

**HAINES RIDGE
HOMEOWNERS ASSOCIATION, INC
COMMUNITY STANDARDS**

Revision History

First Draft – Initial Creation (July 2024)

- Initial creation of document based on community committee input and other similar community documents supplied by Association Solutions of Central Florida as examples for how this has been implemented in other communities.

Second Draft – Community Feedback Meeting (August 2024)

- Incorporated community feedback into the following items which resulted in changes between first draft and second draft:
 - Definitions
 - Updated summary approval to reflect that items receiving no response within 30 days of ARB confirmation of receipt will be granted automatically.
 - 2.03 Application Process
 - If no response within 30 days of ARB acknowledgement of receipt of change request the approval will be granted automatically.
 - 3.07 Clotheslines
 - Removed requirement that installs must be removed when not in use.
 - 3.11 Driveways
 - Allowed professionally installed clear coating materials to be approved to prevent oil and dirt penetration into the concrete per community feedback.
 - 3.16 Fences, Walls, Shielding, & Screening
 - Changed from “elevation” to “panel height” regarding fences to avoid confusion with lots that have elevation changes.
 - Removed language referencing front porch restrictions in line with change to section 3.34 Porches, Decks, Screen Enclosures, Patios, and Rails.
 - 3.19 Fountains/Sculptures
 - Clarified this is for items outside of the flower beds.
 - Added three (3) foot height restriction for items in flower beds.
 - 3.29 Holiday Decorations
 - Corrected date misalignments with section 3.41 Soffit Lighting holiday dates.
 - 3.34 Porches, Decks, Screen Enclosures, Patios, and Rails
 - Screened porch restriction for front porches removed.
 - 3.35 Raised Gardening Plots
 - Clarified these are for consumption type gardening items, not flower beds.
 - 3.41 Soffit Lighting
 - Corrected date misalignments with section 3.29 Holiday Decoration dates

First Edition – Adopted (October 3rd, 2024)

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HAINES RIDGE HOMEOWNERS ASSOCIATION

COMMUNITY STANDARDS

This Community Standards Document is established to assist the Architectural Review Board (ARB) and Owners with procedures and guidelines through consistent and high-quality design standards for the property. It supports the Declaration of Restrictions and Covenants and other governing documents that bind each property Owner. It is provided to residents of Haines Ridge for their reference regarding community standards and alterations. Please contact the Haines Ridge Management Company with any questions.

It is the intention of the ARB to maintain a high standard of exterior architectural appearance throughout the Haines Ridge Community. The following guidelines have been set up to protect the integrity of the community. Your adherence to these guidelines will help preserve the quality of Haines Ridge.

Property setbacks, easements and other ordinances must be adhered to and complied with in accordance with County Government Ordinances and the plats of Haines Ridge. ARB approval does not waive the responsibility of owners to obtain a required government permit if necessary for all proposed improvements from Haines City and the South Florida Water Management District.

DEFINITIONS

- “ARB” shall mean the Architectural Review Board.
- “Board” shall mean the Board of Directors of Haines Ridge.
- “Declaration” shall mean the Declaration of Covenants, Conditions and Restrictions for Haines Ridge.
- “Association” (as defined in the Declaration) shall mean and refer to the Haines Ridge Homeowners Association, Inc., a Florida not for profit corporation, and its successors and assigns.
- “CC&R” shall mean Covenants, Conditions, and Restrictions.
- “Management Company” shall mean the HOA management company retained by the Board of Directors to handle various aspects of vendor and Owner relationships as delegated by the Board of Directors.
- “Summary Approval” shall mean that provided any identified conditions are met, the application will be approved within 30 days as is with no additional information needed. If no conditions are supplied the item will be approved within 30 days. Items receiving no response within 30 days of confirmed receipt by the ARB shall be considered automatically approved. Summary approval is typically granted on items that are either limited in ARB control by state legislature requirements, yet still required for record keeping purposes, or for items that have been identified as needing minimal approval needed if conditions defined are met.

ARTICLE 1

ARCHITECTURAL REVIEW BOARD

1.01 Responsibilities

In accordance with authority granted to the ARB in the Declaration, the ARB shall be appointed and shall administer and perform the architectural and landscape review and control alterations relating to homes in Haines Ridge. The Registered Agent or Management Company shall keep records and shall maintain a file of all alteration application and activity for a period of not less than seven years.

1.02 Policy

All Owners and their contractors must comply with alteration application guidelines and requirements prior to commencement of any work. The ARB will review plans, materials, site plan, colors, and/or landscaping plan to ensure compliance with design requirements, policy, and procedures of these standards. No alteration requiring the approval process shall be commenced until plans and specifications have been submitted to and approved in writing by the ARB. If said alterations are performed without ARB approval, the Association reserves the right to restore the property to its prior condition at the Owners cost. The Association assumes no responsibility for the structural integrity, safety features, mechanical operation, and permitting or building code compliance of the proposed construction, modification, or change to a home.

1.03 Committee Discretion

These standards do not cover every possible situation that may require ARB approval. Check with the Association management to confirm approval requirements. In some special cases Board approval may be needed for a proposal that may conflict with a standard set forth in this document. Board approval does not constitute a precedent for future requests.

ARTICLE 2

PROCEDURES FOR MANAGING PROPERTY ALTERATIONS

2.01 Alterations

Any exterior property alteration (to the home or the lot) requires the completion of an "Architectural Review Application" form that must be approved by the ARB. An application may be obtained from the Management Company. A separate application must be submitted for each alteration. In addition to the application, a lot survey or sketch showing location of alteration must be submitted, as well as vendor specifications (shape, height, materials & color) and color samples.

Examples of alterations may include, but are not limited to:

- Awnings
- Brick pavers: location and color
- Changes to the exterior color of the home (painting)
- Exterior decoration applied above garage doors and fronts of homes
- Recreational or sporting equipment
- Fences
- Flag poles and antennas
- Front door: style and/or color
- Gutters: style, color
- Items in flowerbed besides plants
- Lanais, sunrooms, and gazebos
- Lighting: placement and size
- Landscaping
- Pools, spas, hot tubs, whirlpools
- Porches, decks, and patios
- Roofing
- Screen Enclosures
- Home additions and exterior renovations
- Water softener systems

2.02 Prohibited Items

Certain alterations/conditions are not allowed within the Declaration without the written approval of the Board. These include but are not limited to those listed below. They are in VIOLATION and subject to immediate action by the Board.

- Window or Mini-Split/Wall Air Conditioning Units
- Satellite Dishes over 40 in.
- Window or Door Security Bars
- Signs, Advertisements, Solicitation Materials (excluding those used for marketing the Property for sale or lease in a real estate transaction)

- Temporary Structures (excluding holiday decorations that have applied for ARB pre-approval)

2.03 Application Process

Listed here is an abbreviated description of the application process. ARB will only process completed applications, including signatures and accompanying plans and specifications, lot plots, colors, pictures, drawings, etc. Applications must contain all the information necessary for the ARB to make a proper decision or the application may be denied.

Within thirty (30) days after receipt by the ARB, the ARB will act on the submission.

After review, the original submittal will be retained by the ARB for their files.

The ARB will give one of the following responses to each application received:

- "Approved" (project approved as submitted)
- "Conditional Approval" (subject to conditions noted)
- "Denied" (reasons will be provided)

If no response is received within thirty (30) days of confirmation by the ARB they have received the change request, the approval shall be granted automatically.

2.04 Completion

Approved projects must be completed within ninety (90) days of approval by the ARB. After that time, the ARB's approval of the application will expire, and resubmission may be required. The Board or the ARB retains the right, but not the obligation, to extend time frames for applicant to complete the proposed and approved work.

2.05 Appeal

In the event the ARB denies any application, the applicant may request a rehearing by the ARB. If the ARB again denies the applicant's request, the applicant may appeal to the HOA Board. The Board's decision is final.

2.06 Enforcement Process

Any Owner may, through accepted communication to the Community Manager, report violation(s) of any Community Standard or Declaration condition. The policy of the HOA is to have Management Company do regular property inspections. If Management Company determines that the alleged violation requires corrective action, Management Company will then proceed with the approved enforcement process.

ARTICLE 3

HOME DESIGN AND MAINTENANCE

3.01 ARB General Standards

No material alterations, addition to, or modification to a Lot or Home, or material change in appearance thereof, shall be made without the prior written approval from the ARB as required by this Declaration.

3.02 Animals

Birds, fish, dogs, cats, reptiles, insects and all other non-human, non-plant living organisms (collectively, "Animals") are bound by the following restrictions within Haines Ridge

- In no event may any Animal be bred or otherwise maintained on the Property for business or commercial purposes.
- Animals must be sheltered inside the Property. No separate or exterior shelter for Animals shall be permitted.
- Pursuant to local ordinances, all Animals must be kept in a fully fenced area or leashed when outside and shall not be permitted to run loose.
- Pursuant to local ordinances, the following Animals are unlawful to keep within Haines City limits (Chickens, Ducks, Guineas, Quail, Pigeons, Partridges, Pheasants, Pigs, Goats, Sheep, Horses, Cows, Cattle, Any tamed or captive wild animal/reptile)
- Any person walking a pet shall not allow any such pet to trespass on any other Owner's lot and shall remove and properly dispose of any pet waste deposited on any portion of any other Owner's Property by such Owner's pet.
- No Animals shall be permitted to remain on the Property if it, or they disturb the tranquility of the Property or the Owners or tenants thereof, if it or they are unlawful, dangerous, annoying, or a nuisance to or destructive of wildlife, or if it or they are specifically excluded from the Property by the Board after notice and hearing.

3.03 Artificial Vegetation

Except as otherwise permitted by Florida law, no artificial grass, plants or other artificial vegetation, or other landscape devices, shall be placed, or maintained upon the exterior portion of any lot, unless approved by the ARB.

3.04 ATV's/Dirt Bikes/Golf Carts

All-terrain vehicles and dirt bikes are not permitted to be driven anywhere in Haines Ridge Community. They must be stored in the garage and put on a trailer to be taken to their destination.

Street legal golf carts are subject to local ordinances. Please check local rules and regulations prior to use in the community. Golf carts must be stored in the garage when not in use.

Haines Ridge streets are public, enforcement of illegal activities is performed by the Haines City Police Department.

3.05 Awnings

With prior ARB approval, awnings are permitted on the rear of the home over the Lanai and must be neutral in color and match the exterior color of the home.

3.06 Basketball Hoops

Basketball hoops are allowed in the community with the following regulations:

- Portable units must be stored in the garage or out of sight when not in use
- Permanent installations are permitted either in the rear of the property, above the garage, or attached to a pole-mount at a location to be approved by the ARB. No basketball goal may be placed in any side yard.
- If pole-mounted, the pole must be metal, either black or galvanized and permanently mounted into the ground with a concrete base.

3.07 Clotheslines

Clotheslines may be used on the rear of a Property so long as not visible from the street or a neighboring property.

3.08 Commercial Vehicles and Other Prohibited Vehicles

Commercial Vehicles (vehicles used for work purposes and vehicles with writing on the sides or equipment racks or holders) exceeding 26,000 lbs. in gross weight are not permitted to be parked on driveways in Haines Ridge. They must be always parked inside a garage. The exception to this is a county or government issued vehicle. Campers and boats must be parked inside garages.

3.09 Community Yard Sale Events

No personal yard sales are permitted. The Board and Management Company will schedule two (2) community wide yard sales each year. Signage will be placed on common areas when the sales are to occur.

3.10 Drainage

Roof gutters and downspouts of 6-inch aluminum construction are permitted in either white or color matching the fascia boards. Downspouts shall not direct water onto common areas or neighboring property and must drain according to approved lot drainage plans.

3.11 Driveways

All driveways must be constructed from an approved material type (i.e., pavers, concrete, etc.) Any owner changing the appearance of a driveway to pavers or complete replacement must submit an application to the ARB for approval.

Professionally installed clear coat type sealers to prevent dirt and oil penetration will be the only permissible surface applications. No painting, staining, or other surface coating/treatment to driveways shall be permitted. Driveways need to remain free of grease, oil, or other stains. Weeds growing through driveway pavers need to be eliminated. Driveways need to be kept free of debris. Driveway reflectors are not permitted.

All driveways should permit a full size (20 foot) car to be parked in the driveway and not interfere with sidewalk access. Vehicles parked in driveways blocking sidewalk access can be reported to Haines City Code Enforcement via email (codecompliance@hainescitypd.com), phone (863-421-9937), or using City online request portal (<https://hainescity.com/RequestTracker.aspx>).

Any change in size or shape of the driveway must be approved by the ARB. Driveway width shall not exceed the width of the garage. Only pavers are permitted to line either side of the driveway.

3.12 Equipment

Equipment for lawn care, car care, work equipment, etc. is not permitted to be stored in the front of home or sides of home. Any equipment must be stored inside the garage.

3.13 Exterior Finish and Colors

Changes to exterior of home require ARB approval. All exterior colors must comply with the approved Board Community Color Scheme listed in Appendix A of this document. Any change of the existing color to one of the approved community color selections requires the owner to apply to the ARB for summary approval stating color selections. Owners wanting to repaint with existing surface colors must also apply to the ARB for summary approval.

Stacked stone or rock alterations to a home must be chosen from the approved types listed in Community Rock Scheme from Appendix B. An owner must apply to the ARB for approval stating selection. Stone or rock alterations shall be used for accents only to the home.

The exterior of Homes shall be repainted, and/or rock alterations completed within ninety (90) days of approval by the ARB.

The Board reserves the right to evaluate and update the color book as needed from time to time.

3.14 Exterior Lighting

Changes to exterior lighting of home require ARB approval except for coach lights installed on the front of the house near the garage doors.

3.15 Exterior Electronic or Telecommunication Devices

Except to the extent required to be permitted under applicable law, no exterior telecommunications, radio, microwave or television mast, tower, pole, wire, aerial, satellite receiving stations or dish, antenna or appurtenances thereto, nor any other exterior electronic or electric equipment, structures or devices of any kind may be installed or maintained in the Property without the prior written approval of the ARB. The ARB may require, among other things, that all such improvements be screened so that they are not visible from adjacent Homes, or from the Common Areas. Each Owner agrees that the location of such items must be first approved by the ARB to address the safety and welfare of the residents of Haines Ridge. No Owner shall operate any equipment or device which will interfere with the radio or television reception of others. All antennas not covered by the Federal Communications Commission ("FCC") rules are prohibited. Installation, maintenance, and use of all antennas shall comply with restrictions adopted by the Board and shall be governed by the then current rules of the FCC.

3.16 Fences, Walls, Shielding, & Screening

No walls or fences shall be erected without prior written review and approval of the ARB.

For fences, following requirements are in place:

- The only allowable types in Haines Ridge shall be made of Wood or PVC vinyl.
- Fence colors approved are white/almond/tan/beige in solid color only with posts matching the fence panel colors.
- Fence style approved is either solid panel or slatted/picket style.
- Posts for wood fences must be installed inside the property.
- Fences shall not be installed flush to the ground so that drainage will be blocked.
- Fences must use the same panel style and panel height per side of the property enclosed with no changes in panel style or panel height allowed mid run. Any panel style or panel height changes may only occur at a side change.
- No fences are allowed to be installed in the front yard of the property.
- Fences must be set back a minimum of four (4) feet from the front corner of the Home.
- For homes occupying a corner lot, fencing must remain a minimum of ten (10) feet from the sidewalk on the street side of the lot.

Shielding through fencing of previously defined material/style/color or shrubbery must be used on certain items such as trash can outdoor storage, water softeners, filters, solar batteries, etc. to prevent view from the front of parcel or adjoining parcels. Shielding may be subject to allowances outside of the previously defined minimum setbacks and will need to be coordinated with the required scope of item being obscured to ensure it allows proper access and obscuring effect.

All screen enclosures used on lanai or porches must be white, bronze, or black metal frame with charcoal screening. Garage doors are currently not allowed to be screened.

3.17 Fireworks

Except as otherwise permitted by Florida law, the use of fireworks within Haines Ridge will be bound by the following regulations:

- No fireworks may be used on HOA Common Property except if occurring during an Association sponsored activity and performed by a licensed pyrotechnic expert.
- Fireworks, excluding items in class 1.4G sparklers (including but not limited to sparklers, fountains, ground spinners, snakes, glow worms, and party poppers) will only be permitted without a permit on the following holidays:
 - New Years Eve/Day (December 31/January 1)
 - Independence Day (July 4th)

3.18 Flags and Flagpoles

Pursuant to the Freedom to Display the American Flag Act of 2005 and Florida Statute 720.304, Owner's may display the flag of the United States of America as well as one of the additional flags from the below list on their Property from a wall mounted or other non-permanent installation:

- The official flag of the State of Florida.

- A flag that represents the United States Army, Navy, Air Force, Marine Corps, Space Force, or Coast Guard.
- A POW-MIA flag.
- A first responder flag.

Any such permitted flags may not exceed four and one-half feet (4.5') by six feet (6')

Owners wishing to install a permanent flagpole shall apply to the ARB for summary approval for a freestanding flagpole not to exceed 20 feet high on any portion of the Owner's Property provided the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement.

3.19 Fountains/Sculptures

No fountain or decorative sculpture may be placed in the front yard of the house outside of approved flower beds. Fountains or decorative sculptures placed in flower beds may not exceed three (3) feet in height.

3.20 Front Doors

Changes to front doors (door style or paint color) require ARB approval.

3.21 Fruit Trees

A maximum of two fruit bearing trees are permitted only in the rear yard.

3.22 Garbage and Trash

All garbage and trash must be stored in cans or other approved receptacle on the Property either in the garage or in an approved shielded outdoor enclosure.

Garbage collection is provided by Haines City outside contracted vendor Republic Services. All collection scheduling will be communicated by the city as well as any other special collection campaigns they may run from time to time through the year. Garbage cans and other trash must not be left curbside outside of scheduled pickup times.

3.23 Garages and Garage Doors

Freestanding carports, detached garages, and garage door screening are not permitted in Haines Ridge. All sections of garage doors, except the upper most section, which may contain windows, shall be of standard solid panel construction, which will conceal the contents of the garage.

3.24 Garden Hoses

Garden hose hangers or hose reels may be placed on the side or rear of the home.

3.25 Generators

Permanently installed external propane generators may be allowed. All specifications including size, type, location, appropriate screening, etc., must be approved in writing by the ARB. Local, county & state applicable permits and approvals will be required. Such generators are to be only allowed to be used during periods of electric power outages outside of any required maintenance

runs as prescribed by manufacturer, not exceeding 30 minutes in length. Generators and any fuel tanks must be shielded and not visible from the front of the parcel or from adjacent parcels.

3.26 Glass Block

The use of glass blocks on an existing home or the use of glass block in an addition to an existing home is not allowed within Haines Ridge.

3.27 Grills

Grills must be covered and stored behind the home on the rear patio when not in use. No cooking shall be permitted, nor shall any goods or beverages be consumed on the HOA Common Areas, except in areas designated for those purposes by the Association or during any Association sponsored activity.

3.28 House Numbers

All house numbers must be clearly readable from the street, but not so large as to be out of proportion to the structure, and compatibility to the overall design of the structure. Numbers should be between 3 - 4-inches in height. All missing house numbers must be replaced by the homeowner within 14-day notice from the Management Company. Painting of the number on the curb will not be permitted.

3.29 Holiday Decorations

Outdoor decorations for general holidays such as Halloween, Valentine's Day, Easter and Independence Day may be displayed no earlier than 15 days prior to and must then be removed no later than 7 days after a holiday.

Fall decorations may be displayed no earlier than October 1st and must be removed no later than December 1st.

Winter decorations may be displayed no earlier than November 15th and must be removed no later than January 15th of each year.

Care should be taken when deciding on placement of yard decorations, noting that large snow globes or inflatables may cause dead spots in lawns. All lighting, lighting accessories, extension cords and light clips and decorations shall be totally removed by January 15th

Any lighting that creates a nuisance may be required to be removed (e.g., unacceptable spillover to adjacent Properties, into roadways, or sidewalks causing complaints).

3.30 Hurricane Shutters/Storm Protection Systems

Owners choosing to install hurricane shutter or storm protection products shall apply to the ARB for summary approval of the installation for record keeping purposes. Summary approval by the ARB shall not be deemed an endorsement of the effectiveness of hurricane shutters or storm protection system.

Any hurricane shutters or storm protection system equipment may be installed or closed in the proceeding forty-eight (48) hours prior to the expected arrival of a hurricane and must be removed

or opened within seventy-two (72) hours after the end of a hurricane watch/warning or later as the Board may determine for safety.

3.31 Inoperative Vehicles and Repairs

No vehicle may be parked on the Property except on paved streets and paved driveways. No vehicle, which cannot operate on its own power shall remain parked on the Property for more than forty-eight (48) hours, except in the garage of a Property. Commercial repair activities are prohibited in Haines Ridge. No repair or maintenance, except emergency repair, of vehicles shall be made, except in the garage of a Home. No vehicles shall be stored on blocks. No tarp covers on vehicles shall be permitted where visible from the front of the parcel or from the adjacent parcels. Inoperative vehicles, vehicles parked with expired tags, or otherwise illegally parked on public roads within the Haines Ridge community should be reported to the Haines City Police Department's non-emergency number for review and action.

3.32 Painting and Cleaning

Roofs and/or exterior surfaces and/or pavement, including but not limited to sidewalks, driveways, or lanais shall be pressure cleaned within thirty (30) days' notice by the Board. Homes shall be repainted within ninety (90) days of notice by the Board.

3.33 Play Structures

All yard accessories, play structures, trampolines, skateboard ramps, and any other fixed games, shall be located at the rear of the Property, except that, in the case of Properties(s) on corner Lots, such accessories and 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.

3.34 Porches, Decks, Screen Enclosures, Patios, and Rails

All such structures must be submitted to the ARB for its approval. All structures shall have an appearance consistent with the dwelling and the community. Any porch, patio, screen enclosures, or decks shall comply with existing setback requirements. Porches, screen enclosures, or decks, which are constructed above ground must be finished to the ground with materials compatible with the deck or the dwelling, free of mold, mildew, weeds and must be screened with landscaping.

Screen enclosures and pool screen enclosures shall be constructed with bronze/black/white colored aluminum supports and smoke/charcoal colored screen material. Enclosures shall not exceed the width and height of the home nor extend beyond or above the dwelling's existing roofline. Screen doors are allowed on front doors upon approval of the ARB.

No decks, pool screen enclosures, or patio areas will be allowed to have aluminum, metal, and/or plastic roofs.

For Owners wishing to put railings on their front porch the following requirements are in place:

- Support posts must be made of square aluminum metal tube in bronze/black/white colors
- Rail material must be of same material and color of post and either square or rounded
- Wire rail is not permitted.

Commented [JP1]: Based on our conversation about post July 1st law changes from HB 1203 forcing approval if no valid decline reason was present in CC&R or Community Standards, do we want to revisit this restriction on wire rail since we now have prior art in the community that received an approval by law (338 Briarbrook)?

3.35 Raised Vegetable Gardening Plots

Gardening plots for growing fruits and vegetables are allowed in the rear of the Property with the following restrictions:

- Must not be visible from the front of the parcel or the adjoining parcel
- Must not interfere with the existing drainage plans for the Property
- Beds should not exceed three (3)' above ground level nor be more than sixteen (16)' long

3.36 Rental of Home

Haines Ridge CC&R imposes no prohibition, or minimum time-period, on the lease or rental. Haines City zoning laws, however, do have restrictions on the minimum length of the rental period which overrides the CC&R in this case. Please check with local laws and restrictions prior to renting.

3.37 Required Repair

If a Property or other improvement is damaged or destroyed by casualty loss or other loss, then the Owner thereof shall commence to rebuild or repair the damaged Property or improvement in accordance with the Declarations. As to any such reconstruction of a destroyed Home or improvements, the same shall only be replaced as approved by the ARB. Notwithstanding anything to the contrary herein, to the extent that insurance coverage obtained and maintained by the Association covers such casualty destruction, the Owner of such damaged or destroyed Property shall not perform any activities that would negate such coverage or impair the availability of such coverage.

3.38 Roofs

All changes to the roofing of the home to repair or replace will require prior approval from the ARB. No standalone roof extensions (carport or overhang) are permitted.

3.39 Swimming Pools, Spas, Whirlpools, and Hot Tubs

All such structures must be submitted to the ARB for its approval.

Swimming pools may not be in the front or side yard of any Lot, nor nearer than the Dwelling to any side street lot line.

Both above and in-ground pools shall be permitted.

All pools exceeding 24" in depth require a Haines City permit to be obtained.

The design submitted to the ARB must incorporate, at a minimum, the following:

- The composition of the material must be thoroughly tested and accepted by the industry for such construction.
- Any swimming pool constructed on any Lot shall have an elevation at the top of the pool of not over two feet (2') above the natural grade unless approved by the ARB.
- Pool cages must be of a design, color and material approved by the ARB (see 3.31 above).
- Pool cages shall in no event be higher than the roof line of the house, nor shall pools or pool cages extend beyond the sides of the house.

All pools shall be adequately maintained and chlorinated (or cleaned with similar sanitizer agent). Under no circumstances may pool water be discharged onto other Owners' lawns, the community streets, or into any water bodies or retention ponds within Haines Ridge or adjoining properties.

Pools must be kept behind a locking fence.

3.40 Security Lighting

Security lights mounted on the home are permitted under the following conditions:

- Owner shall obtain and pay for all permits if required by local authority having jurisdiction.
- Maximum of two lamps per holder in any one location.
- Lamps shall be aimed so as not to directly illuminate other Owners homes.
- Lights shall be turned on by means of a motion detector or other security breach detector and security lights may not be left on throughout the night.
- Security cameras with lights are permitted, however, they cannot be pointed onto a neighboring property.

3.41 Soffit Lighting

All soffit lighting requests must be submitted to the ARB for approval. Soffit lighting must comply with the following rules to be allowed:

- All wiring must either be installed inside of the soffit or within fascia/rafter channels attached to the soffit that contain the wiring so it is not visible to the street.
- Fascia/rafter boards must not extend more than two (2) inches out or down from the soffit.
- Lights and fascia/rafter channel material must match the existing approved color for the soffit.
- Wattage on lighting cannot exceed 25 watts for incandescent bulbs, 18 watts for halogen bulbs, or 4 watts for LED bulbs to prevent light spillage into other Owners property.
- Lighting cannot create a nuisance or hazard to other Owners property.
- Lighting must be set to a single solid white color in the 2700K (Warm White) to 5000K (Crystal White) color temperature range except during the below noted list of holidays.
- No pattern/effect such as chasing, fading, strobing, stacking, twinkling, flickering, flashing, or any other effect may be used except during the below noted list of holidays.
- Approved holidays that lighting effects and alternate colors will be allowed is as follows:
 - Valentine's Day (February 14th)
 - President's Day (See calendar for exact day)
 - St Patrick's Day (March 17th)
 - Easter Sunday (See calendar for exact day)
 - Memorial Day (See calendar for exact day)
 - Independence Day (July 4th)
 - Labor Day (See calendar for exact day)
 - Halloween (October 16th – November 1st)
 - Thanksgiving (Allowed 14 days prior to holiday, see calendar for exact days)
 - Christmas/New Years Eve/Day (Allowed from Thanksgiving Day to January 15th)

3.42 Solar Panels

Owners wishing to install solar panels shall apply to the ARB for summary approval providing the type of panels being installed, and the vendor performing the installation for record keeping purposes. Solar panels are only allowed on the roof or mounted in the rear of the property not visible from front of the parcel or the adjoining parcels. Owners are responsible for obtaining all required permits from Haines City and interconnect agreements to Duke Energy.

3.43 Solar Heating Equipment

The addition of any solar heating equipment for use with a pool system must be reviewed and approved by the ARB. Solar heating equipment may not be visible from the front of the home.

3.44 Temporary Storage Containers

No more than two (2) "POD" style storage container units or other temporary storage containers are allowed to be at a Property for longer than 10 days and must not be placed where the placement interferes with the sidewalk or roadway. Residents wishing to have a temporary storage container must notify the Management Company when the container will arrive and be picked up. Extensions to the 10-day period will be considered on a case-by-case basis.

3.45 Temporary Structures

No structure of a temporary character, trailer, tent, or other building is permitted. Pop-up Canvas type tents or gazebos are permitted only when in use (for events, parties, gatherings) and may not be stored in yards. Residents wishing to have a temporary structure must notify the Management Company when the structure will arrive and be picked up.

3.46 Trespassing

Each home Haines Ridge is privately owned. Trespassing through side yards or backyards is not permitted. Parents are encouraged to keep their children out of neighboring yards. Owners reserve the right to notify authorities of a trespassing event.

3.47 Visibility on Corners

Notwithstanding anything to the contrary in these restrictions, no obstruction to visibility at street intersections shall be permitted and such visibility clearances shall be maintained as required by the Board and governmental agencies. No vehicles, objects, fences, walls, hedges, shrubs, or other planting shall be placed or permitted on a corner Lot where such obstruction would create a traffic problem.

3.48 Water Softeners/Conditioners

Water Softeners/Conditioners must be submitted to the ARB for its approval. Water softeners must either be placed in the garage or in the side yard. If placed in the side yard, proper screening of the street view is required.

3.49 Watercraft

Boats, jet skis, canoes, kayaks, and other water equipment are to be stored only in garages.

3.50 Wells

As outlined in the CC&R, water wells are permitted only for air conditioning, heating, or irrigation purposes and require both prior ARB approval to install and must obtain a well permit from the South Florida Water Management District.

3.51 Window Treatments

Window treatments shall consist of drapery, blinds, decorative panels, or other window covering and no newspaper, aluminum foil, sheets or other temporary window treatments are permitted, except for periods not exceeding one (1) week after an Owner or tenant first moves into a Home or when permanent window treatments are being cleaned or repaired. No awnings, canopies or shutters shall be affixed to the exterior of a Home without the prior written approval of the ARB. No reflective tinting or mirror finishes on windows shall be permitted.

3.52 Window or Wall Mounted Air Conditioning Units

No air conditioning equipment other than compressor units may be visible on the exterior of any Dwelling unless previously approved by the ARB, which approval may be based on the adequacy of screening of such equipment. No window or wall air conditioning unit may be installed in any window or wall of a Property.

ARTICLE 4

LANDSCAPING

4.01 Irrigation

Installation, maintenance, or changes to irrigation systems do not require written approval from the ARB. Operation of irrigation systems is pursuant to local Haines City and South Florida Water Management District rules and regulations regarding use, days, and times permissible.

4.02 Landscaping General Upkeep

It is the responsibility of Owners to maintain their yard in a well-maintained state, preventing overrun of weeds and keeping grass trimmed to no more than 6" high.

Any tree, shrub and flowers planted within original landscape being areas (minor landscaping) are permitted without written approval by the ARB, if maintained in an attractive manner. Residents planting annuals do so with the understanding that they are responsible for upkeep and maintenance including removal of annuals when they die. Invasive plants including but not limited to Brazilian Pepper, Melaleuca, Bamboo, or any other designated invasive species as defined by the Florida state legislature are not permitted.

Repairs to existing or previously approved items to bring them back into a state of repair are permitted without written approval by the ARB. Examples of such items include damaged grass, replacing bedding mulch/rock with like or similar material, replacing dead plants, and or other general upkeep items regarding keeping an attractive manner.

Owners are responsible for the maintenance of the space between the sidewalk and street. Any trees in this area should be kept trimmed so they do not interfere with traffic or with pedestrian access to the sidewalks.

4.03 Alternative Landscaping

Pursuant to South Florida Water Management District or other local district plan approval, residents choosing to install "Florida-friendly landscaping" in either hardscape or dryscape may apply for summary approval from the ARB to change to this format. Owners choosing to do so must follow developed guidance from the district regarding these changes to approved plants, materials, and other items.

APPENDIX A

COMMUNITY COLOR SCHEME

Special Notes

Unless otherwise specified, the garage door must be painted the same as the body color for the house.

The color names below were supplied by Florida Paints to builder Maronda at the time of construction and will be provided with color codes if available. If seeking to use an alternative paint vendor, please confirm with the ARB that it is similar enough to an approved color previously supplied by Florida Paints. Alternatively, the full color book can be distributed upon request to Owners seeking to attempt to color match by the Management Company. Unfortunately, the color book cannot be distributed/published due to licensing restriction from Florida Paints on the source book.

A.1 Single Story Homes

Option	House Body/Garage	House Trim	Door Color (Pick One)		House Siding
			Option 1	Option 2	
1	Gray Cloud	Shadow Gray	Black	Starlet	Harbor Grey
2	Stone Harbor	Maritime White	Black	Starlet	Harbor Grey
3	Dove Wing	Sage Mountain	Black	Starlet	Pebblestone Clay
4	Windham Cream	Snowfall White	Black	Gedney Green	Pebblestone Clay
5	Navajo White	Bennington Grey	Black	Starlet	Wicker
6	Dijon	Snowfall White	Black	Starlet	Brandy Wood
7	Nantucket Grey	Tapestry Beige	Black	Gedney Green	Pebblestone Clay
8	Macadamia Brown	Noble Crown	Gedney Green	Gedney Green	Brandy Wood
9	Fossilized * 581	Melting Glacier * 600	Black	Oyster Catch * 585	Pebblestone Clay
10	Cocoa Nib * 260	Clover Honey * 271	Black	Oyster Catch * 585	Brandy Wood
11	Polished Marble * 274	Gold Taffeta * 276	Connoisseur * 143	Thunderstorm * 514	Brandy Wood
12	Cystern * 511	Melting Glacier * 600	Connoisseur * 143	Thunderstorm * 514	Pebblestone Clay
13	Elk Skin * 565	Village Crier * 190	Connoisseur * 143	Oyster Catch * 585	Brandy Wood
14	Light Lichen * 211	Sultry Castle * 562	Thunderstorm * 514	Oyster Catch * 585	Brandy Wood
15	October Harvest * 266	Coastal Fog * 213	Black	Oyster Catch * 585	Pebblestone Clay
16	Place of Dust * 539	Melting Glacier * 600	Black	Thunderstorm * 514	Harbor Grey
17	Power Lunch * 572	Fossilized * 581	Thunderstorm * 514	Gedney Green	Pebblestone Clay
18	Deep Marsh * 233	Prismatic Pearl * 25	Connoisseur * 143	Oyster Catch * 585	Wicker

Single Story homes house siding color will rarely be needed unless exposed wood siding is present.

A.2 Two Story Homes

Option	House Body 1 Garage and Siding	House Body 2 Board and Batten/Shake	House Trim	Door Color (Pick One)		House Siding
				Option 1	Option 2	
1	Marseilles * 0525	London Road * 0527	Felicity * 0523	Black Licorice * 0529	Arizona Stone * 0697	Everest
2	Shark Fin * 0574	Favored One * 0455	Melting Glacier * 0600	Sultry Castle * 0562	Mountain Meadow * 0703	Harbor Grey
3	Garden Country * 0279	Little Dove * 0006	Luna Moon * 0017	Wildwood * 0214	Blessed Blue * 0667	Wicker
4	Sandstone Palette * 0273	Gold Taffeta * 0276	Luna Moon * 0017	Dapper * 0192	Ocean Cruise * 0477	Pebblestone Clay
5	Corn Chowder * 0876	Gold Taffeta * 0276	Mystic Fog * 0019	Oyster Catch * 0585	Wish Upon a Star * 0668	Pebblestone Clay
6	Big Fish * 0435	Arbor Vitae * 0427	Cyprus Spring * 0411	Evermore * 0557	Earthy Pleasures * 0102	Wicker
7	Village Crier * 0190	Dusty Path * 0191	White Lightning * 0187	Oyster Catch * 0585	Wish Upon a Star * 0668	Wicker
8	Fossilized * 0581	Paved Path * 0582	Melting Glacier * 0600	Oyster Catch * 0585	Wild Rose * 0066	Harbor Grey
9	Cocoa Nib * 0620	Clover Honey * 0271	Melting Glacier * 0600	Fireplace Mantel * 0569	Wish Upon a Star * 0668	Wicker
10	Palmetto Buff * 0309	Miracle Bay * 0471	Melting Glacier * 0600	Oyster Catch * 0585	Lover's Kiss * 0067	Wicker
11	Cystern * 0511	Sacred Spring * 0510	Melting Glacier * 0600	Silent Sea * 0515	Florida Waters * 0599	Everest
12	Harrow Gate * 0230	Beacon Fog * 0490	Melting Glacier * 0600	Dark River * 0494	Wild Rose * 0066	Wicker
13	Light Lichen * 0211	Village Crier * 0190	Mystic Fog * 0019	Black	Deep Lagoon * 0507	Wicker
14	Tan Hide * 0261	Country Charm * 0263	Shortbread * 0257	Oyster Catch * 0585	Lover's Kiss * 0067	Wicker
15	Praise Giving * 0540	Captain Nemo * 0542	Dove's Wing * 0537	November Storms * 0543	Blue Bliss * 0675	Harbor Grey
16	Drifting Sand * 0218	Whirlwind * 0489	Melting Glacier * 0600	Connoisseur * 0143	Cape Cod Bay * 0633	Harbor Grey
17	Urban Charm * 0337	Ceramic Pot * 0339	Sedona * 0334	Oyster Catch * 0585	Lover's Kiss * 0067	Pebblestone Clay
18	Pendula Garden * 0429	Barberry Sand * 0278	Little Dove * 0006	Film Noir * 0144	Rich Oak * 0268	Wicker
19	Beacon Fog * 0490	In Good Taste * 0505	Melting Glacier * 0600	Black	Berry Crush * 0081	Everest

APPENDIX B

COMMUNITY ROCK SCHEME

B.1 Approved Rock and Stone

Rock and stone names below were supplied by Florida Paints to builder Maronda at time of construction. The below stone types are approved for all Properties in Haines Ridge. If seeking to use an alternative vendor for rock or stonework on Property, please confirm with the ARB that it is similar enough to an approved rock or stonework previously supplied by Florida Paints.

Option	House Stone Type
1	Grey Blend South Eastern Ledge
2	Westchester South Eastern Ledge
3	Blush South Eastern Ledge
4	Natural South Eastern Ledge
5	Tan South Eastern Ledge