

Architectural Control - Article X of the Master Association Covenants and Article VII of the Villa's Covenants To preserve the natural setting and beauty of the Community, to establish and preserve a harmonious and aesthetically pleasing design for the Community, and to protect and promote the value of the Community, all improvements shall be subject to the restrictions set forth in this Article X of the Master Association Covenants and Article VII of the Villa's Covenants. *Specifically, no Residential Unit's exterior may be altered or changed (including without limitation, the color, painting or type of exterior finish or construction material), and no changes in the trees, shrubs, plant material, grass, or ground cover may be made, without following the submittal, review and approval process.*

The following architectural, landscape and design guidelines are explanatory and illustrative of the general intent for the management of the Property and that will be used by the Architectural Review Committee (ARC) in their review and decision-making regarding variance requests.

In undertaking its review, the ARC shall consider such factors as (i) the harmony of external design; (ii) location; (iii) quality of design, workmanship and materials; and (iv) appearance in relation to surrounding structures and topography.

	DESCRIPTION	ADDITIONAL INFORMATION	HOW TO COMPLY BY 10/15/2025
IN GROUND PLANTINGS	In ground plantings in the front of any residential unit or side or rear yard bed of the residential lot	- Planting annuals by the Owner is permitted. Existing HOA landscaping (trees, shrubs, bushes) may not be removed to facilitate the planting of the annuals - The HOA will continue to perform routine maintenance of the Residential Lot and neither the HOA nor landscaping vendor are responsible for damage to annuals incurred during the routine maintenance - Any other request for in ground planting must be approved, in advance, through the Architectural Review Process	- Existing in ground plantings that are in good repair and actively maintained do not require approval through the Architectural Review Process, however any changes including the addition, removal or modification of existing plantings require prior written approval per the Covenants - The HOA will continue to perform routine maintenance of the Residential Lot and neither the HOA nor landscaping vendor are responsible for damage to plantings incurred during the performance of the routine maintenance
PATIOS	DESCRIPTION	ADDITIONAL INFORMATION	HOW TO COMPLY BY 10/15/2025
	PATIO AWNINGS - MOUNTED	Must be neutral in color - no stripes	Existing awnings do not require approval through the Architectural Review Process; however, any new requests require prior written approval
	PATIO ENCLOSURES/STRUCTURES	May not be affixed to Unit or Patio Walls	Existing patio enclosures/structures do not require approval through the Architectural Review Process; however, any new requests require prior written approval

DÉCOR (AFFIXED)	DESCRIPTION	• ADDITIONAL INFORMATION	HOW TO COMPLY BY 10/15/2025
	DÉCOR AFFIXED TO RESIDENTIAL UNITS	- Décor may not be affixed by penetrating the brick, mortar or other surface of the unit or patio (interior or exterior). - Decor may not be placed on top of walls or extend above or beyond the Unit's patio	Existing décor that is not affixed by penetrating the brick, mortar or other surface of the of the unit or patio (interior or exterior) does not require approval through the Architectural Review Process Existing or new décor that is affixed by penetrating the brick, mortar or other surface of the unit or patio (interior or exterior) must be removed or submitted for review through the Architectural Review Process
DOORS	DESCRIPTION	ADDITIONAL INFORMATION	HOW TO COMPLY BY 10/15/2025
	EXTERIOR DOOR	Must be black, full frame without glass	Existing exterior doors do not require approval through the Architectural Review Process; however, any new requests require prior written approval
	STORM DOOR	- Must be black or white, full frame glass or full glass self-storing screen - Garage to house entry doors are permitted at owner's discretion	Existing storm doors do not require approval through the Architectural Review Process; however, any new requests require prior written approval
	GARAGE DOOR	White with glass top	New requests require prior written approval
	PATIO DOOR	- White with or without screen, center hinge or slider - Must have grilles	New requests require prior written approval
	BURGLAR BARS, STEEL OR WROUGHT IRON BARS ON DOORS	Not permitted	Not permitted
WINDOWS	DESCRIPTION	ADDITIONAL INFORMATION	HOW TO COMPLY BY 10/15/2025
	EXTERIOR WINDOWS	- White, clear glass, double hung w/grilles (highly reflective, dark or mirror-like tinting is prohibited)	Existing exterior windows do not require approval through the Architectural Review Process; however, any new requests require prior written approval
	TRANSOM WINDOW	Transom glass should not be colored	Existing exterior windows do not require approval through the Architectural Review Process; however, any new requests require prior written approval
	BURGLAR BARS, STEEL OR WROUGHT IRON BARS ON WINDOWS	Not permitted	Not permitted

LIGHTS	DESCRIPTION	ADDITIONAL INFORMATION	HOW TO COMPLY BY 10/15/2025
	EXTERIOR LIGHTS	Black carriage style (dawn to dusk bulbs preferred)	New requests require prior written approval
AWNINGS	DESCRIPTION	ADDITIONAL INFORMATION	HOW TO COMPLY BY 10/15/2025
	WINDOW AWNINGS	Not permitted	Not permitted
AIR CONDITIONING UNITS	DESCRIPTION	ADDITIONAL INFORMATION	HOW TO COMPLY BY 10/15/2025
	EXTERIOR AIR CONDITIONING UNITS	Must be replaced at original location	New requests require prior written approval
	WINDOW AIR CONDITIONING UNITS	Not permitted	Not permitted
FENCING	DESCRIPTION	ADDITIONAL INFORMATION	HOW TO COMPLY BY 10/15/2025
	FENCING OF RESIDENTIAL LOT	Not permitted	Not permitted
	FENCING OF RESIDENTIAL UNIT PATIO AREA	Black metal - 4 or 6 feet in height (include photo of required style)	Existing patio fencing does not require approval through the Architectural Review Process; however, any new requests require prior written approval
DRIVEWAY MEDIANS	DESCRIPTION	ADDITIONAL INFORMATION	HOW TO COMPLY BY 10/15/2025
	CHANGES TO DRIVEWAY MEDIANS, INCLUDING THE REMOVAL OF EXISTING HOA LANDSCAPING	- Red brick pavers or soft scape - Driveway medians between residential units are shared between homeowners - Décor MUST be approved by both homeowners and is counted in the number of items permitted in the front of the residential units	Existing driveway median hardscape does not require approval through the Architectural Review Process; however, any new requests require prior written approval Existing or new driveway median décor and softscape must be approved by both homeowners and must comply with the rules and regulations for such items
ROOF ACCESSORIES, DECORATIONS OR EQUIPMENT	DESCRIPTION	ADDITIONAL INFORMATION	HOW TO COMPLY BY 10/15/2025
	ANY TEMPORARY OR PERMENANT ADDITION TO THE ROOF	Not permitted	Not permitted

EDGING	DESCRIPTION	ADDITIONAL INFORMATION	HOW TO COMPLY BY 10/15/2025
	LANDSCAPE EDGING OR ROCK	- Landscaping rock is not permitted on the Lot, except for the Unit patio - Neither the HOA nor landscaping vendor are responsible for damage incurred to edging during the performance of routine maintenance - Landscape edging or rock must be in good repair	Existing edging or rock that is in good repair and actively maintained does not require approval through the Architectural Review Process, however any changes including the addition, removal or modification of existing landscape edging or rock requires prior written approval
VIDEO & SURVEILLANCE EQUIPMENT	DESCRIPTION	ADDITIONAL INFORMATION	HOW TO COMPLY BY 10/15/2025
	VIDEO & SURVEILLANCE EQUIPMENT (INCLUDING SECURITY CAMERAS)	- May not be affixed by penetrating the brick or mortar of the Unit - Must be aimed only at the homeowner's property - Must consider the effect on neighbor's right to privacy and quiet use and enjoyment of their property - Must be placed in the least intrusive or visible location and may not penetrate the exterior of the residential unit - One (1) doorbell security camera can be installed at the location of an existing doorbell, without ARC approval	Existing equipment or cameras that are not affixed by penetrating the brick, mortar or other surface of the of the patio (interior or exterior) and that do not affect Villa neighbor's right to privacy, do not require approval through the Architectural Review Process Existing or new equipment or camera that are affixed by penetrating the brick, mortar or other surface of the patio (interior or exterior must be removed or submitted for review through the Architectural Review Process Single doorbell security cameras installed at the location of an existing doorbell do not need to be removed and do not require approval through the Architectural Review Process
SIGNS	DESCRIPTION	ADDITIONAL INFORMATION	HOW TO COMPLY BY 10/15/2025
	FLAGS	Owners shall be permitted to have: - One (1) mounted flag bracket with a "standard" United States flag affixed to their Residential Unit - Or one (1) flag bracket and decorative flag affixed to their residential unit - All flags must be in good repair and can't be of a political nature	All homeowners must comply