Woodmere Lakes Homeowner's Association, Inc.

Architectural Review Committee

Standards, Rules & Policies

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AMENDMENT

[Additions are indicated by underline; deletions by ~~strike through~~]

WOODMERE LAKES HOMEOWNERS ASSOCIATON

ARCHITECTURAL REVIEW COMMITTEE

ROOFING STANDARD

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

- All regulatory 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, Barkwood, Birchwood, Pewter Gray, or Slate ~~Timberwood~~ color or the current color equivalent of the above.

- Timberline Collections does not have to be the brand, but the color chosen must match the 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.

AMENDMENT

[Additions are indicated by underline; deletions by ~~strike through~~]

WOODMERE LAKES HOMEOWNERS ASSOCIATON

ARCHITECTURAL REVIEW COMMITTEE

~~DRIVEWAY STAINING AND PAINTING STANDARD~~

DRIVEWAY AND WALKWAY RESURFACING STANDARD

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

- An architectural review form must be submitted for approval prior to beginning a 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 driveway may be extended beyond the width of the garage door opening to the full width of the front of the garage boundary line but may not extend beyond the garage boundary line.

- The concrete stain 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 using professional methods, standards and criteria and maintained on an annual basis.

- The driveway staining can include the driveway apron, the sidewalk portion of the driveway and the front entryway sidewalk. Paint or stain put on the sidewalk section of the driveway must be a non-slip type.

AMENDMENT

[Additions are indicated by underline; deletions by ~~strike through~~]

WOODMERE LAKES HOMEOWNERS ASSOCIATON

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 or bronze aluminum.

- Screen material must be black/charcoal in color.

AMENDMENT

[Additions are indicated by underline; deletions by ~~strike through~~]

WOODMERE LAKES HOMEOWNERS ASSOCIATON

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, solid white plastic 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), maximum height, white plastic lattice, solid white plastic or picket fencing.
- Front lot utilities and side or rear 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.
- An equipment screen may start a maximum of 2 feet forward from the first piece of equipment to be included in screening and extend up to 7 feet maximum out toward the side lot line from the main dwelling foundation. The equipment screen may extend the entire side of dwelling only when there is not a space greater than 18 feet between equipment included in the screening.
- An equipment screen consisting of white plastic lattice, solid white plastic or picket fencing may NOT extend forward of dwelling foundation toward front/street lot line.

AMENDMENT

[Additions are indicated by underline; deletions by ~~strike through~~]

WOODMERE LAKES HOMEOWNERS ASSOCIATON

ARCHITECTURAL REVIEW COMMITTEE

PAINTING STANDARD

For painting standard purposes, the Board hereby defines raised stucco on the front of the residence to be trim. The trim shall be painted set forth wherein.

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 from Sherwin Williams titled "Southern Shores and Beaches" (see attached) or white. As an option to allow for individualized choice, homeowner may select any main body, trim, and accent color from the selection. However, body color must remain a body color, Trim must remain a trim color and Accent must remain and accent color.

- Architectural Review Request is submitted prior to start of work accompanied by color chips reflecting proposed house main body, accent, and trim colors.

- Original color scheme must be retained unless ARC concurrence for a desired color change is pre-approved.

- The gutters, ~~shutters,~~ faux vent, ~~faux windows~~, soffits and fascia will be the trim color, main body 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, the main house color, or trim color.

- The front door and shutters will be the accent color, white, or black. The front door may also be a natural wood color.

- ~~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.~~

Sherwin Williams

Souther Shores and Beaches

Color Chart

Main House Color	SW Number
Festoon Aqua	SW 0019
Bee's Wax	SW 7682
Chrysanthemum	SW 6347
Banana Cream	SW 6673
Repose Gray	SW 7015
Rain	SW 6219
Neutral Ground	SW 7568
Chivalry Copper	SW 6353
Concord Buff	SW 7684
Creamy	SW 7012
Cottage Cream	SW 7678
Oyster Bay	SW 6206
Koi Pond	SW 7727
Classic Sand	SW 0056
Casa Blanca	SW 7571
Dockside Blue	SW 7601
Naturel	SW 7542
Gray Clouds	SW 7658
Cavem Clay	SW 7701
Honeycomb	SW 6375
Crème	SW 7556
Ecru	SW 6135
Meadowlark	SW 7522
Lanyard	SW 7680

Trim Color	SW Number
Polar Bear	SW 7564
Pure White	SW 7005
Buff	SW 7683
Extra White	SW 7006
Pure White	SW 7005
Nantucket Dune	SW 7527
Urban Putty	SW 7532
Canvas Tan	SW 7531
Greek Villa	SW 7551
Tawny Tan	SW 7713
Dover White	SW 6385
Casa Blanca	SW 7571
Alabaster	SW 7008
Modern Gray	SW 7632
Townhall Tan	SW 7690
Extra White	SW 7006
Classic Light Buff	SW 0050
Reflection	SW 7661
Bittersweet Stem	SW 7536
Crisp Linen	SW 6378
Tatami Tan	SW 6116
Burlap	SW 6137
Casa Blanca	SW 7571
Navajo White	SW 6126

Accent Color	SW Number
Sassy Green	SW 6416
Virtual Taupe	SW 7039
Underseas	SW 6214
Roycroft Brass	SW 2843
Indigo Batik	SW 7602
Homestead Brown	SW 7515
St. Bart's	SW7614
Oakmoss	SW 6180
Artifact	SW 6138
Riverway	SW 6222
Distance	SW 6243
Harvester	SW 6373
Tea Chest	SW 6103
Classic French Gray	SW 0077
Garden Spot	SW 6432
Restoration Ivory	SW 6413
Seallskin	SW 7675
Rocky River	SW 6215
Fiery Brown	SW 6055
Saguaro	SW 6419
Urbane Bronze	SW 7048
Polished Mahogany	SW 2838
Earthen Jug	SW 7703
Rocky River	SW 6215

AMENDMENT

[Additions are indicated by underline; deletions by ~~strike through~~]

WOODMERE LAKES HOMEOWNERS ASSOCIATON

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-lake front lot 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 the Association maintained fencing.
- **Corner lots and those lots backed by common property with no Association maintained perimeter fencing, including lakefront lots,** ~~should~~ can be fenced with Green or Black vinyl coated chain link fencing with wire fabric or with a Black or Bronze aluminum/iron open picket style fence with a flat top rail. Fence height should be no greater than 48 inches in height. Standard chain link fence construction is considered to include 3 inch corner posts with 2 inch line posts and 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.
- **Pool barrier safety fence** in place of a screen enclosure can be White, Black, or Bronze aluminum/iron open picket style with a flat top rail. Pool fence must meet all safety codes required by government agencies.
- 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 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 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 of wood fence with white PVC fencing and the 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.

- <u>All fencing must be regularly cleaned and maintained in like new condition. *This includes fencing used for yard, pool safety, and equipment screening purposes.</u>

AMENDMENT

[Additions are indicated by underline; deletions by ~~strike through~~]

WOODMERE LAKES HOMEOWNERS ASSOCIATON

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 or main body.

- ~~Gutters are fastened to eaves and have caulked seams on inside to prevent leaks.~~

- Down spouts are fastened to sides or corners of dwelling. Down spouts may be painted the main house color or remain white.

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

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

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

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

ARCHITECTURAL REVIEW COMMITTEE

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.

ADDENDUM

WOODMERE LAKES HOMEOWNERS ASSOCIATON

POLICY

FISHING AND PEDESTRIAN TRAFFIC ON LAKES

Based on opinion from our attorney regarding "Fishing in the Association Lakes" Article IV, Section 22, Wetland, Lakes and Water Bodies, Paragraph 2: The Board adopted the following policy:

"Homeowners whose properties abut a lake are allowed to fish that lake along with guest or other family members. Fishing is limited to the owner's property lines so deeded and nowhere else. Fishing and pedestrian traffic on the perimeter of the lakes outside the deeded property lines is prohibited"

Recorded: July 7, 2015

WOODMERE LAKES HOMEOWNERS ASSOCIATON

POLICY

ROADWAYS & PARKING

ALL roads in Woodmere Lakes are Sarasota County owned roads, and ALL Department of Motor Vehicles Rules are in effect.

Including:

- All vehicles parked on the street must be parked such that the vehicle is facing the direction of the proper flow of traffic (passenger side adjacent to the curb)
- Park properly at the CURB, do not block the roadway
- Do NOT Park on the grass or any landscaped areas
- Do NOT block driveways, mailboxes, or sidewalks.

You can pick up a copy of the Florida Drivers Handbook at the DMV.

Recorded: October 14, 2008

WOODMERE LAKES HOMEOWNERS ASSOCIATON

POLICY

MAILBOX MAINTENANCE STANDARD

The Homeowners Association retains the ownership of the mailbox and the post. The Association will contract for the cleaning of the mailboxes and posts twice a year, or as needed.

- Homeowners are responsible for the routine lawn care maintenance around the brick base of the mailbox post.

- Homeowners are NOT permitted to display their names or any signs on the exterior of the mailbox or post.

- If the mailbox, flag, latch, numbers or any part of the mailbox, post or brick base needs to be replaced due to normal use the homeowner must complete an Architectural Review Committee (ARC) request form or Work Order and submit it to the board. Then the board will determine if the requested replacement is necessary.

- Any damage to any mailbox and/or post caused by a homeowner or guest of a homeowner, or contractor hired by a homeowner should be reported to the ARC. This also includes rust coloring on the mailbox and/or post caused by well water. The cost of the repair and/or replacement of the damaged mailbox and/or post will be the responsibility of that homeowner.

- If the homeowner needs to clean the mailbox or post. Only water with mild soap should be used. **At no time should a chemical be used to clean the mailbox or post.**

Recorded: March 11, 2008