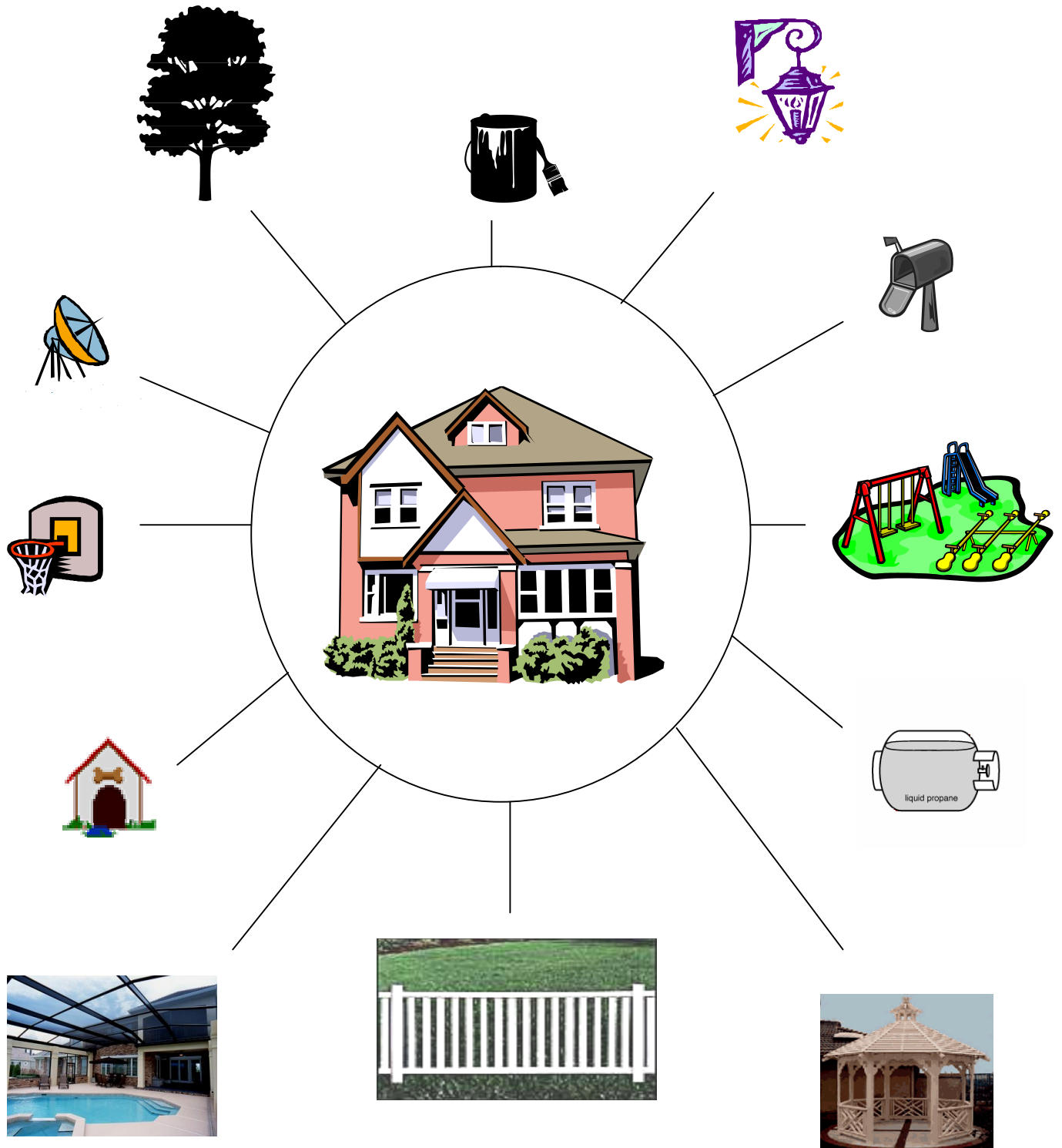


Architectural Guidelines

Crescent Park HomeOwners' Association, Inc.



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October 6, 2001

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DEFINITIONS

- ACC Architectural Control Committee
- Board Board of Directors
- BOD Board of Directors
- Committee ACC
- Community Crescent Park
- Covenants Declaration of Covenants and Restrictions
- DC&Rs Declaration of Covenants and Restrictions
- Developer Calton Homes of Florida, Inc. and Beazer Homes Florida
- Guidelines Architectural Guidelines
- LC Landscape Committee
- Residents Owners or Tenants
- Applicant A person submitting a request for design change
-  Design Review application may be required

PURPOSE

The Declaration of Covenants and Restrictions (DC&Rs) and Architectural Guidelines provides an overall framework to guide development, protect the value of your property, and maintain consistency and quality that attracted you to this Community. All property owners and tenants are subject to the DC&Rs and to these Architectural Guidelines. Architectural Guidelines increase residents' awareness and understanding of the covenants and provide orderly control of external changes in any neighborhood. They help the community maintain a reasonably uniform and architecturally sound appearance while still allowing neighbor individuality. Most issues can be resolved and unnecessary complications avoided by a thorough understanding of the Covenants and of these Guidelines. Compliance by all neighbors will permit Crescent Park residents to enjoy living and raising their families in a pleasing and attractive Conway community.

BASIS

These Guidelines are intended to augment the Crescent Park HomeOwners Association DC&Rs and not replace or override them. The ACC wants to provide recommendations and guidance to homeowners as they prepare for improvements or maintenance to their property. The Committee has strived to clearly explain the process and typical conditions placed on popular and expected improvements, additions, or changes. These Guidelines may be

amended by addition, deletion or alteration at any time the Architectural Control Committee, or Board of Directors deems appropriate.

NEED FOR APPROVAL

Any addition, change or alteration, as defined in the DC&Rs and Guidelines, must have prior approval from the Architectural Control Committee before starting work. The ACC has the legal authority to require any homeowner to remove or alter any modification that has not received prior approval or is not built according to approved plans. If your planned project is not allowed by the Covenants or Guidelines, please contact the ACC to see if they can offer suggestions to make it compatible or fall into compliance.

Within the Guidelines, the ACC has identified specific improvements that no longer require approval as long as the rules are adhered to.

The blank application form can be acquired from either the Property Manager, the ACC or from the Community web site. All applications for improvements, except painting and re-roofing, require a copy of your property survey with the location of the proposed improvements clearly drawn to scale. Any attached architectural plans, scale construction drawings, or sketches of the proposed modification must have sufficient information for the Committee to act. Failure to include sufficient information will only delay a decision by the Committee and subsequently delay your project.

All applications must be sent to the Property Manager. Please do not submit applications to a Board member or Architectural Control Committee member.

APPROVAL

Upon receipt of an application for modification, the Property Management agent will date stamp the application. The application will be recorded and copies sent to all members of the Architectural Control Committee.

The ACC meets the first week of each month and will review applications at that time. The meetings are open to the community. Upon return of the reviewed and signed application from the ACC, the Property Manager will then return a copy to the homeowner. If the application is approved with conditions or denied with reasons, the ACC will define the specific problem area of the proposed modification.

In the event that the ACC fails to approve or deny such design application within thirty (30) days from the property management date stamp, approval will be implied.

As with other major improvements, the homeowner may have to obtain the necessary permits from City and County governments.

PRECEDENTS

While the Committee will make every reasonable attempt to be fair and equitable, the Committee and the Board may not be bound by past decisions of the Developer, the ACC, or prior Board. The Committee reserves the right to disapprove applications for improvement that require a variance from the established Covenants if it believes that such changes are not in the best interest of the future of the Community, even if a precedent was set by a decision of the Developer, the ACC, or prior Board.

In spite of their best efforts, from time to time, the Committee and/or the Board will make a decision that, in retrospect, is not in the best interests of the Community. The Committee and the Board reserve the right to recognize such a situation, document it in the minutes of a meeting, and no longer permit its use as a precedent. The same right applies if the Committee and/or the Board make an inadvertent error in allowing a change or addition.

APPEAL PROCEDURES

The applicant may request the Board to reconsider the ACC's decision and the applicant is encouraged to present new or additional information that might clarify the request or demonstrate its acceptability.

A written request for an appeal which states the individual's position, addressed to the Board, must be received at the Property Managers office no later than five working days (i.e., Monday through Friday, excluding weekends and holidays) from the date the decision was made by the ACC and notice received by the applicant. The appeal will be heard at the next meeting of the Board of Directors, at which time all affected residents will be heard. The Board failure to respond shall not be deemed to be an approval of a submission previously denied. Approval of an application previously denied may only be made in writing.

TIME TO COMMENCE

If construction does not start on an application for which plans have been approved within six (6) months (unless stated otherwise on application) of

such approval, such approval shall be deemed withdrawn, and it shall be necessary for the Applicant to resubmit the plans for reconsideration.

TIME TO COMPLETE

Once construction is started, it shall be diligently pursued to completion. Completion of all modifications shall take place within six (6) months after starting, unless otherwise stated on the approved application. The Applicant may request an extension no less than three (3) days prior to the expiration of the time period, which the ACC may approve or disapprove. If modifications are not completed within the period set forth, the approval shall be deemed withdrawn, and the incomplete modification shall be deemed to be in violation of the DC&Rs and these Guidelines.

INSPECTIONS

The ACC may schedule and coordinate a review of all construction activities with the Applicant to verify compliance with the approved plans and specifications, these Architectural Guidelines, and the DC&Rs.

CONSTRUCTION DAMAGES

Any damage to vegetation, Common Area or easements caused by the Applicant, its contractors, sub-contractors, agents, or employees must be corrected immediately to the satisfaction of the ACC and the owner of the damaged property. If the damage is not corrected, the Association may repair such damage and assess the costs to the Applicant.

QUALITY OF REPAIRS

From time to time, homeowners will be required to make repairs to portions of their property that may be damaged or deteriorated. This includes such items as decks, fences, screen enclosures, landscaping etc. Repairs are required to be of equal or better quality than original construction and of the same type. While there is no specific requirement for the homeowner to apply to the Committee for such a one-for-one repair, the quality of such work may come under the scope of the Committee's responsibilities if the repair is done in such a way as, in the Committee's opinion, to detract from the appearance of the neighborhood.

HOMEOWNER COMPLAINTS

Homeowner complaints about possible Covenant or ACC violations should be directed to the Property Manager. They will contact the ACC if the homeowner requests an onsite evaluation.

EMERGENCY AND DISASTER REACTION

Disasters such as fire and weather may cause significant construction and repair activity to take place. Temporary repairs or structures (those that are

present for no longer than 12 months during reconstruction) will be acceptable under such a condition. Reconstruction in the form that existed before the disaster will be acceptable without approval by the Architectural Control Committee.

Approval for changes to the former structure will be made with all haste possible so as to have no adverse impact on the homeowner. The Board and the ACC will take whatever action is reasonable to expedite its responsibilities. The intent will be to re-establish the neighborhood to its former quality as quickly as possible.

It is recognized that a homeowner has the right to take temporary protective action in the event of certain weather conditions, such as hurricane warnings. No prior approval for such temporary action is required. However, all such installations must be completely removed and the property restored to its original condition within 7 days of the passing of the emergency. This rule specifically applies to, but is not limited to, the boarding of windows and doors during a hurricane threat.

CONSTRUCTION MATERIAL LISTS

The ACC has compiled a list of Developer installed standard/optional materials to assist the Homeowner in selecting replacements or additions. It covers paints, roof materials, and light fixtures... The list also identifies the original subcontractor or supplier responsible for each item. This list is placed in Appendix A. The Homeowner is NOT required to use these subcontractors or suppliers. They are only provided for reference. Please bring any additions or corrections to these lists to the attention of the ACC for inclusion in the next Guideline update.

LANDSCAPE MATERIAL RECOMMENDATIONS

The ACC along with the Landscape Committee maintains a resource of personal experience and print information from various horticultural societies to help the Homeowner select plants and trees that will survive in the Conway microclimate and avoid undesirable plants or improper location.

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TOPICS:

AIR CONDITIONERS



Individual air conditioning units extending from windows or walls are prohibited. Approval by the ACC is required for relocation or addition of exterior air conditioning units or heat pumps. No approval is necessary for replacement of existing unit. Shrubbery is required around new and existing equipment to screen the view from the street and surrounding neighbors. No encroachment on easements is permitted.

ANTENNAS

The Federal Communications Commission ("the FCC") adopted a rule effective October 14, 1996, (47 C.F.R. Sections 1.4000 and 25.104), preempting certain restrictions in the Covenants concerning the installations, maintenance, and use of direct broadcast satellite ("DBS"), multichannel multipoint distribution services ("MMDS") and television broadcast ("TVBS") antennas ("antennas") for receiving video programming. On October 25, 2000, the Commission further amended the rule so that it applies to customer-end antennas that receive and transmit fixed wireless signals. This amendment became effective on May 25, 2001. Examples include wireless signals used to provide telephone service or high-speed Internet access to a fixed location.

Some regulation by the Association is permitted, such as the means, method and location of the dish or antenna installation, as long as no "unreasonable" delay or cost is involved. The Association will require compliance with building codes, unobtrusive placement, painting, camouflage and other reasonable measures to ensure the safety of the installation and minimize the visual impact on the community. The ACC adopts the following reasonable restrictions governing installation, maintenance, and use of antennas in the best interest of the Community and consistent with the FCC rules.

Residents are requested to be sensitive to their neighbors and work with the installers to choose an aesthetically pleasing location for their antennas so that property values are not adversely affected. The resident shall comply

with the installation rules below and is not required to submit an application to the ACC.

Antenna Size, Type and Location

- (1) A "dish" antenna that is one meter (39.37") or less in diameter and is designed to receive direct broadcast satellite service, including direct-to-home satellite service, or to receive or transmit fixed wireless signals via satellite are permitted. e.g. DirecTV and DISH Network.

These dishes shall be located so as not to be seen from fronting streets, if an acceptable quality signal may be received from such placement.

Order of placement preference from best to worst:

- a. Rear of the dwelling. Mounted anywhere between roof perimeter edge (fascia) and ground level.
 - b. Side of the dwelling as far to the rear as possible. Mounted near ground level. To be screened from street view by landscaping or existing fence.
 - c. Side of the dwelling as far to the rear as possible. Mounted anywhere between roof perimeter edge (fascia) and ground level.
- (2) An antenna that is one meter or less in diameter or diagonal measurement and is designed to receive video programming services via MMDS (wireless video) or to receive or transmit fixed wireless signals other than via satellite are permitted. e.g. BellSouth Digital TV.

Such antennas may be mounted on "masts" to reach the height only needed to establish line-of-sight contact with the transmitter. Roof top tripods are not permitted. Masts higher than 12 ft above the roofline may be subject to local permitting requirements for safety purposes.

Order of placement preference from best to worst:

- a. Only the receiving antenna attached to chimney or roof gable while still achieving line-of-sight to the transmitter.
- b. Rear corner of the dwelling. Mast extending only to height required to achieve line-of-sight to the transmitter.
- c. Side of the dwelling as far to the rear as possible. Mast extending only to height required to achieve line-of-sight to the transmitter. Preferred over (b) if mast height can be lower.
- d. To the extent possible, antennas shall be installed no higher than is absolutely necessary for reception of an acceptable-quality signal.

- (3) An antenna that is designed to receive local Over-The-Air (OTA) television broadcast signals is permitted. e.g. OTA antennas are local analog VHF/UHF, local digital UHF and local analog High-Definition UHF. Antennas designed for OTA distance reception are prohibited.

Such antennas shall be located within the dwelling (i.e. Attic space).

Residents are required to paint “dishes” and masts to blend in with house color, unless screened from view by landscaping or fencing. Avoid high-gloss or metallic finish paints, as these will affect signal reception.

Antennas shall be installed solely on individually owned property as designated on the recorded deed. Antennas shall not encroach upon common areas or any other owner’s property.

Antennas must be secured so that they do not jeopardize the soundness or safety of any other owner’s structure or the safety of any person at or near antennas, including damage from wind velocity based upon a unique location.

All electrical code requirements to properly ground the antenna and mast should be followed.

Residents shall not permit their antennas to fall into disrepair.

Antennas and masts shall be removed that are no longer in service.

All antennas not covered by the above FCC ruling are prohibited.

ARBORS and PERGOLAS



It is intended that they be open in design and not to exceed in height the lowest point of the roofline. Location is generally restricted to the inside of the dwelling boundary lines extending into the rear or side yard areas. Structure cannot encroach on any easements. Approval by the ACC is required.

ATTIC VENTILATORS

Electric attic ventilators (roof or gable mounted) and wind-powered turbines are not acceptable.

AWNINGS, CANOPIES & SHUTTERS

No awnings, canopies and shutters shall be installed or maintained on the dwelling. Decorative shutters that are an original design element of the buildings elevation plan are acceptable.

BASKETBALL GOALS

The DC&Rs have been amended to specifically address this item. Only freestanding “portable” basketball goals are allowed within the Community. Examples are the common commercial “portable” types that can be tilted and wheeled for storage.

- No permanent poles are allowed in the ground and no part of the structure may be attached to the ground or surrounding area.
- Goal placement must not damage landscaping.
- Goals must be maintained in good condition, painted when necessary, and nets must be replaced when frayed or missing.
- Posts, backboards, bases, weights, nets and hoops will be of an appearance, size, shape and color that is not offensive to the decor and landscaping of the neighborhood. Bright fluorescent colors are not acceptable.

BIRD HOUSES

Certain types of birdhouses are generally maintained on a tall pole of otherwise unacceptable height. This item may be considered acceptable if the total height (pole plus bird house) does not exceed 10 feet above the ground. Such an item must be within the rear area of the yard and not in an easement. These tall (6 to 10 foot) items are limited to three.

CLOTHESLINES

Outside clotheslines shall be prohibited for all purposes unless located on a portion of an owner’s property which is fully screened from view from the street, adjacent properties, common areas and from outside the Community. Height not to exceed six (6) feet.

COLORS-paint/stain



Applications are not required for any repainting or re-staining that matches the home’s originally approved exterior color scheme. The ACC maintains

a book of the approved original MAB “Fresh Kote” paint sample color cards/chips and combinations used by the Developer that one can review upon request. Review is encouraged even when repainting with the intent of matching the original color, as original colors may fade and change over time. The ACC will keep a log of approved new colors and brands for homeowners to inquire about if they wish to duplicate a new color theme on their home.

If homeowners are changing the exterior color scheme of any portion of the home or structures including doors, shutters, trim, gutters, porch/deck rails, balcony decks, or fence, then ACC approval is required. The application must include the brand of paint or stain, sample color cards/chips, paint code, type of finish (base color must be flat or satin and trim colors must be flat, satin or semi-gloss) and area of house to be applied (base, trim/garage door, accent, entrance doors). Include two (2) sample cards/chips for each color. One will be kept on file at the Property Management and the other will be entered in the paint book held by the ACC. Add any other information or photos you feel would be useful in the ACCs evaluation.

The decision whether to approve each application will be based on a judgment as to whether the proposed change would be noticeably inconsistent or visually incompatible with the originally established color scheme of the applicant's property and surrounding neighborhood.

COMPOST BINS

Compost bins are to be located in the rear yard area well away from adjacent homes and cannot exceed four (4) feet in height. All compost material will be self-contained in walled enclosures or bins screened from view. Any obnoxious odors shall be controlled and minimized. The functionality of the drainage swales along the property lines shall not be impaired.

DECKS



All decks must be approved by the ACC. The application must identify the materials used for the deck, railings and any other feature. Include the plans or a detailed sketch of the deck showing all dimensions, overall style and

setbacks from lot lines. Add any other information you feel would be useful in the ACCs evaluation. Homeowners are advised to consider the following:

Location. Decks for houses will generally be located in rear yards.

Scale and Style. Decks, particularly elevated decks, should be of a scale and style which are compatible with the home to which attached, adjacent homes and the environmental surroundings. Ground-level decks, excluding railings, can be elevated not to exceed thirty (30) inches above grade level of dwelling. Lots with significant slopes to adjacent properties may require additional restrictions or variances with regard to deck height. It is desirable that deck structures generally follow the existing grade level of the property.

Materials and Color. All wooden decks, including the rails, landings and supporting posts, may be constructed of pressure treated lumber, cedar, or redwood. Materials such as brick, stone and Trex may be considered.

Wooden ground level and second story balcony decks shall be wholly stained with a latex solid-stain to match the base color of the dwelling or a natural color.

Include the brand of stain, sample color cards/chips, stain code, type of finish to be applied. Include two (2) sample cards/chips for each color. One will be kept on file at the Property Management and the other will be entered in the paint book held by the ACC.

Concrete decks may be coated or painted with a color compatible with the applicant's house.

DOCKS



No owner or resident shall be permitted to erect a dock on or adjacent to Common Area water bodies. The Board together with the ACC may permit this on a case-by-case basis.

DOG HOUSES and DOG RUNS

Dog houses are permitted if located within lots screened by shrubbery or privacy type fencing. Animal kennels are prohibited.

Dog runs are permitted within lots screened by shrubbery or privacy type fencing. A dog run is defined as any fenced or walled structure (other than privacy fencing) constructed to allow dogs or other animals to exercise or otherwise move about portions of the owner's property without escaping, or any other constraining device such as a post and leash which allows an animal to roam unattended within the boundaries of the owner's property.

DOORS



All entrance door and garage door replacements need to be approved by the ACC if they are different than the standard or optional doors offered by the Developer at construction. Any change in color also requires approval.

DRAINAGE & GRADING



Any change, alteration or modification to the drainage easements and swales surrounding the property is generally prohibited. The flow of rainwater through the drainage swales along the back and sides of property shall be maintained. There shall be no interference with the established drainage pattern over any property except as approved by the ACC. Homeowners should work with the natural contours and seek solutions that minimize the impact of grading with respect to major alterations of existing grades. Drainage on the property must conform to all Orange County and Orlando City requirements. If these areas require modification, the homeowner shall submit engineering plans along with an application to the ACC for review.

DRIVEWAYS and WALKWAYS and PORCHES



Any change, alteration or modification to the original driveway, walkway or porch must be approved by the ACC. The use of slip-resistant materials is recommended for top surfaces. Residents are encouraged to provide proper routine maintenance to these areas to keep them free of oil stains and mildew.

FENCES



Fences have a very significant visual impact. Fences can be used for the following purposes: to visually define property lines, to provide screening,

to contain pets, and as an architectural feature intended to enhance the physical appearance of the house or property. Fences require ACC approval.

Fencing can be up to six (6) feet in height.

Fences shall be located along the lot lines (must be placed 2 to 3 inches within) and are preferred to be located within the rear yard area. It may extend forward along the side lot line only to a maximum point of one half the distance between the home's furthest rear boundary under roof cover and that side's front wall face. The fence may not extend forward along the side lot line any closer than three (3) feet to the adjacent home's front wall face. Variances will be considered for properties that can support boat storage within side yard, to enclose garage side door, or for non-standard lot shapes.

On corner lots where the rear yard and/or side yard are bordered by streets, the fence generally may not extend beyond the building boundary line (beyond the width of the home). If a fence extension from the rear corner of the home to the street-side easement does not interfere with vehicular driver visibility, the ACC will consider this in its evaluation.

On lakeside lots, the type of acceptable fence material is ornamental style (similar to Community perimeter fence) in aluminum, steel or vinyl. Finish color is to be black. Height is four (4) feet. This provides "view protection" for adjacent property owners.

All pool/spa equipment and propane tanks shall be screened from view from adjacent neighbors and common areas. If fence enclosure is chosen, then it must be a minimum of 3 feet, maximum of 6 feet high and be a privacy style in either wood or vinyl materials. Height not to exceed the equipment/tank by more than 6 inches. Side panels cannot extend more than 1 foot beyond equipment. Wooden enclosures are to be stained as outlined in the fence section below.

The finished "good" side of the fence must face out and posts face inside. Certain architectural fences may have posts centered between panels and if desired, this must be identified on application.

If the fence meets a brick perimeter wall (cannot tie into wall), taper the fence at a ratio no greater than one (1) foot drop in the vertical height to three (3) foot in horizontal length, so that the top of fence is below the top of the brick wall.

If 25% of a fence falls into disrepair, then the entire fence must be brought into compliance with the Guidelines.

Contact your neighbors for permission if you desire to connect your fence to theirs.

Types of acceptable fencing are as follows:

Ornamental Aluminum or Steel. Similar to the Community perimeter fence. Typically approved in black finish for property that is visible from common areas or outside the Community.

Wooden. Fences constructed of cypress, cedar, or pressure-treated pine lumber are available in styles such as shadowbox, board-on-board, and architectural domed/scalloped to name a few. Fence shall be completely treated with a latex solid-stain inside and outside within 30 days of installation. Stain shall be Sherwin Williams, “WoodScapes” series – latex solid color “White” code 6401-19129. The 30-day window is a compromise to provide sufficient aging/drying of wood and prevent uneven surface discoloration prior to stain treatment.

Brick. Similar to the Community perimeter wall. Generally acceptable on perimeter lots not fronting lakes

Vinyl (PVC). Many new products in this low-maintenance category are being introduced into the market. Acceptable color options for typical shadowbox and stockade privacy styles are white and for ornamental wrought-iron styles are white or black.

Split-Rail & Picket. Decorative split-rail or picket garden fences may be approved if location, style and height (under 3 feet) do not detract from the aesthetics of the surrounding properties. These typically surround garden features and may not be acceptable as property perimeter

fencing. Stain treatment will follow standards above for wooden materials or shall be color white for vinyl and aluminum materials.

Chain Link. Chain link fences will NOT be approved under any circumstances.

Include a copy of your property survey with the outline of the proposed fence drawn, along with any neighboring fences identified. Add all pertinent location measurements, setbacks, type of fence material, height, a sketch or brochure depicting style, and any additional landscape screening.

FIREWOOD

Firewood shall be kept neatly stacked, only on the ground level of the property within rear yard. Firewood should be stacked in piles which do not exceed six feet in length and four feet in height for both aesthetic and safety considerations. Any tarps or protective material used to cover the firewood must be of a color that closely matches or compliments the exterior house color. It is recommended that one properly protect the wood against rot and pest infestation.

Other than a limited quantity of firewood intended for immediate use, firewood shall not be stacked on patios or decks.

FLAGS, BANNERS and FLAGPOLES

No freestanding flagpoles shall be permitted. Temporary flagpole staffs that do not exceed six feet in length and are attached by bracket at an incline to the wall or pillar of the dwelling front do not require approval by the ACC. No more than two (2) flags, on separate poles, may be attached to a dwelling. Flags shall be in good condition and shall not be torn or faded. Size to be no larger than 3 ft. by 5 ft.

GARBAGE BAGS & RECYCLE ITEMS

Bags and recycle bins must be kept out of view at all times as defined in the Covenants, except when placed near curbside (not in street) no earlier than 6:00PM the day before the regularly scheduled trash or recycle pick-up.

GRILLS (Permanent)



Permanent barbecue grills if placed in the rear yard of the property must be screened from street view by shrubbery or fencing. For yard areas enclosed by shrubbery or fencing, the grill can be located anywhere within that area. No encroachment on easements will be allowed. Approval by the ACC is required.

GUTTERS and DOWNSPOUTS

Approval by the ACC is not required.

Location - The drainage patterns on adjacent property shall not be adversely affected and no direct drain onto common areas is allowed.

Color – Gutters and downspouts should closely match the adjoining base and trim color of the house.

Material – Gutters and downspouts are typically acceptable in aluminum.

Installation of gutters may require re-attachment or re-location of irrigation controller's rain sensor.

HOLIDAY DECORATIONS

Holiday decorations are both permitted and encouraged and will not require approval by the ACC. However, such decorations may be installed no sooner than 30 days prior to the holiday and must be removed within 21 days after the holiday for which they are intended. Furthermore, the ACC does reserve the right to require the removal of decorations that either generates complaints or are deemed offensive. This right will be used sparingly.

HOT TUBS/SPAS



Exterior hot tubs or spas should be located in the rear yard adjacent to the dwelling or within the patio/deck areas. Height not to exceed three (3) feet above grade level. Include marked copy of lot survey showing proposed location of all equipment.

- In-ground/elevated: ACC approval required. Equipment pad, pumps, filter, heater, tanks, blower cannot encroach on any easement and must be screened with

approved landscape or fence material so that equipment is not visible from street, adjacent neighbors or Common areas. Heater vent stacks may extend above the enclosure. Equipment must be screened within fifteen (15) days from the date of completion of the spa. Shrubbery shall be planted of sufficient height to screen equipment 100% from street or common area view within 8 months growth. See fencing topic for additional enclosure information. Include any proposed surrounding deck structures on site plan. The use of air blowers and their location will be scrutinized to minimize noise intrusion on neighbors. Burial type air blowers are recommended.

- Portable: The exterior finish of an portable hot tub should blend with or compliment the exterior finish of the home, deck, or patio to which it is next to or most closely related. ACC approval is only required if it is located outside the patio or deck area.

HOUSE NUMBERS

House numbers (street address) shall be maintained in good condition and shall be neatly affixed to the house.

The ACC is aware that the some house number locations selected by the Developer may have poor visibility from the street due to the architectural features surrounding the entranceway of the house. An additional set of house numbers may be added to the front door archway or above the garage door opening. Location may be centered above the opening on the wall face. The ACC will permit the number finish to be brass, black or ceramic. Additional numbers shall be similar in style and size of the original. The predominant color(s) of the ceramic plaques shall be compatible with the underlying and/or neighboring surfaces (e.g., the stucco, brick, stone, and trim). The plaques shall be consistent with the architectural style of the neighborhood.

Refer to Mailbox section for similar topic.

Curb or driveway numbering/stenciling is prohibited.

IRRIGATION

Ratchet type rotor sprinklers are not permitted due to adverse noise intrusion on neighbors. Recommend addition or replacement with original gear driven “silent” rotors.

KICKPLATES



Kick plates are permitted provided they are attached to the exterior bottom portion of the front entrance door. Kick plates may not exceed twelve (12) inches in height, measuring from the very bottom of the door and must be of brass finish that matches sheen of existing lock fixtures, i.e. polished, antique. Any other finish and/or size kick plate must be reviewed by the ACC.

LAKES and RETENTION PONDS



All lakeside property owners must adhere to all governing regulations concerning soil disturbance/improvement and aquatic plant control/maintenance. The Florida Dept. of Environmental Protection and the St. John's River Water Management District offices represent some of the governing agencies that will inform and assist the homeowner with regulation compliance. Any alterations to these areas require the approval and/or permits from the Association BOD along with other county, city, state and federal agencies.

- No pumping of lake or retention water for irrigation purposes will be permitted.
- No planting within retention ponds by homeowners will be allowed without prior approval of BOD and ACC.

LANDSCAPING



In general, a design review application is not required for landscape improvements with the following four exceptions:

1. **Boulevard (median) Area:** All landscape material to be installed or altered requires approval from the ACC, unless it is to replace existing approved material. Plants placed around trees or used to frame features are considered acceptable if they do not exceed two (2) feet in height at maturity or must be kept pruned to a height of two (2) feet or less. This height restriction is for vehicular traffic safety. The Landscape Committee recommends that a height of 18 inches or less is more preferred as it further increases the view of vehicles and also helps to prevent wayward plant growth.

All existing and proposed planting beds surrounding trees must not be raised more than six (6) inches above the surrounding grade-level to prevent suffocation of tree roots. All soil within twelve (12) inches of tree trunk shall be at original grade-level (not raised) and free of thick mulch to prevent trunk rot. Contact the Landscape Committee for advice, if needed.

The approved tree list for the median is contained in Appendix B. Proposed trees should be seven (7) feet or taller when installed. Please note on the application sketch where known street lamps and utility lines are in relation to the tree. Other desirable boulevard trees and shrubs may be added to the approved list for the median areas at a later date. Please consult the Landscape Committee for current information or suggestions.

2. **Plant Bed Framing (street view):** Stone, brick, and decorative concrete, wood or plastic edging are acceptable around ground-level or raised planting beds fronting streets or common areas. Simple black plastic edging and garden timbers shall be permitted around ground-level beds fronting streets or common areas and shall be kept buried such that only the top area is exposed. Railroad ties are not permitted on any part of the property. Height of plant beds not to exceed twelve (12) inches. Approval will be required by the ACC if using different materials and placement.
3. **Large-Scale Changes:** Require approval from the ACC. Examples might include the substantial removal of turf and replacement with plant material, mulch, stone or gravel.
4. **Non-Harmonious:** A proposed improvement inconsistent with the existing design features of the home, adjacent properties, and the surrounding area will require approval.

Lakeside Rear Yards: Any hedge or extensive shrub or plant border is not to exceed a height of three (3) feet above the surrounding grade-level. The lakeside property homeowners shall be afforded “view protection” of the lake and its surroundings. Taller hedges (6 ft max) next to the dwelling, that



extend rearward no more than twelve (12) feet, to provide privacy within the patio areas shall be considered on a case-by-case basis and will require approval.

Vegetable Gardens: That exceed fifty (50) square feet in size must be screened from view by fencing or landscaping (cold-hardy, evergreen). Smaller vegetable gardens should be located in the rear yard within the boundaries of the dwelling. The total size of all vegetable gardens may not exceed one quarter (1/4) of the area (i.e. rear yard, side yard) in which they are located. Temporary trellis wire, used during the growing season, is permitted if it does not exceed three (3) feet in height. No encroachment on easements is permitted.

Overhanging Plants: Residents will not allow trees, shrubs, or plantings of any kind to overhang or otherwise encroach upon any sidewalk or common area, from ground level to a height of ten (10) feet.

Sight Distance at Intersections: No landscape material which obstructs sight lines and elevations between two (2) and six (6) feet above the roadway shall be permitted to remain on any corner lot within the triangle area formed by the street property lines and the line connecting them at points twenty-five (25) feet from the intersection of the street lines, or in a case of rounded property corner from the intersection of the property lines extended. The same sight line limitations shall apply on any lot within ten (10) feet from the intersection of the street property line and the edge of the driveway.

The ACC will be guided by recommendations from the Landscape Committee. You are encouraged to seek advice or information from the Landscape Committee.

LIGHTING “Exterior” and Electronic Insect Traps



As the effects of lighting may be difficult to assess prior to installation, the ACC reserves the authority to require correction, removal or modification of lighting found to cause adverse impact after installation to any other property due to factors including but not limited to location, color, or wattage.

ACC approval is required:

- Attached dwelling lighting: Proposed changes or additions must be compatible in style and scale with the applicant's house, and applications must include their location, number, style, and wattage. Lights added to the front of a house, porch, or garage must match or complement existing lamp styles and finish or existing lamps must be replaced with the new lamp fixture representing a matching style and finish. Only white lighting allowed.

It is recommended that any lighting directed between narrow side yard areas be spot instead of flood type bulbs to minimize glare onto adjacent home.

ACC approval is not required:

- Attached dwelling lighting: Lighting fixtures (e.g. coach lamps, recessed lamps and floodlights), which are a part of the original dwelling, may be replaced with similar fixtures without approval by the ACC.
- Landscape lighting: Installations, alterations, or additions to landscape lighting are permitted without prior approval by the ACC. Lighting must be compatible in style and scale with the house. Recommended fixtures include low voltage ground-mounted styles that may be wholly or partially concealed by plantings.

Colored bulbs designed to repel insects or for decorative effect may be installed only in lighting fixtures located at the rear of houses. Lighting or its reflected "backwash" towards common areas or neighboring properties should be minimized. High pressure sodium and mercury vapor lighting fixtures are deemed unacceptable due to production of high intensity lighting inappropriate for residential neighborhoods.

- Motion sensor lighting: Should be adjusted to eliminate or minimize triggering on activity located away from the house or within neighboring properties.
- Electronic insect traps will be regulated based on the same criteria as exterior lighting. In addition, no device shall be installed or maintained in such a way as to cause discomfort to adjacent owners from the noise or light intrusion. Cannot be located within ten (10) feet of any property line nor exceed six (6) feet in height.
- Stand-alone lighting: In all cases, stand-alone lighting fixtures may not exceed 6 feet in height.

MAILBOXES AND NEWSPAPER TUBES

The installation of address numbers to the blank side of the mailbox is acceptable if they are of the same size, style and finish as the original. Approval by the ACC is not required. Only one side was numbered originally by the Developer to minimize costs and still meet applicable U.S. Postal codes.

The addition of tubes or other containers for delivery of newspapers/mail is prohibited. Mailboxes may be replaced only with units similar in size, style and material to those installed by the Developer, and may not be painted, finished or covered in any color or pattern other than that of original installations.

Curb or driveway numbering/stenciling is prohibited.

PERIMETER WALL and FENCE

Neighborhood perimeter brick walls and black ornamental-aluminum fences are a Community property, owned by and generally maintained by the Association. However, individual homeowners whose property adjoins the perimeter wall/fence must ensure that it is not exposed to damage by adjacent plantings or land use, as they will be held responsible for any such damage occurring on or caused by their property.

- Shrubs and trees must be trimmed to prevent contact with the perimeter wall/fence.
- Vines that attach themselves to the perimeter brick wall or fence are unacceptable. Any vines that are planted close to the wall or fencing must be kept trimmed and prevented from overhanging the wall or fence. Such vines are to have their own support system, i.e. a trellis of some type. No trellis can be anchored to the wall or fencing, but must be free standing.
- Flower boxes, planters, composting boxes and any other raised beds must not be in contact with the perimeter wall/fence. No structure of any kind may be attached to the wall/fence.
- It is not permitted to install large-scale tree types within eight (8) feet of the wall/fence as mature roots may damage the foundation. If a homeowner is concerned about tree installations by the Developer that are within 8 feet of the wall/fence then please contact the Landscape Committee for an evaluation.

PLAY EQUIPMENT



Semi-permanent play equipment, which either constitutes a structure or is an addition to an existing structure, requires approval by the ACC. Examples include wooden playhouses, swing-sets, forts, climbing structures, trampolines etc. Play equipment shall be maintained in good condition with respect to both appearance and safety.

Consideration should be given to neighbors with respect to location, sight and color. General courtesy is expected when using any outdoor play equipment.

Most equipment of this sort is commercially available, but is often less than pleasing in appearance. The guidelines listed below are provided in an effort to minimize the impact of play equipment.

Location.

Generally, such equipment should be placed in rear yards in an area not visible from the street. The need for screening or if existing landscape or fence screening is present will be a factor in the evaluation. Such equipment shall also meet minimum setback requirements of five (5) feet from the rear and side property lines and may not encroach upon any easement. If such equipment exceeds six (6) feet in height then the minimum setback is increased to ten (10) feet. Equipment cannot be located beyond the dwelling boundary for side yard areas fronting streets or common space unless landscape or fence screening is present.

Scale and Design.

- Freestanding wooden playhouses - shall not be built on foundations or concrete slabs. Playhouses shall not be used as storage sheds. Maximum dimensions shall not exceed 6ft. x 5ft. (length x width) and 6 ft. to the roof peak. Exterior finish shall be of natural wood or painted/sided to match the host house; roof color to the playhouse shall be natural or match that of host house. Single-width doors only are permitted in playhouse designs. The design and any visual screening are additional considerations in evaluations as to whether or not there will be an adverse visual impact. Tree houses are not permitted.

- Play/Climbing Equipment - is limited to nine (9) feet in height. Any decks or platforms are limited to five (5) feet in height. The cross beam that supports tarpaulin covers (A-shape) may extend to twelve (12) feet in height. The equipment should be generally compatible with the lot size. The design and any visual screening are additional considerations in evaluations as to whether or not there will be an adverse visual impact.
- Outdoor trampolines - should be confined to the rear yard only (not visible from the street) and should be disassembled when not in use. Permanent, in-ground types are not encouraged. Such equipment shall also meet minimum setback requirements of ten (10) feet from the rear and side property lines and may not encroach upon any easement. An application is required for any large trampoline.

Color. The popularity of using bright colors for plastic tubes, slides, and canvas tarpaulins within some manufacturers play-equipment models will be an additional concern as to whether or not there will be an adverse visual impact. It is strongly suggested that subdued “earth tones” be selected (e.g. dark green, brown, beige) for these large dominate features.

The color of safety nets/posts surrounding trampolines should be selected to minimize the visual impact to the community.

PRIVACY SCREENING

Privacy screening, such as lattice, requires ACC approval.

PROPANE TANKS

The DC&Rs have been amended to address this item in more detail. Gas storage tanks used for pool/spa heaters, fireplaces or permanent grills require ACC approval. Placement cannot encroach on easements. Above ground location shall be a minimum of twelve (12) feet behind the front building line of the dwelling. This setback may be reduced to three (3) feet if tank is buried. Existing tanks not meeting the setback do not have to be relocated until such time they require replacement. Any landscape screening installed must be of sufficient size to fully cover within 8 months growth. See fencing topic for additional information on enclosures.

ROOFING

Repair or replacement of roofing material does not require approval from the ACC. Only the original material installed by the Developer is acceptable for repairs or installation in the Community. Upon notification of End-of-Life for this shingle from the manufacturer, the ACC will approve another selection.

OEM shingle: CertainTeed Corporation, 30-year architectural “Firehalt™ 2000”, color “weatherwood”, fungus-resistant.

Similar style aluminum-facia/soffit/vents and gable pressboard used by the Developer are acceptable for all roofing repairs. Roofs shall be maintained free from mildew. Any roof which has 25% or more area discolored on any surface (or plane) by mildew shall be in violation and subject to enforcement.

SECURITY BARS



In general, the use of external security bars or grates on windows and doors will be prohibited. Exceptions may be made where the security apparatus can be mounted inside and will not unduly affect the aesthetics of the house.

SIGNS

An application is not required for the following items. Signs shall be maintained in good repair.

1. Political Signs

Political signs advocating the election of one or more political candidates or the sponsorship of a political party, issue or proposal, are permitted provided that such signs shall not be erected more than 30 days in advance of the election to which they pertain and shall be removed within 7 days after such election. Signs cannot be larger than 4 square feet.

2. Real-estate and Garage Sale Signs

Placement of directional signs will be allowed only on weekends and must be removed by sunset on Sunday evening. Signs are not to be placed within Community median areas or planting beds.

3. Permanent Signs

Permanent signs may be desirable where an attractive nuisance such as a swimming pool exists. Additionally, "Beware of Dogs," and other similar protective warnings are suitable for permanent display. To assure compatibility with design criteria the following standards govern the posting of permanent signs.

Signs shall be professionally lettered and of durable material and permanently affixed to fence or house structure. Signs on posts are not permitted except as in Real Estate and Construction signs, which are only temporary.

Individual signs shall not exceed one (1) square foot in area and shall be placed not less than twenty-five (25) feet apart.

SCREEN ENCLOSURES or CAGES



Screen enclosures are typically approved for standard colors of white or bronze with charcoal screening. Height is generally not to exceed 14ft. for single story dwellings. Generally the screen enclosure is not permitted to extend beyond the dwelling side boundary lines and cannot encroach on easements. Approval by the ACC is required.

SCREEN ROOMS



Screen rooms are typically roofed in to match the existing dwelling roof structure or by using aluminum panels. Aluminum material that is acceptable has been the commercial Elite "Shingle " type, insulated, seamless smooth-surface panels and other similar panel types that support a layer of shingles that will match the existing roof. All roof material must be shingled. These aluminum panels are typically in thickness of 3in, 4in, 6in or 8in. Approval by the ACC is required.

SKYLIGHTS



Approval by the ACC is required.

- Site plan indicating location and size of skylight and location of roof peaks.
- Skylights are not permitted on roof areas fronting streets or common areas.

- Should be located below roof ridge to obscure from view.
- Solar Tubes generally have an exposed dome similar in size to the existing roof vents. Approval by the ACC is not required for these.

SOLAR PANELS



Solar panels used for heating swimming pool water are permitted on roof areas not fronting streets or common spaces. Approval by the ACC is required. Panels on side roof areas are preferred to be located as close to the rear area as possible and are not to extend within twelve (12) feet of the adjacent dwellings front wall face. Include plans or roof sketch showing panel locations. Use of raised panel support racks is not acceptable.

SPEAKERS “Outdoor”

It is preferred that audio loudspeakers be kept to the confines of the patio and/or deck areas. In an effort to reduce noise intrusion into your neighbors’ environment please adhere to these rules:

- All directional speakers in the deck areas are to be aimed inward towards the owner’s home.
- Patio speakers may be mounted into the ceiling or if externally mounted, face downward or inward.
- Omni-directional speakers may be prohibited if they cause undue impact onto the neighbor’s environment.

Any sound re-enforcement systems that cause undue impact on the neighboring home’s environment will be considered a nuisance. Only intercom speakers, originally installed by the Developer, are exceptions to these rules. Approval by the ACC is not required.

STORAGE SHEDS

Storage sheds are defined as exterior structures capable of hiding or storing equipment, materials or supplies for protection from theft, visibility or weather. Because sheds not specifically designed or located for consistency with each neighborhood's architectural style can detract from an otherwise visually harmonious residential environment, the installation of

prefabricated or freestanding sheds is prohibited. The only exception is for the following:

Removable Storage Sheds or Lockers: Heavy duty rubber or unbreakable plastic or composite storage sheds or lockers that are portable and temporary in nature (i.e., not permanently attached to the house or ground) may be permitted provided that they are: not visible from the Community common elements, minimally visible by neighbors and aesthetically harmonious with the home in terms of color and texture/finish (e.g., pebbled/muted/dull), not to exceed 6 feet in height and are less than 50 cubic feet in volume. They are to be located next to the dwelling within the rear yard areas. Any other location desired, such as away from dwelling or side yard area, will require fence or landscape screening to adjoining properties and fronting streets.

They do not require approval by the ACC.

STORM/SCREEN DOORS



Storm or screen doors must be individually approved by the ACC prior to installation, regardless of location on the house, (front, rear or side entrances, or exiting to elevated decks).

This guideline does not apply to sliding glass/screen doors. The objective of this guideline is to describe doors that will have a minimal and complementary visual and aesthetic impact on the appearance of the home.

- Doors must be full view, with kick plates no greater than 12 inches in height and no panels other than glass or transparent screening intended to impede insects. "Full View" is defined as allowing an uninterrupted view of the underlying door, but may include so called "split full view" doors with two separate removable panels, provided that the cross bar securing the panels is no greater than two inches in width. The latter does not include "self-storing" doors which have screening permanently installed behind the glass (like a storm window), because that would diminish the "full view" of the underlying door. Discreet decorative etching on the (glass) border of single panel glass doors will generally not disqualify the door as "full view".
- Storm or screen doors over the front (*) door must exactly match the color of the underlying door or that of the immediately surrounding trim.
- Storm or screen doors at the side or rear of the house should also match the underlying door or the surrounding trim. Owners or residents who must paint

storm doors to match (the door or the trim) are advised against the purchase of vinyl doors, to which paint may not adhere adequately, unless it has been specifically designed for it.

* The "front" door is the principal entrance to the home facing the street.

SWIMMING POOLS



Only in-ground swimming pools will be acceptable. Approval by the ACC is required. Aboveground pools (excluding portable pools which are play equipment for children) are prohibited. A pool must be located in the rear of the property. Generally the deck and/or screen enclosure is not permitted to extend beyond the dwelling side boundary lines. The pool, deck, equipment pad, pump, filter, heater, and tank assemblies cannot encroach on any easement. The equipment shall be screened from view by shrubbery or fence enclosure within 30 days of pool completion. Any disturbance of the drainage swales during construction will require returning them to the original grade level and condition unless an engineering change has been approved by the ACC.

WATER SOFTENER TANKS



Water conditioners or softeners may be installed outside the dwelling without approval provided they are totally screened from view. Placement cannot encroach on easements. Location shall be a minimum of twelve (12) feet behind the front building line of the dwelling. Existing tanks not meeting the setback do not have to be relocated until such time they require replacement. Landscape screening must be installed and must be of sufficient size to fully cover within 8 months growth. See fencing topic for additional information on enclosures.

WEATHER VANES

Weather vanes or stations are not permitted on dwellings.

WELCOME PLAQUES

Welcome plaques may be neatly affixed to the house, shall be no larger than 15 inches in height or width and shall have a total surface area not exceeding 160 square inches. The predominant color(s) of the plaque shall be compatible with the underlying and/or neighboring surfaces (e.g., the stucco,

brick, and stone). It shall be located adjacent to the front entrance of the home. The plaque shall be consistent with the architectural style of the neighborhood. Approval by the ACC is not required.



WINDOWS

Windows and frame replacements must be approved by the ACC if they are different than the original installed by the Developer.

WIRES AND CABLES

Wires and cables, including those installed to convey television signals, shall be hidden, buried or secured flush with the side of each house in a professional manner so as to minimize their visibility. Visible wires and conduit should be painted to match the exterior color of the house.

YARD ORNAMENTS, FIXTURES and FURNITURE

For purposes of Architectural Control, a resident may keep for prolonged periods, items of furniture, ornaments or fixtures on the porch, patio, deck or yard of his/her home without the written approval from the ACC. Such items are encouraged to promote individuality.

- Ornaments include, but are not limited to, such items as planters, decorations, statues, birdbaths, lawn ornaments and other decorative items.
- Fixtures include patio swings, lighting fixtures not described elsewhere in this document.
- Furniture includes chairs, benches, lounges, tables, etc.

All such items must be kept in the same quality of repair as is required of the home and property and should be consistent with the architectural style of the neighborhood. The ACC will only make a judgment if a specific complaint is received.

YARD WASTE

Bags of yard clippings/waste and bundled cuttings must be kept out of street view at all times as defined in the Covenants, except when placed near curbside (not in street) no earlier than 6:00PM the day before of regularly scheduled yard waste pick-up.

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Appendix A. Original Suppliers/Subcontractors

Aluminum Soffits: Allbrite

Appliances: General Electric

Bath Enclosures/mirrors/shelving: Jessups Spec Prod

Cabinets: American Woodmark

Cable, phone, alarm, intercom: Central Florida Alarm

Drywall & Tile: RK Edwards

Electrical: Approved Electric

Flooring: Spraggins

Garage Door: Roll-Lite

Heat&Air: Del-Air

Insulation: Gale Insulation

Irrigation: Four Seasons

Landscaping: Eden Landscape

Light Fixtures: LightStyle “Progress”

Lot Clearing: BBM

Mail Boxes: Eurolight

Marble Tubs: C.M.R. Cultured Marble Repair

Paint: Clark’s Painting, MAB paint products

Plumbing: Raybob Plumbing Co.

Pools: Osgood

Pretreat: Hudson Pest Control

Roof Labor: Collis

Roofing Materials: ABC Supply Co.

Roof Shingle: CertainTeed Corporation, 30-year architectural “Firehalt™ 2000”, color “weatherwood”, fungus-resistant.

Steel/Precast: Cast Crete

Stucco: JM Plastering

Surveyor: Herx

Trim/Finisher: Al Hoover

Trim Material/vents: Delta Millwork

Trusses: Smyth Truss Co.

Windows: Weathermaster

Appendix B. Approved Tree List for Medians

Large Canopy Trees:

- Laurel Oak
- Live Oak

Understory Trees:

- Crape Myrtles – one to three trunks permitted, pruned to tree shape.

Acceptable Selections: Tree (height > 20ft after 10yrs), upright growth pattern

Basham's Party Pink	-	lavender pink
Biloxi	-	light pink
Byers Wonderful White	-	white
Choctaw	-	light pink
Dallas Red	-	dark red
Fantasy	-	white
Miami	-	dark pink
Natchez	-	white
Potomac	-	medium pink
Tuscarora	-	dark coral pink
Tuskegee	-	dark pink
Twilight	-	dark purple

Acceptable Selections: Intermediate (height < 20ft after 10yrs), upright growth pattern

Apalachee	-	light lavender
Catawba	-	violet purple
Centennial Spirit	-	dark red
Comanche	-	coral pink
Country Red	-	dark red
Hopi	-	medium pink
Lipan	-	reddish lavender
Seminole	-	medium pink
Sioux	-	clear medium pink
Yuma	-	light lavender

Please consult the Landscape Committee for current information or suggestions.

Appendix C. Point-of-Contact

WWW.CRESCENT-PARK.NET

- latest information

Architectural Control Committee:

- Barbara Owens - Chairman

Tel: 407-851-6799

Email: acc@crecident-park.net

Property Manager:

- Elisha Crean, LCAM

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