

Magnolia Harbor

Navarre's newest elite waterfront community

ARCHITECTURAL

DESIGN

GUIDELINES

Revision Date: November 7, 2000

Magnolia Harbor

Architectural

Design

Guidelines

Amendment #1 – Issued October 17, 2008

In May 2008, the Architectural Review voted to amend the **Architectural Design Guidelines, Section E. ARCHITECTURAL STANDARDS, Sub-Section i. Governing Pools, Spas/Hot Tubs, and Screened Enclosures.**

As such the original section has been stricken and has been amended to read as follows:

Pools, spas/hot tubs, sauna and screened enclosures shall be permitted in backyards, subject to consideration of the impact of such improvements on the neighboring views.

Pools and screened enclosures must be architecturally integrated with the residence. Pools can not be freestanding structures and must be installed in the ground. Pools must be enclosed by an approved privacy fence or screened enclosure.

Freestanding spas, hot tubs and saunas may be approved provided that they are obscured from public view. This may require construction of an approved privacy fence, screen, landscaping materials or other structures as deemed appropriate by the ARC.

The height of pools, spas, hot tubs, and sauna shall be no taller than 8 feet, the pinnacle of which shall not exceed 2 feet above an approved 6-foot privacy fence.

No second floor installations will be approved for any of these structures.

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MAGNOLIA HARBOR
ARCHITECTURAL PLANNING CRITERIA

A. STATEMENT OF PURPOSE

The developer of Magnolia Harbor desires to create an aesthetically pleasing community of compatibly-designed high-quality homes. To achieve this goal, the Developer has declared and recorded certain Covenants, Conditions and Restrictions applicable to the lots and common property within Magnolia Harbor. The Developer has organized an Architectural Review Board (A.R.B.) to define and interpret the standards for designs, construction and maintenance of all improvements. The written approval of the A.R.B. must be obtained prior to the construction or exterior alteration of any dwelling, garage, outbuilding, deck, patio, fence, wall, sidewalk, driveway, parking area, swimming pool, spa, sign, mailbox, boat slip, dock, bulkhead, exterior lighting, landscaping, or any other improvements to the property. In the event of conflict between the Declaration and the Architectural Planning Criteria, the provisions of the Declaration shall prevail.

B. DESIGN OBJECTIVE

The architectural design concept for Magnolia Harbor requires that dwellings and other improvements be unobtrusive and compatible in form and color with each other and with the setting. The architectural style endorsed and encouraged by the A.R.B. is a harmonious blend of the design elements used in traditional southern and Florida homes. The color and texture of exterior finish should enhance the form of the building and compliment the surrounding natural environment. Exterior materials should require minimum maintenance. Design individuality is encouraged. Two dwellings with obviously similar exterior elevations shall not be approved within Magnolia Harbor.

C. ARCHITECTURAL REVIEW BOARD

1. Membership:

The members of A.R.B. shall be appointed and removed solely by the Developer while the Developer owns any offered lot(s) for sale, and, thereafter, by the Board of Directors of Magnolia Harbor Homeowners Association. The A. R. B. shall consist of not less than three (3) or more than five (5) persons who shall be:

- a. Owners of lots in Magnolia Harbor, or
- b. Experienced in designing, building or marketing new homes.

2. Scope of Responsibility

The A.R.B. shall define and interpret the standards of architecture, construction and landscaping for the Magnolia Harbor development. The A.R.B. members shall review all plans and proposals for new construction or alteration of existing improvements to verify that such plans or proposals conform to the standards adopted by the A.R.B. The A.R.B. members shall inspect improvements when in progress or completed to insure that those improvements conform to plans as approved or otherwise meets the objectives of A.R.B.

3. Limitation of Liability

The A.R.B. shall not express any opinion or judgment as to

- a. Structural adequacy or safety features.
- b. Soil conditions (excluding storm water control).
- c. Compliance with building codes.
- d. Quality of materials used or works by any contractor.

Any owner making or causing to be made any improvements to property within Magnolia Harbor agrees to and shall hold the A. R. B., the Declarant and the Magnolia Harbor Homeowners Association harmless from any liability, damages or expense resulting from construction or alternation of improvements.

4. Basis for Decisions

- a. Design approval of proposed improvements or alterations shall be granted or denied by the A.R.B. based upon:
 1. Compliance with these design guidelines.
 2. Harmony of design and exterior finish scheduled with the surrounding dwellings and natural environment.
 3. quality and color of materials specified.
 4. Selection of the Builder.

5. Such other factors, including purely subjective opinions, which shall determine the aesthetic value of the proposed improvements.
- b. Construction approval of improvements as constructed shall be granted by the A.R.B. based upon:
 1. Compliance with the plans and specifications as approved by the A.R.B.
 2. Timeliness of construction activity.
 3. Effect of construction activity on the visual appearance of surrounding property.

5. Enforcement Powers

- a. The A.R.B. reserves the right during construction of the proposed improvements as a part of its approval process, to enter into the lot to inspect the proposed improvements to assure their compliance with the approved plans and specifications.
- b. If any proposed improvements shall be made without the approval of the A. R. B., or are not in compliance with the approved plans and specifications, then owner shall, upon written demand, cause the proposed improvements to be removed or restored within ten (10) days from the date of the written demand to their original conditions, and such owner shall bear all costs and expenses of such restoration or removal, including costs and reasonable attorney's fees incurred by the A.R.B.
- c. If owner has not removed or restored or commenced to remove or restore the unapproved proposed improvements within the period set forth in subparagraph b hereof, the A. R. B. shall have the right to institute an action to recover sums due for damages, or to seek injunctive relief to require the owner to cease, remove or restore the unapproved proposed of the requirements set forth herein may not be adequately compensated by recovery of damages and, accordingly, the A.R.B. on behalf of the Association, may seek an injunction to restrain a violation or breach or threatened violation or breach.

2.

d. In addition to the foregoing, the A.R.B. may enforce the provisions hereof in accordance with the compliance deposit hereinafter set forth. All the remedies set forth herein are cumulative. No delay, failure or omission on the part of the A.R. B. in exercising any right, power, or remedy herein provided shall be construed as an acquiescence thereto to a waiver of the right to enforce its rights, powers or remedies. No right of action shall accrue nor shall any action be brought or maintained by anyone whatsoever against the A.R.B., the Association, declarant or any owner on account of any failure to bring any action on account of any violation or breach of the provisions of these Architectural Planning Criteria.

e. In all enforcement actions, the prevailing party shall be entitled to be reimbursed for its attorney's fees, prior to or at trial or on appeal and all reasonable court cost.

6. Meetings

The A.R.B. shall meet within 10 days of the submission of plans. Approval or rejection of the A.R.B. shall be within ten days of the meeting and shall be given in writing. Every effort will be made by the A.R.B. to insure timely approval of plan submissions.

7. Approval of Builders

All Builders must be pre-approved by the A.R.B. prior to commencement of construction of any residences within Magnolia Harbor. Each Builder shall submit a copy of his resume, license and an application approval. Approval by the A.R.B. does not constitute a guaranty by the A.R.B., the Association of the Developer of the quality of the work of the Builder. All construction defects shall be handled by the Builder and the owner shall rely upon its warranty as provided by the Builder.

8. Approval of Variances

All variance requests pertaining to A.R.B. approvals must be made in writing to the A.R.B. approvals must be made in writing to the A.R.B.

Any variances granted shall be considered unique and will not set any precedent for future decisions.

D. ARCHITECTURAL REVIEW PROCEDURES

1. Preliminary Review

At the discretion of the applicant, a schematic or design concept may be submitted to the A.R.B. in order to determine suitability of a particular style or design for Magnolia Harbor. Preliminary plan submissions are recommended to resolve potential problems before going to the time and expense of contract documents.

Preliminary plans shall include, but are not limited to:

- a. Application form (Attachment 1).
- b. Site plan at 1/8" or other suitable scale showing all horizontal and vertical improvements with pertinent dimensions, setbacks, easements, etc.
- c. Floor plans (may be shown on site plan).
- d. Key elevations or sketches to define exterior.
- e. List and color of materials and locations of materials.
- f. Submittal fee

The A.R.B. will render an opinion as to whether the preliminary submittal would be acceptable. The A.R.B.'s opinion will be strictly non-binding and will be offered in an effort to save the applicant time and expense.

2. Final Review

In order to provide a systematic and uniform review of the proposed construction, two (2) sets of architectural documents shall be submitted to the A.R.B. with suitable drawing scale. Plans and specifications shall be completed and detailed to the point that all significant aspects of construction are clearly identified and understandable by construction professionals. As a minimum, the drawings shall include:

- a. Site Plan
 - 1) Access street and walkway, drive and other exterior improvements, including material and color.

- 2) Fill plan, if any, (indicating run-off and tree preservation method).
 - 3) Foundation plan if other than slab-on grade.
 - 4) Exterior lighting plan.
 - 5) Interior lighting and elements which may be readily visible from the outside.
 - 6) Mailbox location.
 - 7) Service entry to lot for water, sewer, electricity and telephone.
 - 8) Mechanical equipment showing location and screening details.
 - 9) Location of contractor's I.D. sign and portable outdoor toilet facilities.
 - 10) Fence plan, if applicable.
- b. Floor Plans
- In a scale appropriate to show all detail including an exact computation of the square footage stated by floor (in the case of multi-floored residences) and finished floor elevations.
- c. Roof Plans
- In size appropriate to show detail. Must include detail chimney plan, roof pitch, and materials. Vent pipes must be located.
- d. Foundation Plans
- In size appropriate to show detail and slab elevation above grade.
- e. Elevations
- Depicting all four (4) sides, including hidden views
- 1) Existing and finished grade
 - 2) Total height dimension
 - 3) Exterior treatment to include all materials, door and window fenestration, walls, fences, etc.
- f. Details Depicting
- Design features, fascia and trim, gutters, doors and windows and garage doors.
- g. Patios, decks, balconies, verandas, lanai, porches, etc.

h. Landscape Plan

- 1) Boundary: Indicate all perimeter property lines, setbacks, dedicated easements.
- 2) Structures: Position all structures on the property and indicate the location of all windows, doors and permanent construction elements that are proposed.
- 3) Perimeter Areas: Reflect all adjacent site conditions and pertinent features that may affect the subject property.
- 4) Hardscape: Indicate all proposed vehicular and pedestrian circulation treatments, miscellaneous amenity elements, garden features and permanent site furnishing which may affect the use of the site.
- 5) Utility elements: show all air conditioner equipment locations, exposed utility meters, garbage areas, pool equipment and any service or utility elements which may require landscape treatment or buffer screening.
- 6) Decorative Grading: Indicate general existing grades and all proposed decorative grading (earth berming).
- 7) Existing Vegetation: Generally identify and locate all existing vegetation with a caliper of four inches (4") or greater, which is intended to be removed, remain or be relocated on the site.
- 8) Proposed Vegetation: Provide a comprehensive landscape layout for all trees, palms, shrubs, groundcovers, vines and sod that are proposed throughout the site.
- 9) Plant List: Identify all proposed vegetation with a plant list that reflects the accepted common name, and general height, spread, caliper, or size at time of installation as well as any necessary remarks which may be required to clearly portray the technical needs for design review, and/or final installation purposes.

3. Review Fees and Compliance Deposit

The review fees and compliance deposit in the sum of \$1,000.00 shall be held in escrow. The fee will be returned to the builder within 5 days of final inspection and successful compliance with A.R.B. guidelines.

4. Building Permits and Certificate of Occupancy

Upon approval by the A.R.B. of the final plans the owner may then submit to the county or other agencies for a Building permit.

Upon certification by the A.R.B. that all improvements have been satisfactorily completed, including landscaping, in accordance with the approved plans and specifications the A.R.B. will issue a final approval certificate. No residence of Magnolia Harbor may be occupied by any person until a final approval certificate is issued by the A.R.B. and a Certificate of Occupancy is issued by the County.

5. Survey

Upon final approval of the plans and concurrent with beginning construction the builder shall submit a foundation survey to the A.R.B. for review.

Upon completion of construction the Builder shall submit an as-built survey to the A.R.B. for review.

E. ARCHITECTURAL STANDARDS

1. Building Set-backs, heights and Elevations

- a. Each building shall have a minimum set-back of twenty-five feet from the rear property line. There shall also be a minimum seven-foot set-back from each side property line.
- b. No dwelling shall be more than two stores and the maximum building height shall be thirty-five (35') from the first floor to the highest point of the roof (excluding chimneys).
- c. The minimum finished floor (first floor) shall be twelve inches (12") above the crown of the adjacent roadway or as required by county specification (whichever is greater). The maximum finished floor elevation of residences shall be forty-eight inches (48") above the crown of the road.

2. Size of Buildings

All dwellings shall have a minimum square footage of two thousand (2000) square feet.

3. Required Design Features

a. Entry

Entrances must accentuate the overall front elevation and must be aesthetically pleasing. Use of double doors, single door with side windows, transoms, or Palladian with decorative glass is encouraged. No bland single door entrances are permissible.

b. Garages

All garages must accommodate at least two (2) cars. The garages may be detached from the main residence with breezeway connection with architectural compatibility with the main residence elevations. Carports are not permitted.

c. Doors and Windows

1) Front doors should make a strong architectural statement. The use of double front entry doors, or doors enhanced by side and/or two window panels are strongly encouraged. Sliding patio door shall not be visible from the street or used as a front entrance. Garage doors must be compatible with the exterior wall design and color.

2) Vinyl or aluminum clad wood and aluminum windows will be permitted, subject to color approval. Foil and other reflective material shall not be permitted. Window treatments shall be backed with a white or neutral color to ensure a consistent exterior appearance.

d. Roofs

1) The primary roofs shall have a minimum slope of 7/12. roofing less than 7/12 is acceptable only in minor areas with primary acceptability in use as a connection to more dominant these of the roofing mass. Overhand must be 16" in width minimum. No overhand shall exceed 24". Soffits must be horizontal in design.

2) The roof slope of any detached garage or other detached structure shall be architecturally and aesthetically consistent with the principal structure roof pitch and have a minimum slope of 7/12.

Architectural-grade dimensional shingles (e.g., timberline series) must be used on all roof surfaces and must be approved by the A.R.B. Exceptions are flat roofs for lanai in back of the main structure. Roofs are permitted with approval of the A.R.B. No "three-tab" shingles are allowed.

Vent pipes on the roof slopes facing the roadway are strongly discouraged. Effort should be taken to place pipes on side or back of roof. In the event pipes must be located on front roofs, they shall be painted to match the roof color.

e. Cornice Work

Vinyl or aluminum covered wood cornice is desired for low maintenance. Cornice material must be approved by the A.R.B.

f. Exterior Finish Materials

The exterior finishes shall be brick, stucco, limited vinyl or architectural grade. Color and samples must be provided for approval. Use of vinyl must be approved by the A.R.B. Use of vinyl on chimneys is disallowed.

g. Walkways and Driveways

Driveways shall be concrete of natural color and shall be continuous with the curbing. Walkways must be of a material architecturally consistent with the residence and aesthetically consistent with the landscaping. Curbing shall be cut with a concrete saw blade to ensure a smooth interconnection with the driveway. Driveways must be sloped similar to Lot 16 curb/driveway interconnection. The A.R.B. must be notified of plans to install driveway 3 days in advance.

h. Walls and Fences

All walls and fences shall be no higher than six (6) feet above the grade and shall not begin within half way along the side of the residence from the façade. Shrubbery and natural hedges will be preferred. Installation of fences must be approved by the A.R.B.

i. ~~Pools, Spas, Screened Enclosures~~

~~Pools, spas, and screened enclosures shall be permitted in backyards and are subject to consideration of the impact of such improvements on the neighboring views. Pools, spas, and screen enclosures must be architecturally integrated with the residence and not freestanding structures. Pools and spas must be in-ground. Pool coping may not be higher than the first floor elevation of the residence.~~

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AMENDMENT
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- j. Greenhouses, Storage Sheds
Greenhouses, storage sheds, and similar structures may be permitted in backyards. Greenhouses shall be reviewed on a case-by-case basis for compatibility with the residence, landscaping, and neighboring views. Storage sheds and similar structures shall only be one story and must be of consistent design and materials as the principal residence.
- k. Mailboxes
Mailboxes shall be provided by the Developer at the Builder's expense (not to exceed \$225 or actual cost, if less). Mailbox purchase is required for plan approval and shall be in accordance with the identical design for Magnolia harbor and shall not be painted other than white. Proposed location of the mailbox must be indicated on the site plan drawing. The standard mailbox shall not be altered or modified unless approved by the A.R.B. Mailboxes are required prior to occupancy of residence.
- l. House Number
House number plates shall be furnished by A.R.B. for installation on mailboxes. Other house numbers must be approved by the A.R.B.
- m. Exterior Lighting
Exterior lighting shall be aesthetically pleasing in relation to the residence and landscaping. Floodlights of any type or color shall not be permitted in the front yard of any residence unless approved by the A.R.B. Security lights with motion sensors may be allowed as long as sensor direction/sensitivity do not activate by pedestrian on the street or adjacent lots. Bug lights or other similar lamps or devices shall not be permitted in the front yard of any residence. No lighting shall interfere with safe vehicular passage.
- n. Colors
A.R.B. approval of all exterior colors is required.
- o. Energy Efficiency
Residences of Magnolia Harbor should seek to utilize the latest in energy efficient design and materials and at a minimum shall meet the Florida energy code.

E. CONSTRUCTION STANDARDS

The following shall apply to any and all construction, improvement, or alteration of any structure, to any change to the exterior of any structure and to grading, excavating, tree removal, landscaping or any other change to the grounds of a single-family home site within Magnolia harbor. In the event a violation of these criteria and guidelines occurs, the construction or work being performed shall cease until conformance is achieved. Infractions of the construction rules may be cause for a \$500.00 fine per infraction and/or suspension of a contractor or subcontractor from the community. The A.R.B. will notify the Builder either my mail, in person, or signage posted on the front of the construction site. The Builder will have 3 days to correct the infraction. If the infraction persists, then the A.R.B. may impose up to a \$500.00 fine per infraction upon the Builder (note paragraph 4f specifies an exception to the fine amount).

1. Site Preparation

The Builder shall be responsible for the timely removal of any organic or inorganic debris from the site of construction. No burning of debris will be permitted on any property within Magnolia Harbor. Site preparation should minimize the loss of existing natural vegetation. Site preparation on the eastern and western boundary of Magnolia Harbor must be contained within the lot boundary. The A.R.B. must be notified 3 days prior to site clearing.

Site preparation shall be conducted only between 7:00 a.m. and the earlier of sunset or 7:30 p.m.

2. Building Layout

Building layouts shall be performed by a licensed surveyor identifying the four principal corners of the foundation.

3. Site Appearance

The construction site shall be maintained in a neat and orderly appearance free of trash and debris.

4. Construction Schedule and Hours/construction Control

a. Start-ups

Construction shall not begin before 7:00 a.m.

b. Work Hours

Construction may not continue after the earlier of sunset or 7:30 p.m. Exceptions may be made for interior finish work when coordinated with the A.R.B.

c. Completion

The Builder shall notify the A.R.B. in writing within 5 days of completion of the construction.

A.R.B. shall have 10 days to issue a certificate of completion prior to occupancy or to notify the builder in writing of the reason for not issuing the certificate of completion.

d. Construction Debris

Construction sites shall be maintained in a clean and orderly fashion. Debris from construction shall be contained in a regularly serviced dumpster, to be either cleaned of debris once per month or when debris is excessively exposed above top of the dumpsters, or as requested by the A.R.B. The A.R.B. may specifically enforce this provision at the Builder's expense upon failure to comply within 5 days of notice.

e. Construction Damage and Spillage

The Builder shall be solely liable for any required cleanup or repair of any damage. The Builder shall be solely accountable for any required clean up or repairs made necessary due to construction spillage or construction damage at the site, the curbing or common areas of Magnolia harbor. The A.R.B. may make any actions necessary to repair, replace, or clean up any debris resulting from construction damage or spillage at the Builder's expense. A penalty of \$1,000.00 shall be assessed the Builder for debris or clean-up activities affecting the curb inlet operation in front of the retention pond.

f. Worker Behavior and Dress Codes (Noise Levels)

The Builder shall be responsible to ensure that employee behavior and dress at the construction site is appropriate at all times. Workers are not authorized to use the common areas or facilities of Magnolia harbor or facilities of unoccupied residences with Magnolia Harbor at any time.

g. Vehicles and Equipment

Excess noise levels from radios, or other sources, will not be permitted in Magnolia Harbor at any construction site.

Alcohol or drug consumption will not be permitted at any construction site within Magnolia Harbor.

The A.R.B. assumes no liability for improper or dangerous workers' behavior.

Construction vehicles and equipment shall be parked on the construction site. Construction vehicles or construction equipment shall not block the roadway or be parked in front of any site other than the construction site.

h. Signage

The A.R.B. reserves the right to disallow signage that detracts from the aesthetics of Magnolia harbor, and may remove signage that is excessively large, unprofessional, scattered, or otherwise considered inconsistent with the architectural planning criteria and interest. No signs may be posted to trees or other vegetation.

i. Utility Lines

Builders shall be solely accountable for any damage to utility lines, which occur during construction. Builders shall promptly act to effect repairs to damaged utility lines or the A.R.B. may so act at the Builder's expense. Addition of any utility lines, the removal or relocation of any utility lines must be approved by the A.R.B. in writing before any such action is taken. The A.R.B. assumes no liability for any injury or damage to person or property resulting from damaged or ruptured lines.

j. Portable Toilets

Builders' portable toilet facilities are required at the site and shall be regularly serviced as needed to maintain sanitary conditions at the site. The A.R.B. may specifically enforce the required portable toilet facilities and/or service at the expense of the Builder, if needed. Toilets should be located at least 18' from the curbing on

the construction sites, unless otherwise approved by only the A.R.B.

k. Temporary Electrical/Water Service

Builders may not commence construction without installation of temporary electrical/water service for the construction site. The service pole shall be located a minimum of 18' from road curbing on the construction site only. The water faucet must be located adjacent to the water meter.

G. LANDSCAPING

The A.R.B. shall promote and encourage an aesthetically consistent scheme of landscaping by establishing a minimum standard for all residences. The A.R.B. encourages the use of existing vegetation to create a naturalistic setting, which enhances the architectural themes of the residence.

1. Design Requirements

a. Grass

The front yard and down the side yard shall be contiguous centipede or St. Augustine sod before occupancy of any residence within Magnolia Harbor. Seeding, plugging, or sprigging will only be allowed in backyards where lawns are not visible.

b. Shrubs and Trees

A minimum of three trees 1' in diameter or greater shall be located in the front yard of all residences with Magnolia Harbor. Tree variety and the use of existing trees will be encouraged and non-pine species, such as magnolias and oaks preferred. Whenever possible, existing non-pine tree should be transplanted rather than cut down during site preparation.

c. Mulch

The mulch used around shrubs, trees, driveways, and walkways and vegetative "island" should be either cypress or pine bark and of sufficient volume to provide aesthetically adequate coverage. Pebbles and stones will be discouraged where proximate to roadways or driveways.

d. Natural/Vegetation

The use of existing and natural vegetation will be highly encouraged by the A.R.B. The transplanting and arranging of native vegetation in islands or berms will be similarly encouraged where aesthetically consistent with the surrounding environment.

2. Wells & Irrigation Systems

All necessary wells and irrigation systems for landscaping maintenance shall be completed and operation within 15 days of occupancy of any residence within Magnolia harbor. Well pumps and other related equipment must be located inconspicuously in the rear or side yard of the residence. Well irrigation systems shall be below ground and inconspicuously designed. Above-ground "rain-bird" or similar sprinkler heads are not permissible in front yards.

3. Landscaping Lighting

Limited exterior landscape lighting will be permitted where aesthetically consistent with the external environment and architectural themes of Magnolia Harbor and the principal residence. Lighting shall be inconspicuous and multi-colored lighting is strongly discouraged.

4. Minimum Standards

The A.R.B. shall set certain minimum standards as required discouraging or encouraging lawn and landscape elements necessary to ensure the aesthetic integrity of Magnolia Harbor.

MAGNOLIA HARBOR HOMEOWNERS ASSOCIATION ARCHITECTURAL REVIEW BOARD

Your homeowners association's Architectural Review Board (ARB) has enclosed an ARB Review Request Form. The form is designed to assist property owners who wish to submit a request to the ARB for review and approval of a proposed improvement to a pre-existing home.

A sample of the types of improvements to existing homes that have been reviewed and approved by the ARB over the past few years are as follows:

- Construction of vinyl and pressure treated 6' privacy fences
- Construction of vinyl and pressure treated lattice screens to conceal a/c and water pumps
- Changes to exterior house and door paint colors
- Changes to roofing materials
- Changes to siding materials
- Changes to landscaping and lawn sod
- Installation of new trees
- Installation of rock mulch
- Construction of pressure treated decks, railings and pergolas
- Installation of screening to enclose existing porches
- Installation of concrete to widen driveways
- Installation of concrete patios
- Installation of concrete retaining walls
- Installation of color stain, texture coatings and/or ceramic tile to concrete driveways and patios/porches
- Installation of vapor lighting on docks
- Construction of a dock/pier/walkway, including boat lifts
- Installation of storm shutters
- Construction of a room addition
- Installation of an in-ground pool
- Installation of a screened pool enclosure
- Installation of a garden fountain
- Removal of dead or diseased trees

Samples of the types of improvements that have been disapproved are as follows:

- Installation of a vinyl shed with a vinyl roof
- Installation of a patio/porch enclosure with an aluminum roof
- Installation of a sunroom with an aluminum roof
- Permanent installation of a basketball goal along the road right-of-way

As you can see by the list above, only a few of the improvements requested by homeowners were disapproved by the ARB based on non-compliance with the MHHOA covenants and/or architectural guidelines. Unfortunately, in several of these instances, homeowners installed the improvements without seeking prior approval from the MHHOA ARB. Seeking prior approval from the ARB can eliminate unnecessary expense and distress to a homeowner should an improvement fail to meet the association's guidelines.

Additional items that have been or are currently being addressed by the ARB and/or the Board of Directors as covenant non-compliance issues are as follows:

- Parking automobiles on the street over night
- Parking automobiles on vacant lots
- Maintaining boats and RVs in plain view more than 3 days
- Maintaining skateboard ramps in plain view
- Maintaining trash cans at the curb
- Removal of dead trees
- Maintenance of lawns and landscaping
- Removal of red mineral/rust stains

Property owners seeking approval to construct a new home on a vacant lot, must submit a more comprehensive package to the ARB. These property owners should contact an ARB member for advice on the preparation of this submission.

Your ARB consists of volunteer MHHOA property owners who are willing to assist their neighbors with this review/approval process. Please take advantage of their services. Your ARB consists of the following members: Pat Schulte 936-6825, Trish Armstrong 939-7127, Sherry Genovese 939-0971, and Jana Kuzmicki 939-9799. The newest ARB member is Joey Bishop 515-0518.

