



THE PRESERVE

AT LA PALOMA

HOMEOWNER COMMUNITY STANDARDS

PRESERVE AT LAPALOMA
HOMEOWNERS ASSOCIATION, INC.

FINAL: 10/25/2022 (Approved by the Master POA)

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1. INTRODUCTION

The intent of this guideline is to provide standards required for maintaining an aesthetically pleasing community. Adhering to these guidelines is beneficial for all involved in that they are meant to protect the investment of the homeowners, as well as portray a quality community of well-planned homes.

These Guidelines are intended to support the Community Declaration for The Preserve at LaPaloma (“Community Declaration”) and provide standards that will assist the Architectural Control Committee (the ACC) with decisions and creating conformity throughout the community. Discrepancies between these guidelines and the Community Declaration may at times exist; the ACC will be allowed to consider both the guidelines and the Community Declaration to make a decision. At all times, the decision will need to be in conformance with the Community Declaration and for the best intentions of the community. Terms such as “good taste” and “sound design” are difficult to define and even more difficult to legislate. It is the intent of these Guidelines to establish good design choices. Elements such as deed restrictions, appropriate attention to scale, and proportion to the community will be considered by the ACC with all requests.

These Guidelines can be amended by the Declarant or Board of Directors at any time per the Community Declaration.

If you plan to make changes to your home, please consult the Community Declaration for guidance as to what needs approval from the ACC. Generally, all changes to exterior finishes need approval. This includes paint, landscaping, structural changes, window treatments materials, etc.

It will be the responsibility of the Applicant/Homeowner to obtain all governmental approvals required for the proposed modification. Nothing contained in these Guidelines shall obligate any agency, governmental or otherwise, to approve plans submitted, nor shall the approval of the ACC be construed as meeting the requirements of neither the local municipality nor any governmental agency.

Disclaimer: Failure to obtain ACC approval for required modifications may have consequences which could result in assessments and/or corrective actions taken against the Homeowner. Please do not hesitate to contact the Management Company with any questions regarding these guidelines.

2. THE REVIEW/PERMIT PROCESS

2.1 Review of Application by the ACC (aka ARB)

It is required that a homeowner submit to the ACC (aka ARB), through the Property Management Company, an ACC Application detailing the modification that is being requested. The application can be obtained from the Management Company. The application shall include:

1. An ACC (aka ARB) application form.
2. A Site Plot Plan and a proposed drawing of the desired modifications, (showing the approximate location and dimensions to scale of all existing improvements, including driveway, irrigation, and swimming pools).
3. Exterior Elevations, incl. all sides (if applicable).
 - a. Include proposed materials, color samples, etc.
4. Concept Landscape Plans, Irrigation Plans, and proposed materials shall be submitted for review by the ACC.
 - a. Changes to irrigation and landscape must be approved by the Landscape Maintenance Company in order for the ACC to consider the application for approval.
5. A color photograph of the areas to be modified prior to any modification or construction work to be performed.
6. If a contractor is doing the work, the contractor's name, number, License number and Certificate of Insurance must be included.
7. Any other information, data, and drawing may be further requested by the ACC.

All ARB Applications must first be submitted to the [Preserve at LaPaloma HOA/ARB](#) for review. Once you receive their "**Conditional**" approval, you must submit an application to the [Villages at Cypress Creek Master Property Owners Assoc. \(POA\)](#). The POA will review and provide a "**Final**" approval.

NOTE: Work must **not** begin until the following three steps are completed: (1) a written "**Conditional**" approval is received from the [Preserve at LaPaloma HOA/ARB](#); (2) a "**Final**" approval is received from the [Villages at Cypress Creek Master Property Owners Assoc. \(POA\)](#); (3) you have emailed a copy of the "**Final**" approval to tball@lelandmanagement.com.

You will have 60-days from the "Final" approval date to complete the work. If work has not been completed within the 60-day period, you must reapply for ARB and POA approvals.

Any modification to your original applications, for any reason and at any time, must be re-approved. Any modifications must be re-submitted to both the ARB and the POA.

No construction or structural improvement, no alteration or addition to any existing structure or site improvement shall be made on any property until the plans and specifications showing the proposed design, nature, type, shape, size, exterior paint color, materials, and location of same have been submitted to, and shall have received final approval by, the ACC.

2.2 Submission of Plans to the Building Department

The owner is responsible for submitting their plans to all required governmental agencies which have jurisdiction for proposed modifications. If the Governmental Agency makes changes to ACC approved applications, the changes required by the said agencies must be re-approved by the ACC. The ACC is not responsible for ensuring that applications meet government standards and building codes.

The owner takes full responsibility for complying with legal setbacks, easements and any other City or County regulations.

2.3 Final Inspection

The ACC shall have the right to enter upon and inspect any property at any time before, during or after the completion of work for which approval has been granted. Upon completion of the improvement, the Homeowner shall give notice to the ACC. At this time, it may be reviewed for compliance with the approved plans. Any damage caused by the homeowner or his contractors, including but not limited to the common areas, streets, curbs, drainage inlets, sidewalks, street signs, walls, community signage, landscaping, irrigation, etc., must be repaired or the damage will be repaired by the Association and such costs will be charged to the owner as a special assessment.

NOTE: All homeowners shall be held responsible for the acts of subcontractors, and any other persons or parties involved in construction or alteration of the home site. The responsibilities include but are not limited to the following:

- *Ensuring the construction site, community properties and roadways are kept clean and free of all debris and waste materials, and that stockpiles of unused materials are kept in a neat and orderly fashion within the homeowner's property.*
- *Prohibiting the consumption of alcoholic beverage, illegal drugs or other intoxicants that could hamper the safety or well-being of other personnel on the site.*

3. BUILT FORM COMMUNITY STANDARDS

3.1 Architectural Changes

The primary objective of the ACC is to maintain the architectural integrity of homes in the community. For the common good of the owners, all homes should remain as close as possible to the architectural scheme that was initially established in The Preserve at LaPaloma at its inception. No architectural changes will be allowed to the front of the home, and no additions will be allowed that would change the original architectural design of the home. Flat roof additions to the existing home would defeat the original architectural design and will not be allowed.

3.2.1 Roof Repair or Replacement

- Existing roof shingles shall be repaired or replaced with similar shingles. Shingles shall be of the material, color and design matching the shingle roofs in the area. Should shingles that match the existing roof no longer be available and alternate replacement shingles do not match the roof shingles the roof shall be replaced in its entirety. Roof shingles used for a full roof replacement shall be of the material, color and design consistent with the shingle roofs in the area as installed by the developer.
- Metal roofs may be allowed if applications are complete with elevations, colors, and other criteria to demonstrate that the proposed style conforms to the existing style of architecture.
- Flat Metal roofs or Pan Roofs on top of extended patios and/or lanais will **not** be allowed under any circumstance.

3.2.2 Patios, Screen Doors, Vinyl Windows, and Screen Enclosures (See Section 6.4 Appendix A – Pools, Fences & Screened Lanai)

Note: If a screened patio extension is requested on the rear of a single-family home, a set of plans must be submitted with the Architectural Request, as well as a Plot Plan showing where the proposed extension will be placed. All improvements of screen enclosures or additions of screen doors must be approved in advance by the ACC. In addition:

- All frame colors should be Bronze'; Screen rails must allow for at least 2" of pavers outside of the bottom rail.
- When adding a screen enclosure, you must provide 8" of mulch between the screen enclosure and the turf/sod to prevent damage from the landscaper's trimmer.
- Roofs must be screen, mansard style roofs. Screens must be black/charcoal in color.
- No flat roof aluminum lanai extensions will be allowed.
- Front porches must remain open. No screening or enclosing of front porches.
- Screened areas are not to be utilized as a storage facility.
- Screen porch extensions in single family homes will be required to meet all set back or perimeter boundary requirements.

- Any patio that extends from the original footprint of the home must be on pavers that match the original lanai pavers installed in the original construction. Changes to paver materials, shapes, and colors will only be considered if the entire surface area is changed (existing and new must match or be uniform in nature.)
- Enhanced landscaping will be required when adding screen enclosures, extended patios. The ACC will require that landscaping be added to help buffer the improvement. **See Section 6.4 Appendix A – Pools, Fences & Screened Lanai**
- Retractable front door screens may be approved subject to aesthetic value as determined by the Board of Directors or ACC. The housing and hardware must be congruent to the architectural design and not obviously visible.
- Decorative grills, outdoor kitchens, and bars must be approved by the ACC.
- It will be the responsibility of the Homeowner of Townhomes and Single-Family Homes to fully maintain all additions to patios, screen doors, and screen enclosures.
- Single Family Homes will be allowed to have extended lanais and/or extended screened enclosures. The screen enclosures must be screened mansard roofs only. No flat metal roofs will be allowed.
- Screened pool enclosures must also meet the above guidelines. **See Section 6.4 Appendix A – Pools, Fences & Screened Lanai**

3.2.3 Garage Screen Enclosures and Driveways

- Garage screen enclosures are not allowed
- Driveways may be extended with pavers matching the existing driveway. The outer perimeter extension on either side may not extend past the width of the existing garage. All extensions are subject to architectural review and approval or denial can be based on aesthetic value as determined by the ACC or Board of Directors.

3.2.4 Exterior Color

- Color must appear consistent on all sides. Color selections, including trim color, windows, gutters and similar exterior accessories must be selected from the required ACC palette, as established by the initial contractor or builder or as amended by the Board and may not be the same color as neighbors on either side. The colors for the house, trim and doors must adhere to the colors in the chosen palette. Vents above the roof, if painted, should match the color of the roof.
- See Exhibit “A” for a list of allowed paint colors for Single Family Homes. All paint requests must be accompanied by color pictures of any adjacent houses.
- Painting of single-family home exteriors is the responsibility of the individual single family homeowners.
- Painting of townhome exteriors are determined by the HOA Board and scheduled as deemed necessary, unless painting is needed after repairs or renovations

3.2.5 Exterior Veneer

- Exterior materials must be consistently applied on all sides of the building with workmanship consistent with that of other homes in the community.
- The veneer must match the original veneer of the home i.e. stucco on a stucco home, hardie plank (lap or shake), unless approved by the ACC.

3.2.6 Doors

- Entrance doors shall be compatible with the house design.
- Door material shall be solid wood, fiberglass, or metal insulated exterior doors.
- Fixed Screen doors are **not** permitted on front doors.

3.2.7 Address Numerals

- The address numerals shall remain in the style and placement of the address numerals at the original construction. Replacements must match the originals.

3.2.8 Roof Gutters

- Single Family: Gutters and downspouts must match existing color and style.
- Splash blocks must be provided at the base of all downspouts. Downspouts located in turf must have splash guards to prevent damage from trimmer line.
- Homeowners shall assure that drainage from downspouts is directed towards the natural drainage pattern causing no erosion or pooling.

3.2.9 Storm/Hurricane Shutters

- The Builder provided storm shutters are to be installed only in the event of a storm warning and must be removed no later than seven (7) days after the warning is lifted.
- After market storm shutters are subject to approval based on aesthetic value as determined by the Board of Directors or ACC.

3.2.10 Awnings

- The ACC will only consider approval of awnings on the back of the single-family homes.
- Awnings must be constructed of metal or a hard surface material and must be one solid color. Color must compliment the exterior paint color of the home and the color must be approved by the ACC.
- No cloth awnings will be permitted.

3.2.11 Window Tinting and Window Treatment

- Window treatments (blinds curtains, etc.) on the front elevation of homes must be decorative when visible from the front of the home. Venetian blinds, vertical blinds, and upholstered curtains will be considered appropriate if when viewed from the street have a finished look.
- Window-tinting additions must be approved by the ACC and may be denied depending on placement and adjacent uses. Tinting will not be allowed on the front of the homes
- All tinting will be perpetually maintained and cared for by the Homeowner.
- Window tinting that is approved must have a % of solar reflectance of less than 33%, and a % of solar absorption below 45%
- Tinting must be charcoal in color.

3.2.12 Responsibility for Compliance

- *Any violation of these guidelines or any construction item or modification not conforming to the approved plans will be considered a violation of the conditions of the Documents, and will be turned over to the Board of Directors for appropriate action.*
- *If an application to the ACC is denied, the party who submitted the application may petition the ACC to consider extenuating circumstances. If the petition to the ACC is denied, then the party may petition the Board of Directors to overturn the denial by the ACC.*
- *Each member and the member's tenants, guests, and invitees, and each association, are governed by, and must comply with, the Florida State Homeowners' Association Statute.*

4. LANDSCAPE COMMUNITY STANDARDS

4.1 Lawn Landscape & Irrigation

- Landscape additions deemed by the HOA to be extensive or overly enhanced may be excluded from the maintenance service program. Every attempt will be made to notice the Owner during the ACC process, that the improvements will be excluded. However, this determination can't always be predicted and therefore the ACC has the right to exclude new landscape areas from the maintenance program at any-time. For example, The ACC may approve a Bougainville Vine as it will add character to the home and community. However, the maintenance and trimming of this vine will be the responsibility of the Owner if it becomes an intensive effort to trim.
- Landscape material installed by the homeowner, even if approved by ACC, will not be replaced by the HOA. The homeowner will be responsible for the replacement.
- Any modifications to the irrigation system that are required due to changes by the Homeowner shall be paid for by the Homeowner.
- The mulching/re-mulching of Landscape beds added by the homeowner will be the responsibility of the homeowner.

See Section 10.2 of the Community Declarations regarding Landscape Maintenance prior to submitting an application for additional landscaping.

4.1.1 General Landscape Maintenance

- Each home site or grounds and commons area between lot line and street(s) cleared of natural vegetation and having exposed soil must be covered with sod, plants, trees, mulch, or other approved ground cover.
- Changes to small plantings in existing beds do not require approval of the ACC but must be on the approved list of plants for the community. It is recommended that all plants come from the Florida Friendly plant list. Changes to size or shape of a bed require ACC approval.
- No topsoil shall be left exposed on home site following construction improvement.
- Lawns, new plants, shrubs and other landscaped areas must be fully sprinkled with an underground multi-zoned irrigation system.
- No irrigation over-spray directed on adjoining home sites or common areas will be permitted.

4.1.2 Landscaping of Easements

- In addition to the easements reserved herein, easements for drainage, installation and maintenance of utilities and for ingress and egress are shown on the recorded plat(s) of the Property.
- Within these easements no structure, planting or other material may be placed or permitted to remain that will interfere with the intended purpose of the easement.
- Interference could mean the prevention of vehicular traffic, the maintenance of utilities, and/or the storm water drainage may be required by outside agencies.
- Any improvements made in easements may be damaged or removed if maintenance or access is necessary. Homeowners will be responsible for replacing or fixing any damaged materials or structure placed in an easement, even if approved by the ACC.

4.1.3 Mowing

- All landscaped areas should be designed to allow for cutting of lawn areas.
- There must be a minimum of five feet of unobstructed clearance between all lot lines, trees, and between all defined flower beds, and between any decorative rocks located in lawn areas.
- All lawn furniture, hose reels, BBQ grills, or any item that would prohibit mowing services shall be kept off the lawn.
- Homeowners with pets are required to pick up their pet's waste or lawn service might be withheld.

4.2 Community Standards

4.2.1 Landscape and Irrigation Plans

Landscape and irrigation plans submitted to the ACC must be drawn to scale as indicated on plans with the following information:

- Lot boundaries with proposed and existing structures to scale.
- North designation.
- Existing trees and plants to remain (indicate type).
- Existing berms or other natural lot characteristics to remain (indicate type).
- Note use of land adjoining property line (e.g. adjoining lot with lot number, street, pond, trail, etc.)
- Storm drainage details.
- All existing and proposed structures (including house, patios, pool, privacy walls, etc.)

4.2.2 Trees

- For safety reasons and compliance to our landscape contract, all tree branches extending over driveways, walkways or outdoor patios must have a minimum of eight (8) feet walking clearance. Elsewhere, branches of wide canopy trees such as oaks, elms, maples, etc. must have the lower branches trimmed to a clearance height to provide sufficient and safe clearance for mowing or walking landscape personnel that need to work or get under the branches.
- For narrow canopy trees such as some magnolias, crape myrtles, etc., residents (and the HOA for common ground trees) will have a choice to prune to these specifications or have the understory mulched area widened so that

walking or performing landscape activities below the tree branches is not necessary.

- Prior to the removal of any hardwood tree, a permit allowing the removal must be obtained from the City or County along with the approval of the ACC. All conditions of the City or County permit and any restrictions imposed by the ACC must be met.
- Removal of a hardwood tree requires approval of the ACC.
- Any stumps remaining after a tree has been cut down must be removed. Damage to irrigation resulting from stump grinding is the financial responsibility of the owner
- No trees will be planted within easements or drainage swales.

4.2.3 Sod

- The area of the front, side and rear yards that is not covered with the home, driveways, walkways, patio, pool, trees, shrubs, mulch, and natural un-cleared foliage shall be sodded.
- Sod shall be of Floratam variety unless otherwise approved by the ACC.
- In the front yard, sod must cover a minimum of 50% of the area of the front yards. Sod is not to be removed from the utility easements.
- To prevent erosion, storm water runoff and water pollution, any landscaping modification must include a substantial amount of sod, ground cover or plants.
- The front yard is defined as the area enclosed from lot line to lot line times the distance from the forward projection of the house to the sidewalk, excluding driveway, walkways and garage.

4.2.4 Mulch

- Cocoa Brown Cypress Mulch is the only mulch that will be maintained and replaced by the Property Landscape Company.
- Any other material must be approved by the ACC prior to installation.

4.2.5 Exterior Concrete Pavement and Brick Pavers

- Homeowners shall not use any paint on exterior concrete pavement or paver surface including driveways.
- Existing driveway and walkway pavers must be replaced with the same kind of pavers.
- Paint and/or colored stain on exterior concrete or brick pavers are not permitted.
- Only a clear paver sealant is allowed.

4.2.6 Potted plants/Annuals

Potted plants/Annuals will be allowed under the following conditions:

- a) Potted plants are permitted in the front and rear of the home, in the landscape beds or by doorways, so long as they are under 2 ½ feet in height and less than 1 ½ feet in diameter. Potted plants are not allowed on the driveway or sidewalk.
- b) They must be maintained in a healthy aesthetic fashion by the homeowner, and must not interfere with the cutting of lawns.

- c) Annual flowers in single family, townhome, or paired villa lots may be planted in established beds without approval, but must be maintained in an aesthetic fashion by the homeowners.

4.2.7 Decorative Rocks

- Decorative rocks will be allowed only in flowers beds and enclosed by a border to keep rocks contained within the flower beds.
- If approved rocks become problematic after they have been installed to the landscaping process the HOA may ask for them to be changed or removed.

4.2.8 Fences, Walls and Hedges for **Single-Family** Residences (See Section 6.4 Appendix A – Pools, Fences & Screened Lanai)

Note: No fence, fence-like hedge or wall shall be erected in the back, front or side yard except as approved by the ACC.

- All single-family homes must use 4' black aluminum fence.
- Landscaping will be required as part of the fence installation to ensure that fences are aesthetically pleasing and uniform with the community. **See Section 6.4 Appendix A – Pools, Fences & Screened Lanai**
- A minimum of 6" of mulch will be required at the base of a perimeter fence to allow for weed trimming equipment to operate with damaging the fence.
- When a fence is installed, the irrigation must be adjusted so that all areas still have full watering coverage. Any sod or landscape failures due to lack of irrigation, shall be fixed and paid for by the homeowner. Irrigation design modification is the financial responsibility of the homeowner.
- The HOA or the Landscape Maintenance service provider will not be responsible for the damage to any fence for any reason.
- Enclosed fence areas installed without proper gates (72" minimum) will be excluded from maintenance service. However, the homeowner will be required to continue to pay for full service coverage.
- Gates adjacent to, and opening into, common areas must swing into Homeowner's property (gate cannot swing into common area).
- All fence applications will be reviewed based on aesthetic value taking into consideration the view of the fence from other lots and common areas. If the fence appears to affect the congruency of the overall community design the application may be denied.
- Corner Lots:
 - Fence shall be set back at least 10' from the sidewalk
 - A continuous landscape hedge shall be installed on the outside of the side-lot fence.

4.2.9 Fence Installation (Single-Family Only)

See Section 6.4 Appendix A – Pools, Fences & Screened Lanai

- All fences shall be reviewed for location of existing easements, impacts to the flow of drainage and impacts to surrounding areas.
- The Owner of a Lot, when installing any fence upon the Lot, shall comply with any and all laws, zoning ordinances, codes, rules and regulations of all applicable governmental bodies, as applicable, in addition to the required ACC approval.

4.2.10 Statues, Lawn Ornaments & Decorative Lighting

- Statues will not be allowed in front of homes.
- Statues in the rear of single-family homes must be approved by the ACC. All statues must be placed within existing flower beds that abut the home. Aesthetic value, attention to scale and proportion to the community will be considered by the ACC when approving statues.
- Lawn Ornaments such as, but not limited to, decorative lighting, lawn decorations, landscape borders etc. will need to be approved by the ACC and the landscape maintenance contractor.
- Anything that can interfere with or be damaged by the normal landscape maintenance and mowing processes must be placed within a mulched landscape or non-turf area. The bulk landscaper and HOA shall not be responsible for damage that occurs to this type of improvement as a result of routine bulk maintenance.
- Landscape lighting must be placed within existing flower beds and must be set back at least 8” to prevent damage by landscaper’s equipment.
- Any wires running across the edge lines must be sleeved to prevent damage by trimmer and/or mower.
- Christmas/Holiday lighting must be put up no sooner than Thanksgiving and taken down no later than the last week in January.

5. ACCESSORY STRUCTURES & UTILITIES

5.1 Community Standards

5.1.1 Exterior Mechanical Equipment

This guideline applies to the installation of exterior mechanical equipment including, but not necessarily limited to, pool heaters, pool filters, water softeners, permanent generators and related equipment.

- Equipment shall be located adjacent to existing sidewall or rear of the home (as approved) and placed upon a concrete slab or similar hard surface.
- Maximum height of equipment above ground shall be 4 feet (not including vent pipes controls or disconnects).
- Equipment may need to be screened from view by the installation of hedge-like plants similar to existing landscape design, at the discretion of the ACC.
- Mulch, concrete slab, or other materials will be used at grade to allow for easy maintenance with a weed eater or mower.
- The Association will assume no responsibility or warranty for the equipment.

5.1.2 Flags

- Any flagpole must not exceed 20 feet in height. The flag which is displayed cannot exceed 4 ½ feet by 6 feet, and be displayed in a respectful manner.
- Telescopic poles should be attached to the house.
- Only one of the following could be displayed: American Flag, Florida State flag, POW flag or one of the armed forces flags can be flown from the flagpole.
- One garden flag for décor must be size appropriate and be in good taste and must be placed in a mulch bed. Multiple flags are not allowed.
- Any free-standing flagpole must be approved in advance by the ACC and must be placed in a mulch bed.

5.1.3 Hose Reels

- Hose reels will be permitted on the sides of the home. They shall be mounted no greater than five feet from the ground.
- Hose reels, or hoses will not be permitted to sit in the grass or on the ground, but will be allowed to remain reeled on a concrete pad or in an existing flower bed, if the hose in the flower bed is on a reel and concealed from street view.
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5.1.4 Security Cameras and Lighting

Security Camera Installations:

- Security cameras shall be focused on your property only. Security cameras shall not be directed onto neighboring property, neighboring homes, or neighboring windows.

Lighting:

- Modified lighting on the front elevation and front property shall not be allowed unless approved by the ACC.
- Indirect down lighting and up lighting is recommended. No flood lighting of adjacent property and common areas shall be allowed.
- Single family home exterior lighting fixtures on front elevation must be in harmony with elevation color and the character of the community.
- Wiring and lighting source shall be kept concealed from street view. No colored lights or lenses shall be permitted except yellow bug lights or standard white bulbs. The exception is Christmas/Holiday lighting, which must be put up no sooner than Thanksgiving and taken down no later than the last week in January.
- Motion sensor security lights mounted on the home are permitted. The homeowner shall obtain and pay for all permits if required by local authority having jurisdiction. Lights must be installed so that it is not a nuisance to

neighboring properties. (Security lights are determined to be lights turned on by motion sensors).

- Single family home security lights shall be of the simple lamp holder type and not a decorative luminary.
- Lamp holder and lamp cover (if any) for security lights shall be white in color and mounted to the metal soffit under the eave or rake of the roof. Wall mounting not permitted.
- Maximum of two lamps per holder at any one location. Maximum of four locations on the home. Maximum wattage per lamp shall be 150 incandescent.
- Lamps shall be aimed so as not to illuminate adjacent neighbor's homes.
- Lights shall be turned on by means of a motion detector or other security breach detector. Lights shall not remain on for more than several minutes for each activation. Lights may not be left on all night. The Association will not have or assume any responsibility or warranty for the security light system or the adequacy or performance of the system.

5.1.5 Outbuildings/Playgrounds

- Freestanding outbuildings are not permitted.
- *Single Family Homes:* Play structures should not be visible from the street. Structures must be screened and the bulk of the structure should not be seen by neighboring homes. Play Structures must be placed in a mulch bed.
- *Townhomes:* Playground structures are not allowed behind the townhomes.

5.1.6 Basketball Goals/Sports Equipment

- When not in use, sports equipment will need to be stored where it is not visible from the street.
- Permanent basketball goals attached to the house or installed in the ground around the driveway are not permitted.

5.1.7 Single Family Home Pools, Pool Enclosures, Spas, Hot Tubs & Fencing **See Section 6.4 Appendix A – Pools, Fences & Screened Lanai**

- Pools are allowed in Single Family Residences but must be approved by ACC and the Master POA.
 - Pools, pool enclosures, spas, hot tubs and screening shall be constructed to meet industry-tested and proven standards.
 - Pools and/or spas must be integrated into the grade and topography of the home site.
 - No above ground pools or hot tubs shall be permitted.
 - Pools and/or spas must be enclosed in a screen porch area and must adhere to the restrictions in this manual.
 - Screens and pool enclosures need to meet the community standards. **See Section 6.4 Appendix A – Pools, Fences & Screened Lanai**
 - A screen enclosure is required with all pool installations
 - Pool Roof must be screen, mansard style roofs. Screens must be black/charcoal in color.
 - All frame colors should be Bronze; Screen rails must allow for at least 2” of pavers outside of the bottom rail.
 - The pool screen enclosure must provide 8” of mulch between the screen enclosure and the turf/sod to prevent damage from the landscaper’s trimmer.
 - No flat aluminum or composite roof extensions will be allowed.
 - Pool must be set back at least 10’ from rear property line
 - Landscape will be required to screen the view of the pool area from surrounding properties. **See Section 6.4 Appendix A – Pools, Fences & Screened Lanai**
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- No screen enclosures may be constructed on any lot except as approved by the ACC after all necessary approvals and permits have been obtained from all governmental agencies.
 - Pool screen enclosures should integrate architecturally with the home, and must be approved by the ACC before installation.

5.1.8 Solar Panels

- Homeowners are to ensure that the panels are maintained on the back 1/2 portion of the roof per measurement of plans.
- The panels must blend with the color of the roof unless otherwise approved by the ACC.
- Piping below the roofline must be painted the same color as the home.
- Any exterior equipment must be screened with the appropriate landscaping.
- Homeowner shall maintain the panels in an aesthetic appearance.
- Homeowner shall assume responsibility for the supervision of all contractors on the site, and the conduct of all workers on the site.
- Homeowner shall immediately remedy any damage to the site and adjacent premises caused by any contractor or worker. Failure to take such action in a timely manner will be cause for the Association to correct said damage at homeowner's expense. The Association will assume no responsibility for the maintenance or warranty of the panels.

5.1.9 Signs

No sign of any kind shall be displayed on the property, without prior approval of the ACC. One "For Sale" or "For Rent" will be considered when submitted following the following guidelines:

Signage Guidelines:

For sale and for rent signs must be garden signs (No pole signs will be allowed). Signs must be:

- 18" x 24" x .040 white aluminum single faced sign.
- Applied high performance vinyl (Color: White and Pantone 288 Blue).
- Up to four lines of Copy Allowed in two 3 1/2" x 22" boxes.
- If you are using a Quick Response Code (QR) it must be located in the bottom left corner of the 3 1/2" x 22" Box.
- Corners rounded with a 1" radius.
- Sign to be fastened to standard steel stepframe (Painted Black).

Open House Signs & Procedures:

Allowed:

- One (1) Open House sign in the front of the home. The size of the sign cannot exceed 18" x 24".
- The sign can be placed one day prior to the open house day and must be removed at the conclusion of the open house.
- Balloons, characters, temporary flowers in pots, sign spinners and pin wheels no larger than one meter in diameter.

Not allowed:

- Directional signs anywhere in the community.
- All sign content is subject HOA/ACC approval. The HOA may remove the sign for any reason including purely aesthetic reasons as per CC&Rs Article 10.1 (s).

5.1.10 Exterior Antennas & Satellite Dishes

- To the extent permitted by law, no exterior antennas, satellite dishes or similar equipment shall be permitted on any portion of the Property or Improvement thereon, except that Declarant and its affiliates shall have the right to install and maintain community systems.
- Notwithstanding the foregoing, satellite dishes with a diameter of one (1) meter or less shall be permitted on lots provided the location of such satellite dish shall be in the least obtrusive location where the satellite signal may be received. The location is subject to ACC approval.
- Dishes installed on poles must be placed in a mulch bed and are subject to location approval.
- In all events any antenna, satellite dish or similar equipment shall be subject to architectural control under Article 12 of the CCR's to the extent permitted by law.

5.1.11 Temporary Structures

- No structure of a temporary character, or trailer, mobile home or recreational vehicle shall be permitted on any lots within the property at any time or used at any time as a residence, either temporarily or permanently.
- Temporary structures will include, but not limited to, tents, portable gazebos, and trailers.

5.1.12 Air Conditioning Units

- Wall or window mounted air conditioning units are not permitted.
- Corner lot homes shall locate the air conditioning unit on the opposite side, away from the streets.

5.1.13 Lamp post

- Non-Developer installed lampposts must be approved by the ACC. Owners are required to keep all lamppost lights (Developer installed or homeowner installed) illuminated after dark with proper bulbs.

5.1.14 Mailboxes

- No mailboxes (including without limitation cluster mailboxes) or similar improvement shall be installed on any Lot

unless the location thereof has been approved by the ACC and are in accordance with such standards for materials and colors as may be adopted by the ACC.

5.1.15 Nuisance

- No noxious or illegal activity shall be carried upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood or any other Lot Owner.
- In the event of any question as to what may be or become a nuisance, such question shall be submitted in writing to the Board of Directors for a decision in writing, which decision shall be final. In addition, no weeds, underbrush or other unsightly growths shall be permitted to grow or remain upon any Lot.
- No refuse pile or unsightly objects shall be allowed to be placed or suffered to remain on any Lot; and in the event that an Owner shall fail or refuse to keep his lot free of weeds, underbrush or refuse piles, or other unsightly growths or objects, then the Association may enter upon said premises and remove the same at the expense of the Owner, and such entry shall not be deemed a trespass.
- All garbage or trash containers must be placed in areas so that they shall not be visible from adjoining lots or from the street.

6. APPENDICES

6.1 Approved Plant Species

All plants are subject to approval. Listed below are examples that are allowable in the community but placement, size and quantity are still subject to architectural approval. There is a separate approval form for plant types, sizes and locations that need to be filled out in addition to the standard modification application.

DISCLAIMER: In choosing plants please remember that all landscaping is affected in some way by weather. The HOA is not responsible for landscaping survival in extreme weather conditions. If landscaping does not survive hurricanes or freeze conditions, it is the homeowner's financial responsibility to replace those lost items. In freeze conditions homeowners are encourage to protect the plants they have in the interest of perpetuating the plants survival. The bulk landscapers will not come around and cover plants.

Trees

- Red Maple/Acer rubrum
- Red Cluster Bottlebrush Callistemon Rigidus
- River Birch/Betula Nigra
- Dahoon Holly/Ilex Cassine
- Eagleston Holly
- Southern Red Cedar/Juniperus Silicicola
- Spartan Juniper/Juniper Chinensis
- Muskegee Lavender Crape Myrtle/Lagerstoemia Indica
- Natchez White Crape Myrtle
- Ligustrum Tree
- Tuscarora Coral Crape Myrtle
- Southern Magnolia, Grandiflora, Little Gem
- Chickasaw Plum
- Sand Live Oak
- Shumard Red Oak
- Cassia/Senna Bicap
- Live Oak
- Golden Tabebula
- Bald Cypress/Taxodium Distichum
- Allee Elm
- Winged Elm
- European Fan Palm
- Sylvester Palm

- Chinese Fan Palm
- Cabbage Palm

- Pygmy Date Palm/Phoenix Roebellini
- Queen Palm
- Washington Palm
- Windmill Palm
- Foxtail Palm
- Pineapple Guava
- Debutante Camellia

SHRUBS

- Variegated Shell Ginger
- Crinum Lily
- Little John Dwarf Bottlebrush
- Gold Mound Duranta
- Thryallis/Galahima Gracilis
- Dwarf Yaupon Holly
- Firebrush Hamelia Patens
- Anise/Illicium Floridanum
- Plum Loropetalum
- Dwarf Max Myrtle
- Tea Olive
- Green Pittosporum
- Plumbago
- Xanadu Philodendron
- Podocarpus
- Firecracker Plant
- Faakahatchee/Tripsacum Dactyloides/Dwarfs
- Sandi Cordgrass/Spartina
- Viburnum- Sweet – Withlacoochee- Awabulki
- Coontie
- Lily of the Nile
- Cardboard Palm
- Cast Iron Plant
- Flax Lily
- Desert Candle
- African Iris
- Jasmine- Star - Asiatic
- Juniper- Parsons
- Mondo Grass- Dwarf- Ophiopogonin Japonicas
- Lily Turf
- Muhly Grass
- Aztec Grass
- Indian Hawthorne- Dwarf Version
- Society Garlic
- Red Cascade Carpet Rose

6.2 ACC APPLICATION FORMS (see 6.2 - separate file)

- (1) LaPaloma ACC Application
- (2) Villages of Cypress Creek Master POA

6.3 Color Schemes – See Appendix A (see 6.3 - separate file)

**6.4 Pools, Fences, Screened Lanai - See Appendix B
(see 6.4 - separate file)**