulch installed by the HOA must have ARC approval. Stone selection must be submitted for ARC approval.

## EDGING/BORDERS

(around In-Ground plant beds and trees)

### NEW ITEM OR ADDED TO: IV section 12: Hedges

- HOA hired landscaping companies will edge the borders of flower beds. Their edging uses a tool to cut into plant growth and the soil beneath, creating a natural border/edge. No plastic will be permitted.
- Owners MAY choose to install an artificial border material around their trees and plant beds. However, if an owner chooses to do this, the following applies:
- Each home may have only ONE TYPE of artificial edging/border on their individual property. One type of artificial edging/border against the plant bed near the house, then another type of artificial edging around a tree is NOT acceptable.
- The artificial border may NOT extend more than 5" above the mulch/rock height and should blend in color.
- The owner assumes all risks, liabilities and costs incurred in the placement and ongoing maintenance of their edging/border, including any damage to the sprinkler system.
- All border materials must be approved by the ARC.

## NUISANCES

### PLEASE ADD TO: IX section 4: Nuisances

- No rubbish or debris of any kind shall be placed or permitted to accumulate on or adjacent to a Lot or on the Neighborhood Common Area. No odors shall be permitted to arise therefore, so as to render any Lot or portion thereof unsanitary, unsightly, harmful or detrimental to any of the property in the vicinity.

## PAINTING – EXTERIOR

### NEW ITEM

- All exterior paint to the main structure shall be the original paint color of the home (M/I or Kolter). If you would like to choose a new color scheme for your home the colors must be submitted to the ARC and will be considered for approval. All repainting must be submitted in writing for approval by the ARC prior to work being done. Any building, trim, or accent painting that does not conform to the current color schemes, and performed prior to July 20th, 2013 must be redone in the approved colors the next time repainting is done.
- Paint samples must be submitted for approval.

## GARAGE DOORS

### NEW ITEM

- Garage doors to be painted to match the stucco color of your home or trim. Frame around the garage door may be painted the same color or an alternative color to match the approved trim colors.
- If door is being replaced style must match the existing home and ARC approval is required.

## PATIOS AND GROUND DECKS

### NEW ITEM

- Patios and decks are to be located in rear yards only. Provisions for drainage are to be made to prevent standing water or runoff to adjacent properties. Railings are not permitted.
- Improvement applications shall include as a minimum: the location; listing of materials; drainage details and dimensions.

## PATIO COVERS

### PLEASE ADD TO: IX section 20: Screen Enclosures.

- Metal or fiberglass covers shall not be permitted.
- Any patio covering must be submitted for approval.

## POOLS

### NEW ITEM

- No above ground pools or non permanent pools are permitted. All pool materials and plans must be approved by the ARC.

## SUNROOMS AND SCREENED PORCHES

### PLEASE ADD TO: IX section 20: Screen Enclosures.

- The screen material may be only charcoal or black in color. The structure itself may only be black or bronze in color. Kick plates or pet screening may be only 16" or 20" in height.
- If you opt for adding only a screen enclosure, and no solid roof to that enclosure, you may NOT use tarps or other temporary devices to create a cover or roof of sorts for it.
- Enclosing the front porch is NOT permitted.
- Aluminum enclosures are not permitted.

## ROOM ADDITIONS

### NEW ITEM OR ADDED TO: IX section 3: Building Location.

- Additional rooms are to be compatible in scale, materials and color with the applicant's existing structure. Location of addition is not to impair view, sunlight or natural ventilation to adjacent properties. Architectural design of addition shall relate well with existing structures and openings such as windows, doors, roof slopes, etc. Changes in grade, which will affect drainage, are to be clearly noted in the application.
- Must be within building setbacks.

## **SATELLITE EQUIPMENT AND OTHER RESTRICTIONS**

*PLEASE ADD TO: IX section 15*

- Exterior satellite equipment measuring more than 36" in diameter is not permitted.
- May not be attached to front of home.
- Must not be visible from street view. Preferred placement in the rear of home.

## **SCREEN DOORS**

*NEW ITEM*

- Security doors or swing style screen doors are prohibited on front entry doors. Retractable screens doors are acceptable provided the frame matches the stucco color of the home.

## **STORAGE SHEDS AND GREENHOUSES**

*NEW ITEM*

- Greenhouses , large or permanent storage sheds are not permitted without architectural approval from the ARC.

## **WINDOW AND DOOR SHADES AND AWNINGS**

*NEW ITEM*

- Awnings or shades of any type shall not be permitted.

## **HURRICANE SHUTTERS**

*NEW ITEM*

- Hurricane shutters may NOT be left up year round for any reason.
- Replacement of hurricane shutters requires ARC approval. Shutter selection shall match the homes paint color and trim color.

## **SPAS AND SWIMMING POOLS**

*NEW ITEM*

- Permanent above ground pools are prohibited. Above ground spas are permissible at the discretion of the ARC. Pool or spa equipment is to be placed so as not to disturb adjacent properties. Spa or pool equipment is to be enclosed. Plumbing lines to spa or pool must be subterranean.
- Application for a spa is to include the following:
- Location of spa or pool in relation to existing structure and property lines.
- Dimensions of pool or spa.
- Drainage detail.
- Material for decking.
- Location of equipment and shed details.
- Detail of fencing to surround pool or spa.

## **ROOFING**

*NEW ITEM*

- Only clay barrel tile roofing materials are permitted. Color must be submitted for approval.
- It is the homeowners responsibility to keep the tile roof clean.

## **SECURITY CAMERAS**

*NEW ITEM*

- Security cameras are permitted to monitor only the homeowners property. These cameras may not be directed toward neighboring properties or common areas. The ARC may ask that cameras be moved or removed at any time.
- Must not be visible from street view.