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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL



CERTIFICATE OF RECORDING

**ARCHITECTURAL REVIEW COMMITTEE STANDARDS
OF
WOODMERE LAKES HOMEOWNER'S ASSOCIATION, INC.**

We hereby certify that the attached Architectural Review Committee Standards of WOODMERE LAKES HOMEOWNER'S ASSOCIATION, INC. (herein, the "Association"), were adopted by the majority vote of the Board of Directors at its properly noticed Board of Directors Meeting held on October 16, 2019.

The DECLARATION OF RESTRICTIONS FOR HOMESITES AT WOODMERE LAKES, A SUBDIVISION, was originally recorded at Official Records Book 2752, Page 1943 *et seq.*, of the Public Records of Sarasota County, Florida.

DATED this 21 day of NOVEMBER, 2019.

Signed, sealed and delivered
In presence of:

WOODMERE LAKES HOMEOWNER'S
ASSOCIATION, INC.

sign: *Bradley Dawson*

By *Michael Castelli*

print: BRADLEY DAWSON

Michael Castelli, President

sign: *Nicole Kanwisher*

print: NICOLE KANWISHER

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 21st day of November, 2019, by Michael Castelli as President of WOODMERE LAKES HOMEOWNER'S ASSOCIATION, INC., a Florida not for profit corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.

NOTARY PUBLIC

sign *Barbara L. O'Grady*

print Barbara L. O'Grady

State of Florida at Large (Seal)
My Commission expires:



WOODERE LAKES HOMEOWNERS ASSOCIATION

ARCHITECTURAL REVIEW COMMITTEE

ROOFING STANDARD

ARC approval of roof repair or replacement requires the following conditions:

- All regulator permits are obtained prior to start of job and work is completed in strict adherence to Sarasota County building codes.
- Roofing material style and color must match original installation of GAF 25 Timberline Collection in Weathered Wood, Shakewood, Driftwood, or Timberwood color or the current color equivalent of the above.
- Timberline Collections do not have to be the brand, but the color chosen must match as above-referenced colors.
- GAF 25 is a minimum, not the only option. Longer lasting shingles are allowed as long as they adhere to the colors referenced above.

WOODMERE LAKES HOMEOWNERS ASSOCIATION

ARCHITECTURAL REVIEW COMMITTEE

NEW WINDOW INSTALATION STANDARD

- ARC approval for installation of Replacement windows requires the following conditions:
- All windows must be White aluminum or vinyl matching the look of and approximate frame width of the original windows of the home.
- Replacement windows must match the size of the original window. The design may be Single Hung -Double Hung -Sliding or Casement Windows.
- Glass can be Clear or Tinted according to the current standards in the window industry and State and Federal Law. No Mirrored glass will be accepted.

WOODERE LAKES HOMEOWNERS ASSOCIATION
ARCHITECTURAL REVIEW COMMITTEE
DRIVEWAY AND WALKWAY PAVER STANDARD

ARC approval for replacing existing concrete driveway and walkway with paver brick installation requires the following conditions:

- Paver brick installation should be of such quality that the driveway, including, when present, the area where the apron meets the sidewalk, shall maintain a level surface at all times. There should be no low spots due to weight of vehicles. Installation must comply to current acceptable installation methods of the brick paver industry.
- Paver bricks used to form the driveway, and the driveway apron, must be of a natural or muted earth tone color that is complementary to the house color. The entry walkway leading to the house must also be constructed of the same paver material if it is being replaced.
- Paver brick may have a decorative style and must include a border or edging of brick pavers which compliments the shape and color of the main driveway project.
- The paver brick driveway may be extended beyond the width of the garage door opening to the full width of the front garage boundary line but may not extend beyond the garage boundary line.

WOODERE LAKES HOMEOWNERS ASSOCIATION
ARCHITECTURAL REVIEW COMMITTEE
DRIVEWAY STAINING AND PAINTING STANDARD

ARC approval of driveway staining or painting requires the following conditions:

- An architectural review form must be submitted for approval prior to beginning of project. The color that is going to be used must be stated on the form and a color sample must be provided with the request.
- The concrete may be of concrete or muted earth tone color that is complimentary to the homeowner's house color.
- The driveway should be one solid color but may have border trim of compatible color. The overall surface may be smooth or Flow Crete textured. The border trim may be a decorative style such as bricks or square. The center of the driveway may be brick design also.
- The stain should be professionally applied or applied professional methods, standards and criteria and maintained on an annual basis.
- The driveway staining can include the driveway apron, and the sidewalk portion of the driveway and the front entryway sidewalk. If paint or stain is put on the sidewalk section of the driveway must be non-slip type.

WOODERE LAKES HOMEOWNERS ASSOCIATION

ARCHITECTURAL REVIEW COMMITTEE

FRONT ENTRYWAY ENCLOSURE STANDARD

ARC approval for enclosing of front entryways requires the following conditions:

- All required regulatory permits must be obtained prior to beginning the work.
- Structural framing material must be white aluminum.
- Screen material must be black/charcoal in color.

WOODERE LAKES HOMEOWNERS ASSOCIATION

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INSTALLATION OF POOL, PATIO, AND CAGE STANDARD

ARC approval of Pool, Patio, and cage construction requires the following conditions:

- Appropriate permits are secured from county regulatory authorities prior to start of construction.
- Top and sides of pool or patio cage framing is constructed of white or bronze aluminum with black/charcoal screening material.
- The pool or patio cage should not, except in the most unusual circumstances, extend beyond the width of the rear of the dwelling.
- The pool or patio and/or pool buffering areas should not extend into any easement areas. If the pool or patio will extend into an established setback area, additional information must be submitted showing the exact specifications.
- Outside pool equipment must be screened from view by landscaping or other suitable screening material. – Also see Outside Equipment Screening Standard

WOODERE LAKES HOMEOWNERS ASSOCIATION

ARCHITECTURAL REVIEW COMMITTEE

OUTSIDE EQUIPMENT SCREENING STANDARD

ARC approval for screening of outside equipment requires the following conditions:

- Noise producing heating, air conditioning, and pool equipment must be buffered with landscaping or four (4) foot, maximum height, white plastic lattice or picket fencing to reduce noise levels and screen them from view.
- Other items adjacent to the dwelling foundation including; Well pressure tanks, water conditioning equipment, or trash containers may be screened from view with landscaping or four (4) foot, maximum height, white plastic lattice or picket fencing.
- Front lot utilities and side or rear lot irrigation well head equipment may be screened exclusively with landscape plantings while keeping electric, telephone, cable and water utility service equipment readily visible and accessible for maintenance personnel.

WOODERE LAKES HOMEOWNERS ASSOCIATION

ARCHITECTURAL REVIEW COMMITTEE

PAINING STANDARD

ARC approval of changes to dwelling color scheme requires the following conditions:

- The main house color must be selected from the 24 main colors in the brochure titled “Southern Shores and Beaches” (see attached)
- Architectural Review Request is submitted prior to start of work accompanied by color chips reflecting proposed house main body and trim colors.
- Original color scheme must be retained unless ARC concurrence for a desired color change is pre-approved. Periodic re-painting of the original colors for maintenance purposes is allowed without ARC approval.
- The trim color and accent color may be interchangeable within the color selection of the Southern Shores and Beach color scheme.
- The gutters, shutters, faux vent, faux windows, soffits, and fascia will be the trim color or white.
- All window frames are to be white.

- The down spouts will be the main house color or white.
- The garage door will be the accent color or white.
- From this date forward, any home painted a color not listed in the brochure will be required to repaint or face fines up to the legal limit permitted by law. You cannot repaint an existing color.
- This standard may be reviewed periodically as necessary.

**SEE ATTACHED LIST OF COLOR CHOICES FOR MAIN HOUSE COLOR,
MATCHING TRIM COLOR AND MATCHING ACCENT COLOR**

	Main House Color	SW Number	CCS #	Trim Color	SW Number	CCS #	Accent Color	SW Number	CCS #
1	Festoon Aqua	SW 0019		Polar Bear	SW 7564		Sassy Green	SW 6416	
2	Beet's Wax	SW 7682		Pure White	SW 7005		Virtual Teal	SW 7030	
3	Chrysanthemum	SW 6347		Buff	SW 7683		Undertones	SW 6214	
4	Banana Cream	SW 6873		Extra White	SW 7006		Roycroft Brass	SW 2843	
5	Repose Gray	SW 7015		Pure White	SW 7005		Indigo Bailik	SW 7602	
6	Rain	SW 6219		Nantucket Dune	SW 7527		Homeslead Brown	SW 7515	
7	Neutral Ground	SW 7568		Urban Putty	SW 7532		SI Bar's	SW 7614	
8	Rustic Adobe	SW 7708		Canvas Tan	SW 7531		Oakross	SW 6180	
9	Concord Buff	SW 7684		Greek Villa	SW 7551		Artifact	SW 6138	
10	Creamy	SW 7012		Tawny Tan	SW 7713		Riverway	SW 6222	
11	Cottage Cream	SW 7678		Dover White	SW 6365		Distance	SW 6243	
12	Oyster Bay	SW 6206		Casa Blanca	SW 7571		Hansler	SW 6373	
13	Koi Pond	SW 7727		Abbasler	SW 7008		Tea Chest	SW 6103	
14	Classic Sand	SW 0056		Modern Gray	SW 7632		Classic French Gray	SW 0077	
15	Casa Blanca	SW 7571		Townhall Tan	SW 7680		Garden Spool	SW 6432	
16	Dockside Blue	SW 7601		Exira White	SW 7606		Restoration Army	SW 6413	
17	Nelinel	SW 7542		Classic Light Buff	SW 0056		Seaskin	SW 7675	
18	Gray Clouds	SW 7668		Reflection	SW 7661		Rocky River	SW 6215	
19	Cavern Clay	SW 7701		Bilarsweel Stem	SW 7536		Fierly Brown	SW 6055	
20	Honeycomb	SW 6375		Crisp Linen	SW 6378		Saguaro	SW 6419	
21	Crème	SW 7566		Tastant Tan	SW 6116		Urbane Bronze	SW 7048	
22	Ecri	SW 6135		Butap	SW 6137		Polished Mahogany	SW 2836	
23	Meadowark	SW 7522		Casa Blanca	SW 7571		Earthen Jug	SW 7703	
24	Lanyard	SW 7680		Navelo White	SW 6126		Rocky River	SW 6215	

WOODERE LAKES HOMEOWNERS ASSOCIATION

ARCHITECTURAL REVIEW COMMITTEE

LAWN AND LANDSCAPING MAINTENANCE STANDARD

All Woodmere Lakes Homeowners are required to maintain their home sites and landscaping in keeping with Article 4 AND Article 5 of the Declaration of Restrictions for Homesites at Woodmere Lakes, and in the spirit of maintain an orderly community with an atmosphere conducive to maintaining community property values.

In fulfilling this responsibility, Homeowners are required to:

- Submit a Request for Architectural Approval Form before proceeding with proposed changes or additions to existing landscaping schemes, including trees, shrubs, lawn composition, or planting beds.
- Lawns must be planted with Bahia, Zoysia, or St. Augustine type turf grass, and lawns, planting beds, trees, and other plantings are to be kept groomed, in a neat and trim condition at all times.

WOODERE LAKES HOMEOWNERS ASSOCIATION

ARCHITECTURAL REVIEW COMMITTEE

IRRIGATION WELL STANDARD

ARC approval of irrigation well installation requires the following conditions:

- The well is used only for irrigation of turf grass and landscaping in accordance with Sarasota County watering restrictions and regulations.
- All appropriate permits are secured from regulatory authorities.
- All well equipment is located at the rear or back portion of the dwelling and screened by landscaping or other approved screening material. – Also see Outside Equipment Screening Standard.
- The well water should not contain iron to the extent that it stains sidewalks, driveways, walls, or other areas or structures on or contiguous to the property. The well should be deep enough to be clear of iron or a filtration system installed to remove iron from the water.

WOODERE LAKES HOMEOWNERS ASSOCIATION
ARCHITECTURAL REVIEW COMMITTEE
FENCING STANDARD

ARC approval of fencing installation requires the following conditions:

- All required regulatory permits must be obtained prior to installation.
- On non-lakefront lots with contiguous Homeowners Association owned and maintained perimeter fencing, Homeowner fencing should be six (6) feet in height, constructed of white PVC and match in design and style to the existing perimeter fencing. The fence should be terminated on a homeowner installed fence post abutting the existing perimeter fence, and not be attached directly to Association maintained fencing.
- Corner Lots and those lots backed by common property with no Association maintained perimeter fencing, including lakefront lots, should be fenced with green vinyl coated chain link fencing with wire fabric no greater than 48 inches in height. Standard construction is considered to include 3-inch corner posts with 2-inch line posts and a 1 ½ inch top rail. Fence fabric is to be green vinyl coated and posts and hardware must be green polymer powder painted or vinyl coated.
- No fencing should extend forward of the rear dwelling line or beyond the rear property line into commonly owned property. Corner lot street side fencing also should not extend toward the street beyond the street side dwelling line. It should go directly to the rear lot line from the rear, street side corner of the dwelling.

- Maintenance re-painting of existing wood fence must be done in white. Walmart Paint, WHITE, #9500, Exterior Semi-Gloss has been used by homeowners and is recommended but not required.
- As pre-existing wood fence needs to be replaced, must be replaced with (6) feet height white PVC fencing that matches existing Homeowners Association owned and maintained perimeter fencing. The fence should be terminated on a Homeowner installed fence post abutting the existing perimeter fence, and not be attached directly to the Association maintained fencing.
- Lots with pool equipment extending forward of the rear dwelling may extend new Homeowner installed vinyl fence 8 feet forward of the rear dwelling line to shield the equipment from view.
- All requests for painting of wood fence, replacing wood fence with white PVC fencing installation of all new fencing must be reviewed and approved by the Architectural Review Committee before work can begin.
- Electrical fencing is allowed with the understanding the homeowner is responsible for any replacement due to unforeseen circumstances. An Architectural Review form will be required prior to installation.

WOODERE LAKES HOMEOWNERS ASSOCIATION

ARCHITECTURAL REVIEW COMMITTEE

RAIN GUTTER STANDARD

ARC approval for installation of rain gutters requires the following conditions:

- Gutters are constructed of seamless 5” or 6” white aluminum with down spouts. Gutters may be painted the same color as the house trim.
- Gutters are fastened to eaves and have caulked seams on inside to prevent leaks.
- Down spouts are fastened to sides or corners of dwelling. Downspouts may be painted the main house color or remain white.

WOODERE LAKES HOMEOWNERS ASSOCIATION

ARCHITECTURAL REVIEW COMMITTEE

GARAGE DOOR POLICY

- The Declaration of Restrictions for Homesite at Woodmere Lakes states at Article 4, Building and Use Restriction, Section 4.6 states that “except when an actual use, garage doors must be kept closed.”

** A non-transparent, roll-up screen may be installed at the garage door entrance. The "housing unit" for the roll-up screen must match the house color, the garage door color, or be white. Architectural Review Committee approval is required prior to installation.

WOODERE LAKES HOMEOWNERS ASSOCIATION

ARCHITECTURAL REVIEW COMMITTEE

HOUSEHOLD GARBAGE AND YARD WASTE POLICY

Article 4, at Section 4.8, of the Declaration of Restrictions for Homesites at Woodmere Lakes states the following: “All garbage or trash containers must be located underground or placed within totally enclosed or screened areas. The Board of Directors shall adopt a Household Garbage and Yard Waste Policy which among other things shall provide when garbage and trash containers must be removed. Such enclosed areas must be attached to or adjoin the dwelling house and be compatible with the design and structure of the house and must not exceed four (4) feet in height.”

Woodmere Lakes Household Garbage and Waste Policy:

Collection containers and other items should be placed at the curb no earlier than 5:00 p.m. the day before your scheduled collection day. All items must be at the curb by 6:00 a.m. on your collection day. All waste must be in trash cans, plastic bags, or tied bundles under 40 pounds.

Containers must be removed from the curb by 10:00 a.m. the day after collection and stored within totally enclosed or screened areas.

If you need more information, or experience a problem, contact the Sarasota County Call Center at (941) 861-5000 and ask for Solid Waste or visit the county website at www.scgov.net.

WOODERE LAKES HOMEOWNERS ASSOCIATION

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RAIN BARREL STANDARD

ARC approval of rain barrel installation requires the following conditions:

- Rain barrel installation must comply with all Sarasota County standards as well as the Homeowners Association equipment screening standards.
- Any Rain Barrel installed shall be white in color or the same color as the house.
- Rain Barrels are suppose to be screened from view as described in the OUTSIDE EQUIPMENT SCREENING STANDARD section.

WOODERE LAKES HOMEOWNERS ASSOCIATION

ARCHITECTURAL REVIEW COMMITTEE

STORM SHUTTER POLICY

Please review the Declaration of Restrictions for Homesites at Woodmere Lakes, Article, Section 5.4, Boarding up Residences, Storm Protection, which states that dwellings may be boarded up only during the time of imminent threat of storm, but in no event shall remain boarded up for periods beyond the threat of storm or in excess of ten (10) days whichever is shorter. Hurricane shutters or similar installations may be installed with the written permission of Declarant Board of Directors or it's designated agent.

ARC approval of storm shutter installation requires the following conditions:

- All regulatory permits must be obtained prior to installation.
- The Storm shutters must conform to the décor of the Woodmere Lakes Homeowner's Association.
- All shutters must be removable or have the function to be left open and expose the windowpane. Certain shutter styles can be restricted to the rear of the house in order to preserve the décor of the Woodmere Lakes Homeowner's Association.
- Homeowners who need to install storm shutters prior to June 1st and have shutters remain up through November 30th must complete and submit the "Hurricane Shutter Request letter" to the Homeowner's Association an Architectural Review Form prior to installation.

- Storm shutters that conform to the décor of the Woodmere Lakes Homeowners Association and are approved with the written permission of the Board of Directors may be installed and remain up from June 1st through November 30th.
- Full time residents of Woodmere Lakes are permitted to install their storm shutters from June 1st through November 30th.
- It is the responsibility of each homeowner who puts their storm shutters up June 1st through November 30th and continues to occupy the home to be sure that they have adequate exits in case of fire or emergency.
- This policy does NOT include plywood. Plywood can be installed upon the warning stage of an impending hurricane and **MUST BE REMOVED** ten (10) days after the hurricane has passed.