



Architectural/Landscape Guidelines

The intent of this guide is to maintain the established design and appearance standards of Cove Isle, which protects property values and enhances the overall curb appeal in the community.

The Cove Isle Board of Directors and the Architectural Control Board must ensure that all exterior modifications comply with the overall design concept of the community and all of the Association documents including the Use Restrictions.

The guidelines provided herein are to be used as a reference to owners when deciding if an application requires submission to the Association. All exterior modifications shall be made in compliance with the Cove Isle governing documents and any government agencies with jurisdiction. Any approval granted must be received in writing by the owner prior to commencing any of the work for the proposed project, as there may be conditions to the approval or partial approvals. All projects must be completed within one (1) year.

The authority of the Board of Directors and the Architectural Control Board is set forth in the Declaration of Covenants of the Association, received by all owners when they purchased their homes and acknowledged by each homeowner at that time. The Declaration is a contract between the homeowners and the Association, wherein each homeowner agrees to abide by the Architectural Guidelines and Use Restrictions.

Please note: Owners are ultimately responsible for any damages caused to common areas and/or other residential properties which include, but are not limited to, damages caused by the owner, contracted vendors, subcontractors, etc.

These guidelines are provided in three (3) sections:

1. Modifications that do not require submission of an architectural application.
2. Modifications that require submission and approval by the Association.
3. Architectural Application Frequently Asked Questions

Section 1 – Modifications that Do Not Require Submission

No Architectural Control Board (ACB) approval is required if the owner is maintaining the original look of the home. The following items may be completed without applying for ACB approval. If changes are made that do not follow these guidelines the homeowner will be subject to fines and will be required to bring the modifications into compliance.

- **Mailboxes:** Mailboxes must be white in color, mounted on a white aluminum post and must match in style. Contact Beautiful Mailbox Company at 1-305-403-4820 or 1-800-856-6983 for parts or replacement.
- **Coach Lights:** Existing coach lights may be repainted or replaced in bronze, brass, copper, or black with either an antique, matte or patina finish. Glass may be frosted or clear without color Replacement: Overall size must be between 6"x16" and 14"x28".
- **Windows:** White framed windows or sliders with clear glass.
- **Garden/Landscape bed stones** must be bordered with a proper landscape edging material. e.g. pavers, bricks, flexible plastic or rubber landscape edging.
- **Utilities equipment** such as a/c units and pool/well pumps are required to be buffered with one of the following approved landscape hedge materials: arbutus (plain or variegated), hibiscus, viburnum, coco plum, clusia, thunbergia (king's mantle), croton, firespike, ixoria, firebush, copperleaf, or podocarpus. Any other plant material requires submission and approval.
- **Existing trees or landscape beds may be replaced with the same tree(s) or plant(s).**
- **Annual/Perennial Flowers** are permitted within existing landscape beds.
- **Repainting House and/or Trim in the existing Color Scheme**
- **Replacement of an exterior component** must be an exact aesthetic replica of the existing component, e.g. window, front door, garage door, barrel tile roof. Only exterior stucco finish is permitted.
- **Flags and Holiday Decorations**
 - **The United States, US Military, and the State of Florida Flag(s)** are permitted and may not exceed 4.5' x 6'. All flags must be displayed according to United States Flag Code which defines established flag etiquette.
 - **Temporary Flags** – Sports flags, pennants, etc., may be hung 36 hours prior to an event, and must be removed 24 hours after the event.
 - **Holiday Flags and Decorations** are the sole responsibility of the owners for any damage (NOT landscapers/vendors) and should be installed/set up with safety in mind.

Anything not included under Section 1 will require submission and approval by the Association.

Section 2 – Modifications that Require Submission and Approval by the Association

The following are some, but not necessarily all, of the items that always require submission of an Architectural Change Application and approval prior to any work commencing. All items not listed in Category 1 will require Architectural Review Committee approval.

- **Removal of a tree.** *Comments:* If removal of a tree in the front yard would result in less than the community ~~minimum~~ standard of three (3) trees in the front yard, then replacement of a tree may be required depending on the remaining number of trees and the size of the lot. Please indicate the type of tree that will replace the one removed.
- **Addition of a tree.** *Comments:* The location of a tree must take into account its anticipated future growth and not encroach on a neighbor's property or common property at full growth.
- **Barrier Hedges.** *Comments:* The location and material type of hedges must conform to aesthetics and design concepts of the community. Hedges must be planted so that when fully grown they will not encroach on neighbors' or common property. Hedges over six (6') feet in height are the owners' responsibility to maintain.
- **Planting Beds.** *Comments:* Artificial grass, plants, or vegetation is prohibited and may not be placed in the yard or planting beds.
- **Boulders.** *Comments:* Boulders should be no larger than 3' feet long, 2' feet wide, and 2' feet high and must be in a landscape bed. Larger boulders will be considered.
- **Coach Lights:** Less than 6"x16" or larger than 14"x28" and/or with color lens.
- **Windows/Sliders:** NON-White framed windows/sliders with clear glass.
- **Fences.** *Comments:* Fences must be white aluminum and may not exceed four (4') feet in height.
- **Painting Exterior of the House.** *Comments:* Painting the house in a color different from the existing body or trim color must be from the currently approved color schemes and not the same color scheme as an adjacent neighboring house. The community color schemes are available on the Association website for reference.
- **Pools, spas, patios, porches, outdoor kitchens, pergolas, gazebos, etc.**
- **Screen Enclosures.** *Comments:* Screened patio, pool, or porch structures must be white or bronze color and screening must be charcoal.
- **Front Doors.** *Comments:* Front doors must be painted in the base or accent (trim) color of the house. If considering hurricane impact rated glass inserts please include the design brochure/picture.
- **Accordion shutters.** *Comments:* Boxes or exterior tracks must match the adjacent exterior wall color.

Please note: *If approved, exterior shutters may only be closed during the issuance of a hurricane or tropical storm watch or warning by the National Weather Service or the National Hurricane Center and must be removed within seven (7) days after such hurricane or storm warning has been lifted.*

- **Large, highly visible items of any type such as playsets, statutes, fountains, etc.** *Comments:* Items may require a landscape barrier to be installed in effort to shield the items from street view. The barrier hedges over six (6') feet in height are the owners' responsibility to maintain. Please be sure to submit the type of landscape material proposed to create the barrier.
- **Solar Panels.** *Comments:* Piping, fasteners, and frames to solar panels must be painted to match the adjacent exterior color.
- **Satellite Dishes.** *Comments:* Satellite dishes must comply and be installed in accordance with current FCC (OTARD) regulations for residential installations and should be installed with as little visibility as possible from the front of the lot.
- **Pavers.** *Comments:* Any modification from the existing material, color, or shape of pavers must conform to the color, or shapes currently approved by the Board of Directors. Driveway, walkway, and front porch pavers must match.
- **Flags.** *Comments:* All flags except those referenced in Section 1. Flags are not to exceed 4.5' x 6'.

Please note: Properties adjacent to Lakes, Wetlands & Preserves Areas have protected vegetation that abuts to the property line. It is NOT permitted to alter the vegetation in any manner as this would be in violation of the Association's permits with local authorities. Any resident violating this regulation will be subject to fines and costs related to repair damages. Please help the Association by reporting to Avant-Garde Management any problems with these areas.

Section 3 – Architectural Application Frequently Asked Questions

When preparing to submit an architectural application you must be aware of the following item:

Owners conducting any work that requires digging shall call the hotline for "Call Before You Dig" at 8-1-1. You can call 8-1-1 from anywhere in the country a few days prior to digging, and your call will be routed to your local One Call Center. Tell the operator where you are planning to dig, what type of work you will be doing. Your affected local utilities companies will be notified about your intent to dig. In a few days, they will send a locator at no charge to mark the approximate location of your underground lines, pipes and cables so you'll know what's below and be able to dig safely. For more information on your local One Call Center, or to make an online request for utilities to be marked (where available), please visit www.call811.com.

Who is responsible for submitting a complete architectural change application?

The property owner.

Where can I obtain an architectural change application?

The application is available online at www.legacycove.org or www.coveisle.org.

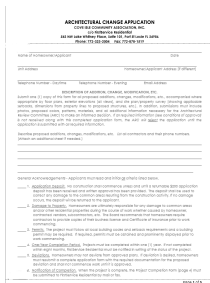
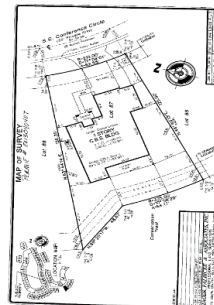
Please note: The association website requires the owner to log in using their log-in information and password.

What must accompany an architectural change application?

The following items are a minimum requirement for submission. There may be other supplemental documentation and information needed to properly review and consider the proposed project submitted. The more details you can provide with your application, the more helpful it will be to the Architectural Control Board.

- **Completed Architectural Application:**
Page 1: Provide a clear and detailed description of the proposed project including, but not limited to, dimensions, patterns, materials being used, color palettes, vegetation type, etc. If additional space is needed, please continue on a separate sheet of paper. Initial all General Acknowledgements.
Page 2 - **INITIAL** all the applicable acknowledgments listed and sign and date at the bottom of the page.
Page 4 – Retain this page (Architectural Project Completion Form) until project is completed.
- **Property Survey** – Prepare a site plan by using the property survey that illustrates the location of the proposed project. Be sure to denote any dimensions, setbacks, etc.
- **Deposit Check** – A check in the amount of \$75 must be submitted with the application. Applications that are denied will receive a denial letter with the deposit check marked “VOID”. *Note: The deposit shall be used to correct any damage to the common areas resulting from the project activity. If no damage is done to the common areas by the project activity, the deposit will be returned to the Property Owner.*

Please note: Depending on the proposed project, you may need to submit supplemental information such as a landscape design plan, brochure and/or photo of the modification, etc.

A document titled "ARCHITECTURAL CHANGE APPLICATION" with a header for "1000 21st CENTURY ASSOCIATES, INC." and contact information. The form contains several sections with headings and lines for text entry, including "PROJECT INFORMATION", "PROPERTY INFORMATION", "DESCRIPTION OF PROPOSED WORK", "ACKNOWLEDGEMENTS", and "APPROVALS".

How do I receive a refund on my deposit?

- After the project is completed, submit the completed Architectural Project Completion Form (page 4 of the application) to the Avant-Garde Management.

Upon receipt of the form, the management company will schedule an inspection of your project. After the inspection is completed and it has been determined there is no damage to the common property, a refund will be processed. Please allow 30 days for your refund.