



ARCHITECTURAL GUIDELINES FOR STAR FARMS*

***Please note that the declarant may change guidelines at any time without any approval.**

The Association encourages its members to maintain and improve their homes. Home improvements help maintain and/or increase the property values in the community. In addition to the community's Architectural Guidelines, homeowners are encouraged to review the information provided below before submitting any architectural change requests. In familiarizing themselves with this information, homeowners typically enjoy a better experience when submitting their application.

Required Documents for Submission:

1. Property Survey- clearly visible with dimensions, color coded area of placement, material colors (written)
2. Vendor Proposal
3. Vendor Insurance- Certificate of Liability
4. Vendor License
5. Colored Photos- Current photo of area prior to project, expected design of project, material being used for project
6. Drawing Plans

Architectural Review Process Descriptions:

1. SUBMITTED- Homeowner submits the application through the community portal
2. PROCESSING- The application is reviewed by the ARC department
 - a. If a homeowner is missing documents- ARC team will reach out to request additional information
3. UNDER REVIEW- The application has been sent to the Declarant to decide on approval/denial of request
 - a. CONDITIONALLY APPROVED- The request has been approved upon conditions to meet the community declaration and ARC Guidelines
 - b. APPROVED- The request has been approved with no stipulations
 - c. DENIED- The request was not approved
 - i. Time expired to provide all documents for request (30 days)
 - ii. Does not meet guidelines or community declarations

The final verified document begins the 30 day process for approval of the Submitted request.



BUILDING SETBACKS

Setbacks are community and county specific. Please follow all applicable setbacks that are required.

DEPOSITS

A Two Thousand Dollar (\$2,000.00) debris and damage deposit for Association Property or common area damage will be required from any party installing a pool, Spa or doing any concrete work. The deposit is refundable when all Association Property, including but not limited to, roadways and landscaping are restored to the original state in the reasonable judgment of the Association.

SIGNAGE

All signs, except those placed by the developer, are prohibited in the community.

WINDOW A/C UNITS

Window air-conditioning units are not permitted for use on Residential Units.

SOLAR PANELS

The location and design details for solar collectors shall be submitted to the Architectural Review Committee for architectural review or modifications review (as applicable). A solar collect shall not be installed on any Lot unless it is an integral and harmonious part of the architectural design of a roof structure. Solar collectors shall be located on a roof exposure shielded from view from the street, adjoining Lots and Common Areas to the maximum extent possible. Solar collectors shall be flush mounted and installed parallel to the plane of the roof. Under no circumstance may solar collectors extend above the ridgeline of a roof.

FENCES

Subject to standard design criteria in this section, perimeter fences may be used to enclose portions of side and rear yards. Fencing must be maintained in "good" condition at all times. There is no fencing permitted in a rear drainage easement without approval. Drainage easements on the side of a home may be approved on a case-by-case basis. All fences are set off the Back corner of the home and are only allowed to extend NO more than **10'** (Ten Feet) towards the front of the home. **NO FENCING IS ALLOWED IN ACCESS EASEMENTS.**

Townhomes and Villas are NOT allowed to install fencing



WATERFRONT/CONSERVATION/WETLAND LOTS:

Front: Perimeter fences shall conform to a standard design, finish, color, height, post and gate details as provided in this section. Fences may be **6' or 4' in height open-picket 3-rail in black aluminum**. The finished side of the fence must face the Exterior. Each fence must have a maximum of one 5'5" gate.

Sides: Perimeter fences shall conform to a standard design, finish, color, height, post and gate details as provided in this section. **Fences may only be 6' or 4' in height open-picket 3-rail in black aluminum. Note that the last 18' of the side fence shall be only 4' in height with ONLY open 3-rail black aluminum fence.** The finished side of the fence must face the adjoining lots or any abutting right-of-way.

Back: Perimeter fences shall conform to a standard design, finish, color, height, post and gate details as provided in this section. Fences shall be only 4' in height black open-picket 3 rail aluminum. The finished side of the fence must face the Exterior or any abutting right-of-way.

BACK-TO-BACK LOTS:

Front: Perimeter fences shall conform to a standard design, finish, color, height, post and gate details as provided in this section. Fences can only be 6' in height open-picket 3-rail in black aluminum. Each fence must have a maximum of one 5'5" gate.

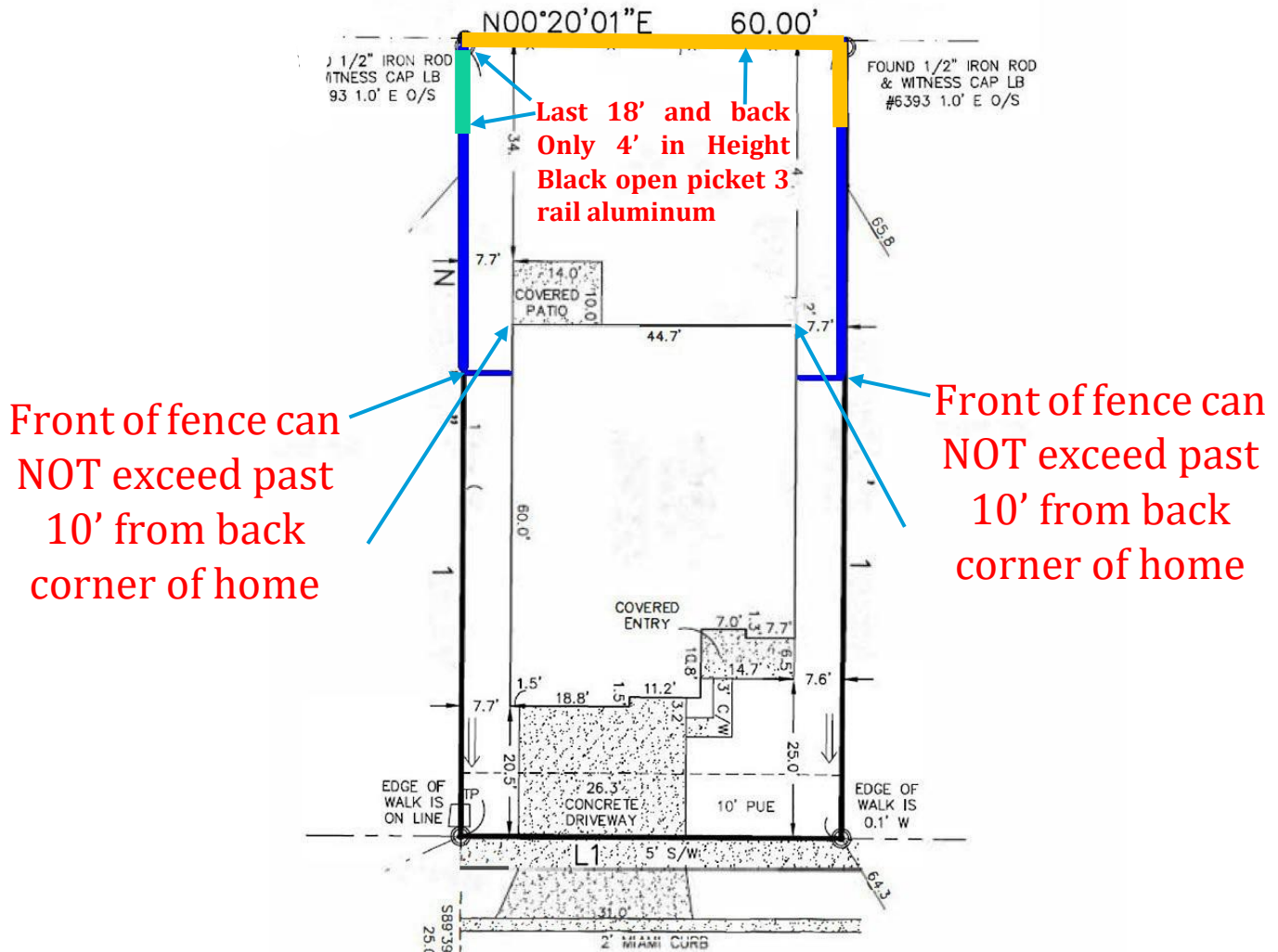
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WATERFRONT/CONSERVATION/WETLAND LOTS ONLY FENCE TYPES

An example of transition in the last 18' (eighteen feet):





LANDSCAPE – CURBING

Landscape borders and curbing is strictly prohibited without the approval of the declarant or ARC. If homeowner would like to enhance curbing the board will consider based on ARC submission and community. All types of Scalloped Landscape edging and Metal or Plastic are NOT permitted, it is strictly prohibited.

LANDSCAPE

Landscaping and Landscape Enhancements: ARC shall have final approval of all exterior changes.

OTHER ENHANCEMENTS

Other landscape enhancements such as birdfeeders, benches, sculptures, trellises, “garden art,” etc., all require prior written permission from the ARC. In general, most items should not exceed 18" in height, should be of natural (not painted) finishes, and should not dominate the landscape, but should blend in with the overall texture and theme of the architectural concept. No more than three (3) such items will be approved per lot. Landscaping additions **CANNOT** impact traffic view corridors, especially on corner lots.



Unacceptable Plant Palette:

Any material located on the Florida Invasive Species List

Non-Cold-Hardy Palms

Arbor Vitae

Australian Pine

Bamboo

Brazilian Pepper

Chinaberry

Ear Tree

Eucalyptus

French Mulberry

Mimosa

Nandina

Norfolk Island Pines

Punk Trees

Oleander

Sago Plant

Queen Palm

Notwithstanding the foregoing, non-invasive clumping types of Bamboo and Medjool Date Palms may be allowed at the discretion of the ARC.

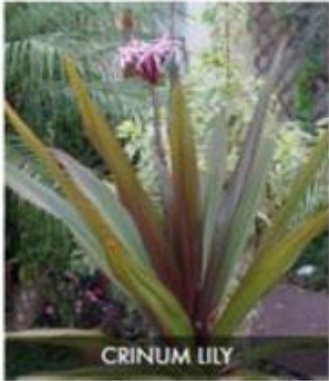
Acceptable

Sod

- St. Augustine

Shrubs/Accent Plants/Ground Cover

- Crinum Lilly
- Blue Chip Juniper
- Pink Oleander
- Copperleaf
- Calusia
- Green Island Ficus
- Green Buttonwood Hedge
- Gold Duranta
- Xanadu
- Red Fountain Grass
- Wax Jasmine
- Fox Tails
- Dwarf Clusia
- Hibiscus Bush
- Arboricola
- Podocarpus Macriphyllus



CRINUM LILY



BLUE CHIP JUNIPER



PINK OLEANDER



COPPERLEAF



CLUSIA



GREEN ISLAND FICUS



GREEN BUTTONWOOD HEDGE



GOLD DURANTA



XANADU



RED FOUNTAIN GRASS



WAX JASMINE



PODOCARPUS MACROPHYLLUS



Dwarf Clusia



Hibiscus Bush



Arboricola



Fox Tail Fern



Trees and Palms

- Live Oak
- Ligustrum Tree
- Weeping Bottlebrush
- Japanese Blueberry
- Oleander Tree
- Medjool Date Palm
- Bismarck Palm
- Sabal Palm
- Caranday Palm



LIVE OAK



LIGUSTRUM TREE



WEeping BOTTLEBRUSH



JAPANESE BLUEBERRY



OLEANDER TREE



CARANDAY PALM



MEDJOOl DATE PALM



BISMARCK PALM



SABAL PALM



LIGHTING

The intent of the standards in this section is to ensure that lighting is properly used to enhance the architectural detailing and landscape design of a Structure during evening hours without overpowering the streetscape, producing excessive glare, or affecting adjoining Lots. Architectural lighting must be shown on floor plans submitted for Architectural Review, and landscape lighting must appear on landscape plans submitted for Landscape Review. After completion of a Structure, any architectural or landscape lighting must be approved as part of a Modification Review.

LOCATION OF LIGHTING

All architectural lighting must be attached to the structure and all landscape lighting must be located no less than 10ft from the front lot line and 3ft from the side lot line. No additional post lamps are permitted beyond what is installed by the homebuilder.

STYLE AND FINISH OF LIGHTING FIXTURES

Lantern style lighting fixtures are permitted for the front entry, proximate to garage doors, and on porches and patio decks not located inside yards. Eave, wall, and ground lights must be shielded. Glove light will not be permitted. Allowable finishes include copper, Verde green, rust or black and other colors as may be approved by the ARB. White fixtures are not permitted.

ILLUMINATION

The maximum level of illumination shall not exceed a low to medium level of illumination to achieve a soft look or warm glow.

BULBS

All exterior lighting must be equipped with white, frosted or clear bulbs. Mercury vapor and high-pressure sodium lights are not permitted.

LENSES

Glass panels or lenses and vinyl or plastic liners for fixtures must be white, frosted or clear. No colored panels or lenses are permitted.

PATH LIGHTS

Path lights, not exceeding 30" in height above grade, may be used on a limited basis to light walkways. Pagoda or bollard style lights must have diffusers with extended shields to reduce glare from the street. Path or ground lights are not permitted for installation along driveways within 10ft of the front lot line and within 3ft from the side lot line.

LANDSCAPE LIGHTS

Ground lights, ground-level spotlights and well lights may be used on a limited basis.



ENTRY LIGHTS

Hanging fixtures, wall- or ceiling-mounted fixtures, and recessed high hats may be used for entry lighting. Low-wattage incandescent lights are best for decorative wall-mounted fixtures, while higher-wattage fixtures are recommended for overhead use.

GARAGE LIGHTS

Decorative wall-mounted fixtures may be used to light garage door areas and may be mounted above or on the sides of garage doors.

PORCH LIGHTS

Hanging fixtures, wall- or ceiling-mounted fixtures, and recessed high hats may be used for porch lighting.

SIDE YARD LIGHTS

Doors facing or opening to the side yards of Structures may be lighted with a shielded fixture which provides up and/or down light only.

SPOT/FLOOD LIGHTS

A maximum of two (2) wall- or eave-mounted spotlights, not exceeding 150 watts per fixture, are permitted only on the rear plane of a Structure, unless otherwise approved by the ARC. Fixtures must be mounted less than 12ft above grade and fitted with a shield to minimize light spillage which may affect adjoining Lots, as determined by the ARB. Wall- and eave-mounted spot/flood lights are not permitted in front or side yard areas, unless otherwise approved by the ARC.

LIGHT SPILLAGE AND GLARE

Other than decorative fixtures attached to the entry or garage of a structure, light sources should be hidden when possible, so the light is seen, but not the lamp. Besides achieving the most natural look possible, hiding the light source avoids glare that results when lamps are in direct view. Glare can also be reduced by using several smaller lights rather than one larger one. The use of diffusers, shields, and grills is also helpful.

Owners of lots adjacent to Conservation Tracts are responsible for ensuring that any outdoor lighting is directed toward the homes constructed thereon or toward other improvements, and away from designated habitats.

No exterior lighting will be permitted which, in the opinion of the ARB, would create a nuisance to adjoining lots or excessive glare from the street. In the event lighting produces excessive glare or light spillage after installation, the Applicant will be required to correct the situation by reducing the wattage of lamps, adjusting shields, or taking other measures as directed by the ARB Administrator.

HOLIDAY/FESTIVE DECORATIONS

Holiday lights and decorations for the Fall season are acceptable during the dates of October 1st through November 5th. Decorative fixtures are minimal to ensure landscape is maintained. No inflatable decorations are permitted by street view. All homeowners must follow the Community Declaration Section 12.10 (Decorations).



MULCH / ROCK

Approved inert materials shall include those described below and other materials as may be approved by Declarant from time to time. Determination of whether a material is acceptable for inclusion in any specific situation shall be made by Declarant and shall be in writing. Currently approved materials are as follows:

MULCH/BARK

Dark, hardwood chips or natural color shredded mulch may be approved as inert ground cover, except that compost may be used on perennial and annual planting beds. Stone mulch may be used, provided that it adheres to the following standards:

Size: 1 – 1.5 inches in diameter

Colors: Earth tone only (i.e., buff, beige, charcoal or brown)

DECORATIVE ROCK MATERIAL

Apart from above, decorative rock shall not be permitted as ground cover. Categories of decorative boulders which may be approved within the Private Area are as follows: i) Moss Rock; ii) Tan Limestone; iii) Tan Sandstone; iv) Granite; or v) Fieldstone. Stone or boulders shall not be used as a bed-edging material. Stones or boulders are not permitted in turf areas. The ARC reserves the right to limit the number of decorative stones in the landscape.

PATIOS / LANAIS

Patios/Lanais shall be located in the rear of the home, shall not extend into the rear or side yard setbacks of the Lot and shall not extend beyond the Lot Perimeter Walls or Party Fences and must not extend more than 12'. Patios may be paved with brick pavers, concrete or other suitable material.

Open patios must be an integral part of the landscape plan and must be located so as not to create an unreasonable level of noise for adjacent property owners. The patio color must be similar to or generally accepted as a color complementary to the design and color of the residence, or existing patio, if applicable.

PERGOLAS / TRELLIS

Pergolas, Trellises, and Arbors

1. All pergolas, trellises and arbors must be constructed of vinyl or cedar and must be painted white or finished to match the trim color of the home. Construction drawings, elevations, and details must be submitted to the Reviewing Entity for all pergola, trellis, and arbor applications.
2. All pergolas, trellises and arbors must be constructed within the Private Area of the lot and may not exceed forty percent (40%) of the width of the home or be a maximum width of eighteen feet (18'), whichever is less.
3. Pergolas and shade structures must be structurally sound and anchored in accordance with local codes. Knee bracing, or cross-bracing shall not be utilized on any side of the structure. When framed, the highest point of a pergola may not exceed the eave height of the home. Pergolas or shade structures may not be attached to the home.
4. One (1) or more trellises may be installed to shield a patio or deck if approved by the Reviewing Entity. Attaching a trellis to your home may void applicable warranties from Declarant. Trellises used to screen decks or patios that have a height extending to the eaves of the home may have a maximum width



of no greater than eight feet (8'). Each section of trellis must be separated by a gap or lower section of trellis at a minimum distance equal to the section of trellis. Applications for trellises that do not extend to the eave height of the home shall be reviewed on a case-by case basis to determine allowable width and configuration. Each trellis must be designed to support plants or vine growth and thereafter maintained with plants or vines growing on it, and remain plumb, level, and structurally sound. The intent of these Design Guidelines is that trellises may not be used as substitutes for fences.

5. One (1) arbor may be installed only if structurally sound and in accordance with local building codes. Arbors may not be attached to the home nor exceed eight feet (8') in height, four feet (4') in width, and four feet (4') in depth. The arbor must be designed to support plant or vine growth and thereafter be maintained with plants or vines growing on it. As all arbors are different, approval will rest with the Reviewing Entity.

Home A/C Units

The relocation of A/C units for the home is ONLY permitted through ARC approval in connection to a Pool or a Lanai Installation. The unit will require approved plant covering and will be requested in the same application as the A/C unit relocation request.

POOLS & SPAS

In-ground pools and spas and their enclosures shall be located within the maximum buildable area in rear yards. No above-ground pools are permitted. No screening of the pool area may extend beyond the sides of the dwelling and the color of the frame must be bronze. The construction of a pool or spa and deck may not change the grade of the existing landscape. Planting material or other landscape devices may be required by the ARC to soften screen enclosures and pool/spa structures from adjoining properties. Any modification to the irrigation system resulting from an installation of a pool (or lanai extension) must be performed by the association's landscaper and paid for by owner.

Any resulting alterations to systems for landscaping and irrigation that occur from the pool installation are the responsibility of the homeowner to repair. Gutters and downspouts which become part of the pool installation may be required to be tied into an underground drainage system and drained to a lake, swale, or other storm water drainage system. Pool/spa heating systems, their placement and attachments, must also be approved by the ARC. Permanent swimming pools will require submission to and approval by the ARC. Spas or Jacuzzis shall be of the in-ground type with the exception of above ground spas or Jacuzzis not exceeding three feet (3') in height above the existing grade level. Such spa must be adequately screened from street view and the view of any neighboring property, including lots and Common Areas.

All spa or jacuzzi equipment shall be screened from street view and view from neighboring property with plant materials of adequate density. All spas or jacuzzis must be constructed entirely within the Private Area. All spas or jacuzzis must be installed according to Manatee County ordinances.

The ARC may require additional plant materials to be planted to screen the spa or jacuzzi from neighboring properties. Please refer to Ancillary Equipment, Section 11.E with regard to equipment screening requirements. Maintenance of planting materials for spas and Jacuzzis are the homeowner's responsibility.

Spa or jacuzzi drains must connect to the storm sewer. No swimming pools or spas can be drained onto open space or any other property.



SATELLITES

Architectural Review Committee approval is required for all new satellite dishes.

A satellite dish 39" or less (diametrically or diagonally measured) may be installed on the side or rear of the owner's roof or the side or rear of the owner's property as long as the dish is not visible from the street.

If the dish is placed on the ground, it must either be lower than the nearest fence or screened by landscaping to minimize its impact on the neighborhood. A satellite dish will not be placed in setback areas.

Extenuating Circumstances:

If the applicant and the Architectural Review Committee determine it is not possible to receive an adequate signal under the above-described policy, alternative placement will be considered on a case-by-case basis. Alternative placement may include requirements that the dish be screened by landscaping, painted in a color compatible with the surroundings, or other alternatives, which will further minimize its impact on the neighborhood.

Pursuant to Federal Communications Commission, Rule 1.4000:

(a)(1) Any restriction, including but not limited to any state or local law or regulation ... or any private covenant, homeowners' association rule or similar restriction on property within the exclusive use or control of the antenna user where the user has a direct or indirect ownership interest in the property, that impairs the maintenance, installation, or use of ...

- (i) an antenna that is designed to receive direct broadcast satellite service, including direct-to-home satellite services, that is one meter or less in diameter ...
- (ii) an antenna that is designed to receive video programming services via multipoint distribution services ... and is one meter or less in diameter or diagonal measurement ...
- (iii) an antenna that is designed to receive television broadcast signals; or
- (iv) a mast supporting an antenna described in (the above paragraphs); is prohibited to the extent it so impairs.

The regulation goes on to define how a regulation or restriction might impair installation. According to the FCC regulation:

(a)(2) ... a law, regulation or restriction impairs installation, maintenance or use of an antenna if it

- (i) Unreasonably delays or prevents installation, maintenance or use,
- (ii) Unreasonably increases the cost of installation, maintenance or use, or
- (iii) Precludes reception of an acceptable quality signal.

SCREENED ENCLOSURES / ENTRANCEWAYS

Architectural Review Committee approval is required for the construction of patio covers, open patios, and enclosed patios.

The construction of screened enclosures on those lots defined as "Visible Lots" in the Declaration is prohibited, provided, black or bronze screen enclosed lanais shall be permitted under the existing house roofline as long as they are generally consistent.



- a. Enclosed patios shall be constructed of materials that are similar to or generally accepted as complementary to those of the residence. Screen framework should be white, and screen must be charcoal color. The Architectural Control Committee must approve plans prior to construction.
- b. Screen enclosures may include kick plates. Screen must continue to deck surface perimeter limits.
- c. Those lots defined as "Visible Lots" in the Declaration, may only erect Screened Lanais, which are black or bronze screen enclosed lanais under the existing house roofline as long as they are generally consistent with the development of the community.
- d. All exterior aluminum must be white, black or bronze with the exception of the "Visible Lots" as discussed above. All screens must be charcoal color.
- e. No screens are permitted at garage openings.
- f. No screened front porches will be allowed.
- g. Roofs for enclosures must be screened. Solid roofs are not permitted.

SPORTS / PLAY EQUIPMENT

SWINGS/PLAY EQUIPMENT/TRAMPOLINES

Children's play equipment, swing sets (of any description); play sets (of any description) hard plastic molded playhouses, hard plastic molded basketball hoops or play items will only be approved in a fenced rear yard. Trampolines are not permitted.

No molded plastic or blow-up type pools may be left in the rear yard after any use nor may they be left lying or leaning up against the home or on the patio. No above ground pools will be approved.

None of the play items mentioned above may be left in the yard after playing. All items need to be removed to enclosed areas that are not visible from the street.

BASKETBALL HOOPS

Basketball hoops will not be permitted to be installed on any home. Portable hoops shall be stored inside the garage & away from view when not in use.

DRIVEWAYS

Driveway extension must be the same material as the driveway. Driveway not to extend beyond the width of the garage

AWENINGS

Retractable awnings are not permitted. Roll down window storm screen permitted providing it's inside a screened lanai.