

Country Walk Reserve Homeowners Association, Inc.
ARB Guidelines

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ARB Guidelines

Revisions History

Version	Date	Revisions
0.1	3/28/2017	Guidelines drafted.
0.2	4/30/2017	Moved landscaping guidelines to appendices. Grammatical corrections made throughout. Added ARB approval required or not required line to each item. Submitted to Board for Approval.
0.3	5/10/2017	Made adjustments based on feedback from Board and ARB discussions. Submitted to Board for Approval.

Foreword

It should be noted that the guidelines presented in this document do not override or overrule any rules, restrictions, regulations, or guidance provided in the Declaration of Covenants, Conditions, Easements, and Restrictions for Country Walk Reserve ("Declaration") nor override or overrule any rules, restrictions, regulations, or guidance provided by Orange County or the State of Florida. All article and section numbers listed in this document are taken directly from the Declaration; those sections, therefore, refer to explicit rules and restrictions which are not subject to ARB discretion.

Structures

All new structures, including sheds, basketball structures, play structures, and fences, by way of example and not specific inclusion or exclusion, shall require approval by the ARB before installation.

Basketball Hoops or Backboards (Article IX Section 9.19)

Permanent

Basketball hoops and/or backboards, either permanently mounted to a Dwelling above the garage or mounted to a permanent pole, require ARB approval and will be allowed only under the following conditions:

- Basketball hoops and structures must be well-maintained.
- Backboards must be transparent or white, NBA approved, with a limit of two colors of trims.
- Nets are limited to white nylon.
- if pole-mounted, the pole must be metal, either black or galvanized, and permanently mounted into the ground with a concrete base.
- No permanent basketball structures may be placed in any side yard.

Temporary

Portable basketball goals must be stored out of view of the community when not actively being used.

Portable basketball goals do not require ARB approval.

Fences (Article IX Section 9.18)

All fences require ARB approval.

For Lots not adjacent to a pond

- PVC material, white or tan, no higher than 6 foot.
- The front building setback is 20 FT.

For Lots adjacent to the Conservation Lot

- PVC material, white or tan, no higher than 6 foot on the sides not adjacent to Conservation Lot.
- Open- style, black at least 4' but not higher than 6' the whole way around adjacent to Conservation Lot.
- PVC material, white or tan, no higher than 6 foot and open style at least 4' but not higher than 6' across the back adjacent to Conservation Lot.
- The front building setback is 20 FT.

For Lots adjacent to a pond

- Open- style, black at least 4' but not higher than 6'.
- The front building setback is 20 FT.

For Corner Lots

- The setback from the sidewalk is 10 feet.

Garbage Can Enclosure (Article IX Section 9.05)

- Garbage can enclosures that meet these guidelines do not require ARB approval
- PVC material, white or tan
- Dimensions: 3-foot-wide, 5-foot-long and 4-foot-high

ARB Guidelines

Driveways (Article IX Section 9.22.g)

All driveways require ARB approval and shall be constructed of solid concrete or decorative pavers.
Any extension must be of the same material as the same as the current driveway.

Play Structures (Article IX Section 9.19)

Play Structures require ARB approval and shall be located at the side or rear of the dwelling, except that, in case of Dwelling(s) on corner Lots, such structures shall be restricted to the side yard furthest from the side street and to that portion of the rear yard which is no closer to the side Street than a fence would be permitted to be located by Reviewer and the Local Government.

Pool (Article IX Section 9.21)

Swimming pools require ARB approval and may not be located in the front or side yard of any Lot, nor located nearer than the Dwelling to any side street Lot boundary.

Screen Enclosures

Screen enclosures require ARB approval.

Frame can be:

- Bronze
- White
- Matte black
- Brown

Structures:

- May be on the inside of Garage Door, with approval
- May not enclose front entryway

Security Bars (Article IX Section 9.30)

No security bar system may be installed on any window or door of any Dwelling in the Property.

Sheds

All sheds required ARB approval.

For Lots not adjacent to a pond

- The structure must be in a fenced in rear yard
- The size, color, etc. must be submitted to the ARB for approval
- Maximum height is eight (8) feet

For corner Lots

- The structure must be placed in the corner of the yard that is furthest from the street
- The size, color, etc. must be submitted to the ARB for approval
- Maximum height is eight (8) feet

For Lots adjacent to a pond

- A small 'Rubbermaid' style shed can be placed on the side of the house
 - Provided it is screened from street with shrubbery
- The size, color, etc. must be submitted to the ARB for approval

Gazebo

All gazebos require ARB approval

- The gazebo must be in a fenced-in rear yard or enclosed by a plant/hedge wall
- Maximum height is eight (8) feet

ARB Guidelines

Patio

Rear of house

- Patios must be approved
- Cannot extend into the utility easement

Satellite Dish

Satellite dishes meeting the following location criteria require no ARB approval prior to installation:

- Must be mounted onto the side or back of the house
- Must be located at least TWENTY-FIVE (25) FEET FROM THE FRONT OF THE HOUSE

If your installer determines that your dish must be placed on the front of your house or on the side of your house nearer to the front than 25 feet: a letter from your installer, on their letterhead, is required indicating this is the only place they are able to receive signal. This letter must be submitted to the ARB in order for a variance to be granted.

Air Conditioners

- No air conditioners shall be mounted through a window, door, or hung on an exterior wall

Landscaping (Article XIII Section 8.01 and Article IX Section 9.23)

The following guidelines apply to landscape changes:

- To change the turf to anything other than St. Augustine grass will require ARB approval
- Replacement of existing plants, **not** including trees, may be done at the homeowner's discretion and requires no prior approval from the ARB.
- The expansion or removal of existing planting beds or the addition of new planting beds requires prior ARB approval.
- The ARB encourages all Owners to follow the Florida Friendly Landscaping Principles shown below:
 - Right plant in the right place
 - Water efficiently
 - Fertilize appropriately
 - Mulch
 - Attract wildlife
 - Manage yard pests responsibly
 - Recycle yard waste
 - Reduce storm water runoff
 - Protect waterfront

Landscape Rock

The following landscaping rocks are approved for use with no prior approval required from the ARB:

- Earth Tone Landscaping Rocks
- Lava Rock
- Egg Rock
- Caribbean Beach Pebbles
- Mexican Beach Pebbles

Any variety of rock not specifically listed here requires approval by the ARB for use in Country Walk Reserve.

Mulch

Brown, black, red, and gold decorative mulches, cypress mulch, and pine bark mulch are approved for use within Country Walk Reserve with no prior approval required from the ARB. No prior approval is required from the ARB to change or replenish mulch in existing planting beds.

ARB Guidelines

Tree Removal (Article IX Section 9.23)

Trees measuring six inches or more in diameter at three feet above ground shall not be removed without ARB approval.

Rain Barrels & Rain Chains

- Rain barrels and rain chains required approval from the ARB.
- Rain barrels designed for the purpose of capturing rain from the gutter systems may be used on the side or rear of the house
- Barrels shall be placed within an existing landscape bed and screened with plants
- Barrels may not exceed three (3) feet in height and shall be earth tones in color
- Rain chains may only be used in the rear of the home

Ponds, Waterfalls, Water Features

All water features must be submitted to the ARB for approval prior to installation.

Lawn Furnishings

Any permanent lawn furnishings shall require approval from the ARB prior to placement.

Miscellaneous

Exterior Painting and Approved Color Schemes

- Only those colors noted on the Approved Paint Colors Exhibit are permitted
- Prior to painting, each Owner must submit to the ARB a color plan showing the color of all exterior surfaces that shall include samples of the actual colors to be utilized and the materials.
- Alteration Applications submitted without color samples will be returned
- No house may have more than three colors (base, trim, accent door colors)
- There must be a minimum distance of one home to either side and in front of the applicant's home before a color combination can be repeated

Gutters

White gutters or rain handlers are allowed with no prior approval from the ARB.

Front Entry

No front entry shall be used for storage of any kind.

Windows (Replacement, Tinting and Treatments)

- Replacement of windows require ARB approval
- No silver, gold or bronze reflective colors are allowed
- No reflective tinting or mirror finishes (to include aluminum foil) will be permitted
- Owners may request to install energy conservation films on windows
- Window tinting film applied to the interior of the windows shall be gray in color with no more than 21% solar reflectance's and no less than 30% light transmittance

Skylights and Solar Panels

- Skylights must be integrated as part of the roof design
- Skylights require prior written approval from the ARB before installation
- Solar panels will require approval by the ARB
- Any solar panels and related appurtenances and equipment shall be designed and constructed to appear as an integrated part of the building's architecture. This shall generally mean that the panels shall be roof mounted so that the top surface is flush with the roof surface with all appurtenances recessed into the building's attic.
- Solar panels should not be installed on the front street facing side of the home.
- All pipes must be of a color to blend with the roof shingles and color of house.
- Solar panels should be dark in color or match the coloration of the roof.

Appendices

Landscaping Guidelines

The following lawn maintenance standards apply to all owners and residents of Country Walk Reserve:

- Trees are to be pruned as needed
- All shrubs are to be trimmed as needed
- Grass shall not exceed five inches (5") in height
 - This includes the grass between the sidewalk and the street
- Edging of all street, curbs, beds and borders shall be performed as needed to prevent grass "runners" from growing onto driveways, sidewalks, curbs and into landscape beds
 - Grass along the walls of the house shall be edged
- Mulch should be replenished as needed
- Insect and disease control shall be performed on an as needed basis
 - Failure to do so could result in additional liability if the disease and insect spread to neighboring properties
 - Sod that is killed due to insect/disease shall be removed and replaced within thirty (30) days of dying
- To change the turf will require ARB approval
- Fertilization of all turf, trees, shrubs, and palms should be performed according to Best Management Practices as provided by the Orange County Extension Service or the University of Florida IFAS Extension
- Watering and irrigation will be the sole responsibility of the homeowner
 - It is the Owner's responsibility to comply with all applicable watering restrictions
- All beds are to be weeded every time the lawn is cut
 - Weeds growing in joints of curbs, driveways, and expansion joints shall be removed as needed
 - Chemical treatment is permitted
 - If landscape fabric is used, it must allow the free flow of water, air and gasses to and from the soil
- Dirt, trash, plant and tree cuttings and debris resulting from all operations shall be removed and all areas left in clean condition before the end of the day
- Trash may not be placed at curb until scheduled trash pick-up day

Approved Paint Colors Exhibit