

# Harmony Estates Homeowners Association Architectural Guidelines

**First and foremost, anything approved and in place before this document is approved will be grandfathered in and will not require adherence to this document. Except in the occurrence of damage where the items will need to be repaired and or replaced. Then and only then they will need to comply with these requirements.**

## **Access to Common Areas, Neighboring Lots, Vendor Requirements**

1. All exterior changes and modifications shall be completed in a manner so that they do not materially damage the common areas of the Association or individual Lots. Nor shall they in any way impair the integrity of the improvements on the property subject to maintenance by the Association.
2. No homeowner shall permit their contractor to access or otherwise cross the common areas, or another person's Lot without receiving written permission in advance from the Board or the Community Manager. In the case of accessing another person's Lot, permission shall be obtained from the Lot Owner.
3. Other than the record titleholder of the Lot, any contractor or installer who will cross the common areas to access the construction site, shall provide the Association with an insurance certificate listing the Association as a named insured prior to commencing work. Insurance shall meet the following minimum limits: Contractor's General Liability including completed operations: statutory minimum amount. Worker's Compensation: statutory minimum amounts. The Board may establish these amounts.
4. **Homeowners are responsible for any damages to the Common Areas and other Association property. Homeowner is responsible for restoring, re-grading, repairing & replacing any damaged grass, plants or irrigation on the common area or any adjoining Lots, caused by this construction.**
5. Owners are responsible for all cleanup of any improvement project. All debris, sod, soil, construction trash etc. shall be removed from the lot and hauled to the proper waste sites within seven (7) days of the completion of the project.

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6. Homeowners shall be held responsible for the acts of their employees, subcontractors and any other persons or parties involved in construction or alteration of the home site. The responsibilities include but are not limited to the following:
  - a. Ensuring that the construction site, community properties and roadways are kept clean and free of all debris and waste materials, and that stockpiles of unused materials are kept in a neat and orderly fashion.
  - b. Prohibiting the consumption of alcoholic beverages, illegal drugs or other intoxicants that could hamper the safety or well-being of others on the site.

### **Air Conditioners**

1. No air conditioners shall be mounted through a window, door, or hung on an exterior wall.
2. Portable air conditioners can be mounted through a window or door only during periods of power outage.
3. Replacement of air conditioner components shall be in their original location unless approved by the ARC.

### **Antenna & Satellite dishes**

1. All outside antennas, antenna poles, antenna masts, electronic devices, satellite dish antennas or antenna towers are subject to the approval of the ARC. All antennas not covered by the Federal Communications Commission (FCC) rules are prohibited.
2. No such equipment may interfere with the radio or television reception of other homes.
3. The ARC requires that all such items be screened from view and that the installation of the antenna comply with all applicable safety restrictions, including any restrictions as to location and height of antenna as imposed by applicable fire codes, electrical codes, zoning codes, and building codes.

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4. All satellite dishes must be no larger than thirty-nine (39") inches in diameter.
5. All antennae and satellite dishes should be either ground mounted on a stand-alone pole or mounted on the rear wall or rear sidewall of the house so as to not be visible from street.
6. Satellite dishes that are ground mounted shall be installed at no greater distance than eight (8') feet from the house and preferably in a screened or fenced area.
7. It is respectfully requested that satellite dishes NOT be placed on top of roofs.
8. Should you feel that your roof is the ONLY location that will give you proper reception, please contact the management company immediately and provide a copy of the proposed location and letter from installer stating why this is the necessary location for installation.
9. Any installation on roof tops that are screwed into the structure may automatically void any builder and/or roof warranties.
10. Installation of satellite dish shall be in accordance with the current rules of the FCC, placement shall be as inconspicuous as possible.
11. All installations shall meet the minimum wind load requirements of the Florida Building Code (latest edition) concerning wind resistance and other applicable requirements.
12. Homeowners shall not permit their antennae and satellite dishes to fall into disrepair or to become a safety hazard, and shall be responsible for their maintenance, repair and replacement, and the correction of any safety hazard.
13. If antennae or satellite dishes become detached, Homeowners shall remove or repair such detachment within seventy-two (72) hours of the detachment. If the detachment threatens safety, the Association may remove the antennae or satellite dish at the expense of the Owner, without prior notice.

### **Awnings**

1. No permanent awnings (metal, fabric, wood, plastic or other materials) are permitted.
2. Retractable awnings ("Sun Setter" or roller style) are permitted on the rear of the home and must not be visible from the street. Frames must

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be white or bronze, with the fabric or cover material in a neutral color to complement the body color of the home. Swatches of the material color must be submitted with the ARC application.

3. Approved Retractable awnings must be fully retracted when not in active use.

### **Canopies/Tents**

1. The installation of a canopy (fabric gazebo) is not permitted. Exception will be for private parties and such fixtures or decorations may be installed 24 hours prior to and must be removed within 24 hours of the party. No other type of sunshade, tent or canopy cover will be approved.

### **Doors Exterior**

1. Doors may be replaced with doors that are similar in style and composition. Requests for replacement doors shall be submitted including pictures and color choices.

### **Exterior Lighting**

1. All exterior lighting shall be consistent with the character established in Harmony Estates and be limited to the minimum necessary for safety, identification, and decoration.
2. Owners may not install security spotlights or flood lights unless lights are activated by a motion sensor.
3. Fixture design and location shall be compatible with the design of the Home.
4. No spotlights, flood lights, or other high intensity lighting will be placed or utilized upon any house so that the light is directed or reflected on neighboring property.
5. Light bulbs may not exceed the manufacturer's recommendation for bulb wattage.

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6. Fixtures may be LED, incandescent, metal halide, mercury vapor, or high-pressure sodium lamps. **Bug lights and colored light bulbs are not allowed with the exception being during the holiday seasons.**
7. No lighting shall be permitted that constitutes a nuisance or hazard to any owner or neighboring resident.

## Fencing

### General Guidelines

*No fences are approved without the express, prior written approval of the Architectural Review Committee (ARC) of the Harmony Estates Homeowners Association, Inc. (HOA). Please note that the ARC has up to 30 days to act on an application. PLEASE PLAN YOUR PROJECT ACCORDINGLY.*

1. Due to utilities and drainage, front yards may not be fenced.
2. All fences that will abut an existing fence or perimeter wall must be installed with the final end side section graduating in height so that the last panel meets the height of the existing fence or perimeter wall.
3. Fencing must complement any existing fencing in directly adjacent lots. As an example, if the adjacent lot has five foot (5') black aluminum picket fence, the ARC will most likely deny a request to install four foot (4') high black aluminum fence on your lot due to the height difference.
4. Please attach a copy of your plot plan to your alteration application with desired location of fence sketched onto it and denoting setbacks in number of feet. (Please use different color or line style to distinguish survey from alternations)
5. Once approved, the installation must be completed within 90 days.
6. Fencing must remain in "like new" condition at all times. "Like new" condition means that regular cleaning of the fence would be needed to keep the crisp, clean appearance. "Like new" also means that any repairs to maintain the vertical nature of the fence should be performed on an as needed basis. At no time will bent, warped, unstable or loose fence panels or posts be allowed for a period of

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longer than seven days, seven days being deemed a reasonable time period to perform said repairs.

7. Fences must be set back a minimum 10' from face of house. If part of front face of house is set deeper, the minimum setback is 5' on that particular side. No fence shall be permitted to extend beyond the front corners of the house in any circumstance.
8. The fence must be installed immediately inside the property line, however not to exceed six (6) inches inside the property line except where easements or swales exist, or when placing aluminum picket fence around a swimming pool to meet county code. Alleyways between fences will not be permitted. Also remember that the fence is on your property and you are responsible to maintain the property up to the property line. This means that you are responsible for trimming the grass on the outside of the fence up to your property line.
9. It is recommended that fences not be installed in drainage or utility easements. However, if the ARC grants permission for a fence to be installed in a drainage easement it is the responsibility of the homeowner to correct any changes in drainage on the homeowner's home site or adjoining home sites at the homeowner's expense.
10. Irrigation systems must be reconfigured to provide complete coverage outside of the fenced area.
11. Should the Association, City or County be required to correct a drainage or utility situation either above or underground on lots affected by swales, rear yard drains or easements, the homeowner is responsible for all costs associated with the removal and reinstallation of the fence installed in said easement.
12. Shrubbery and grass shall not be allowed to grow through or between the fence.
13. Any and all required governmental approvals/permits for fence construction are the responsibility of the homeowners and must be obtained prior to construction. It is the responsibility of the Owner to comply with all City, County and/or Association requirements, whichever is most stringent.

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14. The Association reserves the right to prohibit fencing of certain lots due to aesthetic reasons.

## **Corner lots**

- Fences for corner lots require close coordination with the ARC due to their unique layout and concerns for vehicle visibility/safety and compliance with existing easements and county building code setback requirements. The ARC will also take into consideration how a home abutting this lot will be affected due to front set back requirements for the abutting lot, and may require a cutback in the corner abutting the neighboring perpendicular lot.
- **Notwithstanding any other governmental regulations, any side fencing on a typical or regularly shaped corner lot shall be located no more than one-half of the distance between the side wall of the house and the sidewalk along the side street, with a minimum distance of five feet (5') back from the sidewalk.** The measurement for the distance of this fence shall start at the side wall of the house. Fence setbacks on irregularly shaped corner lots will be reviewed on a case-by-case basis.

## **Allowed Fence Types**

*Wood privacy fence 6' high maximum, either shadow box or standard picket.*

## **Fire Pit/Chimineas**

1. Outdoor wood burning is prohibited except in a fire pit used on an uncovered patio or an open area of pavers or concrete within the rear yard. When not in use, a fire pit may be stored on a lanai or in a screened enclosure unless in a privacy fenced yard. The fire pit must have a wire screen mesh covering, be freestanding and kept in good working condition.

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2. Chimineas can only be used within a privacy fenced rear yard and be a maximum of 6 feet high.
3. If permanent, an approved ARC application must be received before installation.

### **Front Entry of home**

1. No front entry shall be used for storage of any kind (this includes shoes).
2. Front entry into the home may not be screened but must be left open as constructed by the builder of the home.
3. Patio furniture is allowed per the guidelines under "Lawn/Patio Furnishings."
4. No front entry or front porch may be expanded or altered in size or design.

### **Garages**

1. No garage shall be enclosed or converted into a living area and must at all times be used as a garage for car storage or storage of Owners personal property.
2. Garage doors shall remain closed when the garage is not in use.
3. Stand-alone garages and secondary garages accessible by side or rear yards are not permitted.
4. Replacement of garage doors shall meet current County codes at the time of replacement. If there is more than one (1) garage door and the new door cannot be an exact match, then all doors must be replaced at the same time.
5. Garage doors must be painted the same color as the body of the house.
6. Design monograms and anything other than a solid door are not permitted, with the exception of window panes in the top most panel of the door or handles and other adornments originally installed by the builder.

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### Garbage/Trash Carts

1. All garbage carts and other garbage containers shall be kept inside the garage or in the rear yard, screened to conceal them from view of neighboring Lots and streets, except on the day of collection. (TIP: If storing garbage carts inside the garage, placing one or two untreated charcoal briquettes inside the trash can after each trash pick-up day can eliminate odors.)
2. If garbage carts are stored on side of yard, they must be screened from view of neighboring lots and street when stored. Acceptable screens shall be of material and color compatible with the design of the residence and may include landscaping or fencing.
3. If enclosed with fencing, overall height of the enclosure, including posts shall not exceed four feet (4'). Overall length shall be kept to the minimum necessary to accomplish the screening. Overall width may not block side yard access to the rear yard.
4. All screens, landscape structures or plant materials shall be located a minimum of two feet (2') from HVAC equipment to allow for adequate air circulation around the equipment but may not encroach or trespass on a neighboring property or disturb yard drainage.
5. If plantings are used for screening, "adequate screening" shall be plantings which initially (i.e. when first planted or installed) screens a minimum of eighty percent (80%) and which completely screens the carts within one (1) year from the date of approval.
6. Garbage carts shall not be placed at the street for pick up earlier than 5pm the night before pick up day and empty containers shall be removed from sight the same day as pick up. All food refuse shall be placed in a covered receptacle to avoid attack from animals. Plastic garbage bags are not adequate.
7. Garbage and other refuse may not be accumulated or stored on any portion of the Lot.
8. Open burning of garbage and other refuse is not permitted.

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## Generators

1. Permanent or hard-wired generators may be installed and mounted on a concrete pad at the rear of the house. These generators are normally hard wired to the house's electrical system and run off of propane.
2. The generator enclosure box shall be painted to match the exterior color scheme of the house unless located within a fenced yard.
3. Portable generators shall be stored in the garage and only placed outside during periods of power outage. They shall be operated in accordance with manufacturer's directions and located as far as possible from all adjacent houses.
4. **NEVER operate a generator inside the home or garage, even with doors open!**

## Gutters

1. All gutters must match the color of the fascia trim color or white. Downspout color shall match exterior house color or white.
2. Gutter down spouts must not concentrate water flow onto neighboring properties.

## House Numbers

1. To aid emergency personnel, delivery people and to conform to Escambia County ordinances, each house shall have a readily visible number permanently attached to the front of the house.
2. The numbers shall be located over the garage door or near the entrance to the front door, in a location clearly visible from the street.
3. Periodically you may receive solicitations to paint your house numbers on the concrete curbing of the street. This literature is formatted in a manner to make it appear that the contractor has permission to do this work and is performing a valuable service. **Please be advised that the Association did not and will not hire a contractor to perform these services.**

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## Landscaping

### General Guidelines

The addition, modification, or removal of any landscaping is a landscape change subject to the power of the ARC to promulgate guidelines.

The following guidelines apply to landscape changes:

1. Landscaping may be added to or removed from the yard of any Lot, but only with the approval of the ARC. Proposed changes must be consistent with the look of the community and removal of most or all of landscaping is not allowed.
2. Maintenance of the lawn and landscaping shall mean at a minimum, upkeep, maintenance, and preservation of that which was initially installed by the builder of the house on the Lot.
3. Any Lot owner who wishes to modify and change the landscaping installed by the builder of the house on his Lot, to a Xeriscape or low water-usage design must first obtain approval from the ARC.
4. The ARC encourages all Owners to follow the Florida Friendly Landscaping Principles shown below when making changes to their landscape design.
  1. Right plant in the right place
  2. Water efficiently
  3. Fertilize appropriately
  4. Mulch
  5. Attract wildlife
  6. Manage yard pests responsibly
  7. Recycle yard waste
  8. Reduce storm water runoff
  9. Protect waterfront

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## **Landscape Lighting/Flood Lights**

1. Landscape lighting, solar or wired, may only be installed in landscaping beds and along the walk from the front door to the driveway. It may not be installed along the sides of the driveway, adjacent to the sidewalk, or between the sidewalk and the street. Individual lights shall be black, white, or natural metal in color (silver, gold, bronze or copper).
2. Lights shall not be spaced closer than 30 inches on center.
3. Post mounted lights shall not exceed 12 inches in height, hanger mounted lights shall not exceed 24 inches in height from the top of the light fixture to ground level.
4. Lighting shall be low level and recessed to shield the source of the light. Low voltage fixtures shall be located and aimed carefully. Tree mounted lights are not allowed.
5. Junction boxes and other lighting hardware shall be placed below grade or screened by landscape material to minimize daytime visibility.
6. Lights may not shine onto other properties or onto the sidewalk or street.
7. Lights must be maintained in a neat and orderly appearance. Crooked or leaning lights are not acceptable.

## **Landscaping - Trees/Palms**

### **General Guidelines**

1. The originally installed trees were part of a landscape plan approved by Escambia County. Street trees and some Lot trees/palms were actually a development requirement. If relocated, all reasonable efforts must be exercised to keep them alive. If they die, they must be replaced with a like in kind tree. An approved ARC form is required prior to planting.
2. Tree staking materials shall be adjusted on a regular basis to maintain a neat appearance and permit plant growth to occur. All staking materials shall be removed no later than one (1) year after initial installation.
3. Fruit and citrus trees will be considered by the ARC; however, they will be required to be planted in the rear of a privacy fenced yard and

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must be located at a distance from the property line that will not allow encroachment of the mature tree onto a neighboring property.

4. ARC Request must be submitted for palm tree planting. Palms must be a minimum of 8ft tall at time of planting if approved. If an existing palm tree dies, an ARC Request must be submitted for review before replanting.

### **Relocation of existing trees**

1. Any tree relocated due to construction, such as the installation of a swimming pool, shall in addition to the above, be barricaded against the construction activity with silt fencing or other acceptable barrier. Any relocated trees which die within one year of completion of construction shall be removed and replaced with nursery stock approved by the ARC.

### **Removal or destruction**

1. The removal or destruction of any tree, palm and distinctive flora is a landscape change, and therefore is subject to the authority of the ARC to approve or disapprove the removal or destruction of trees.
2. The following guidelines shall apply to the removal or destruction of trees and distinctive flora:
  1. Trees that have been planted at the direction of the builder/developer to meet County development requirements shall not be intentionally destroyed or removed.
  2. Trees and palms which have a diameter in excess of six inches (6") measured two feet (2') above ground level, and distinctive flora shall not be intentionally destroyed or removed except with the prior approval, in writing of the ARC.
  3. Prior to the written approval of the ARC to remove any tree described above or distinctive flora, the homeowner shall first obtain written approval (in the form of a removal permit along with any conditions for replacing the removed tree or distinctive flora) from Escambia County.
  4. The above requirements pertain to trees and distinctive flora which die, for whatever reason, and unless otherwise approved by the ARC, shall be replaced with the same species

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and size tree or distinctive flora as the original tree or distinctive tree flora.

### **Landscaping - Vegetable, Herb and Cutting Gardens, Compost bins**

1. Vegetable, herb and cutting gardens shall be confined in privacy fenced rear yard and plants shall not exceed fence.
2. Gardens shall be properly maintained during the growing season and thereafter, all dead plants, stakes or other materials shall be removed.
3. Composting is only permitted in commercially manufactured bins designed specifically for suburban composting and must have ARC approval prior to placement of the bin on the Lot. Any such bin shall be covered at all times and located in rear yard and not visible from street.
4. Compost bins shall be located a minimum of fifteen feet (15') from neighboring property lines.
5. Should an adjacent property owner complain regarding odors, rodents or other animals that are attracted to the bin, the Association will notify the Owner in writing and they must immediately remedy the situation. In the event that the Owner does not abate the problem within ten (10) days from receipt of notice, the Association shall have the right, without further notice to enter the property and remedy the problem. All expenses incurred shall be assessed to the homeowner.

### **Landscaping – Lawn & Ornaments/Décor (Birdbaths, potted plants, foundations, stones, etc..)**

1. Ornaments or decorative embellishments include those on lawns, landscape beds, entryways and those mounted on the house that are visible from the street or common area.

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2. Ornaments shall not exceed thirty (36) inches in any dimension; however, based upon the dynamics of the Lot and home, a variance may be considered (i.e. two-story home on large Lot with tall landscape plants that will be planted adjacent to the ornament).
3. Ornaments of a solid color shall be white, dark green, brown, natural concrete or stone color. If made of metal, they may be the natural color of that metal.
4. Painted or glazed ornaments shall be as close as possible to the natural color(s) of the subject that they are depicting.
5. A maximum of three (3) ornaments and/or potted plants are permitted in front of the house or in the rear of a home that is not screened with a fence or other approved screening such as landscaping
6. Lawn ornaments include, but are not limited to:
  - a. bird baths
  - b. bird feeders
  - c. bird or squirrel houses
  - d. decorative flags (including holiday, sports, etc.)
  - e. fountains
  - f. patriotic non-flag display items (yellow ribbons, buntings, decals, etc.)
  - g. personal items other than furniture are considered lawn ornaments
  - h. decorative items
  - i. hanging baskets or other plants on hooks
  - j. plaques
  - k. potted plants
  - l. statues
  - m. stepping stones within a landscape bed
  - n. large stones or boulders
  - o. sun dials
  - p. tiki torches (may only be located in the rear yard of a home)
2. One (1) large stone/boulder may be used as a lawn ornament in a landscape bed if its length less than 25% of the length of the bed, with a maximum length of 36", and height of 24" visible above ground.
3. All lawn ornaments shall be removed upon issuance of any storm warnings of Tropical Storm Warning or higher.
4. No ornaments shall be hung from trees.

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5. Bird feeders shall be mounted five (5) feet above ground level, not visible from the street.
6. Multiple bird dwellings, i.e. bird coops are not allowed.
7. Ornaments shall not be placed down driveway perimeters, on street catch basins or on utility boxes.
8. Decorative buckets, plastic paint buckets and the like shall not be used.
9. Door wreaths (one per door) are not counted as ornaments.
10. Decorative flags (sports, holiday, etc.) larger than eighteen inches (18") long or wide that are mounted to a pole or staff from the side or front of the house are limited to one flag for a period of up to seven (7) days.
11. Flower pots containing dead plants and empty flower pots shall be removed from public view immediately.
12. Artificial plants/trees or flower arrangements are not allowed on front entryways or lanais or in landscape beds or in tree rings.
13. Ornaments and flower pots displayed in sets of two or more will be counted individually. For example, a ceramic duck with two (2) ducklings is three (3) ornaments.

### **Patios, Pavers, and Decks**

1. All decks and patios shall be in the rear yard of the lot and not visible from the street in front of the house.
2. All decks and patios shall be solid poured concrete or concrete pavers to complement the color palette of the house. Wooden or composite material decks may be considered based on the grade and terrain of the lot and will be reviewed by the ARC on a case by case basis.
3. Concrete pavers shall be installed according to manufacturer's recommended specifications and at a minimum over weed block fabric and level tamped sand or similar material.
4. Spaces between concrete pavers shall be sanded or grouted. Grass and weeds shall not be permitted to grow between pavers.

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5. Rear patios must be within the rear setbacks of the home, not to extend past the sides of the home unless screened by a privacy fence and county setback requirements are followed.
6. Construction of decks and patios shall not adversely affect any designed and approved drainage pattern for this or any other Lot. Patios must be at least five (5) feet from all rear and side property lines to allow proper drainage between lots.
7. Deck rails cannot exceed forty-eight inches (48") in height from decking and shall match the material and color of the decking or trim of the home or be ornamental aluminum to match the color of the house window frames. Deck rails may not extend past the deck or patio and must have a continuous top rail that is free of decorative finials to serve as a handrail.

### **Play Structures, Recreational Equipment, and Toys**

#### **General Guidelines**

1. All exterior play and recreational equipment excluding portable basketball goals, including swing sets, jungle gyms, soccer goals, trampolines, or the like must be located within the rear yard of the property and must be screened from public view with a privacy fence only.
2. No permanent basketball goals are permitted.
3. All play and recreational equipment must be maintained on a regular basis by the Owner.
4. Tree houses are not permitted on any portion of the lot or common area properties.
5. All portable play and recreational equipment, including toys, must be removed from public view when not in use excluding portable basketball goals, unless within a privacy fenced rear yard. Portable play and recreational equipment include items such as toddler's playhouses, slides, climbers and other large outdoor toys which are

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normally made of plastics and vinyl and that are not anchored in concrete.

6. All portable play and recreational equipment shall be removed upon issuance of any storm warnings of Tropical Storm Warning or higher. Owners shall take all recommended actions to secure non-portable equipment in storm events to ensure that said equipment does not cause bodily injury or damage to ether's property.

### **Play Structures**

1. Play structures include but are not limited to, gym and/or swing sets, slides, playsets, playhouses, tetherball poles, etc.
2. A picture and the dimensions of the play structure must be submitted with the ARC Form.
3. The overall height of play structures may not exceed eight (8) feet in height. However, the height may be reduced by the ARC based on the lot size and impact on neighboring lots. This will be determined by a site visit if deemed necessary by the ARC.
4. Applications for play structures must include the plat survey showing its intended placement. The structure's visual impact to neighboring lots and/or the street must be buffered as much as possible with approved privacy fencing.
5. It is preferred that canopies and "roofs" of play structures be of earth toned colors—tan, brown, olive or forest green.
6. Play structures must be securely anchored and installed in a manner so that strong or tropical force winds or higher will not carry it to other properties causing damage or bodily injury.
7. Any detachable parts on play structures must be removed and stored in a safe location when a tropical storm or hurricane warning is in effect.
8. Play structures must be kept in good condition at all times including repair, painting or staining and the replacement of any canvas.
9. Play structures on a corner Lot should be located to the center of the Lot or on the interior side of the Lot; not on the street side.

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## Screen Enclosures, Patios, Sunrooms

1. Screen enclosures may have shingled roofs, Elite-style insulated aluminum roofs, or a screened roof structure. If shingled, they shall match the existing shingles on the house and shall maintain the rear setback as required by local municipality code. If insulated aluminum panels, frame and roof color must be the same if top of roof will be visible to the street. The pitch of the roof shall meet current code requirements.
2. Framing must be anodized or electrostatically painted aluminum matching the color tone of the home.
3. Screening shall be charcoal and of standard mesh size, including screened roofs. No opaque or decorative screening is permitted.
4. Installation will meet all county and state building codes for homes within "C" Wind Exposure Zones and be designed and built to withstand 130 mile per hour winds minimum.
5. All support cables, screws and fasteners shall be of a non-corrosive material such as stainless steel.
6. Structural gutters may be installed but where necessary, must be adjusted to tie into existing home gutters—runoff must be directed in a manner that will not negatively affect neighboring property or common property.
7. Aluminum kick plates, not to exceed sixteen (16") inches are allowed on screen enclosures including screen doors. Decorative grills are not permitted.
8. Vinyl windows will be allowed with frames that match the color of the existing window frames.
9. Roof line may not exceed the height of the house.
10. Exterior of the enclosure must be landscaped if not located within a fenced area.
11. Front entry into the home may not be screened but must be left open as constructed by the builder of the home.

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### **Sheds, Outbuildings, Storage buildings**

1. An ARC request shall be submitted to the ARC for review with color, size, material, placement etc.
2. A shed on a Lot shall not be used as living space at any time. Rather, a shed on a Lot shall only be used for the storage of equipment and supplies that are common in any household.
3. A shed on a Lot shall conform to the following size limitations at all times. A prefabricated or onsite constructed enclosure that is less than eight (8) feet in height and less than 100 square feet in total surface area. A shed on a Lot shall not be placed within any easement area or set-back lines established by the HOA's governing documents or other restriction or regulation applicable to the Lot.
4. The roof line of a shed on a Lot shall be consistent with the roof line of the home on the Lot. Specifically, the angle of the shed roof line must be the same as or similar in pitch to the home on the Lot. Notwithstanding, flat roof sheds are prohibited.
5. The exterior of a shed on a Lot should match the colors of the home on the Lot. Specifically, the base color should match the color of the home, and the trim colors should match the trim colors on the home, if applicable.
6. Appropriate landscaping or fencing or both may be required by the Association to shield a Shed on a Lot from view from another Lot, Street or Common Area. The structure must be located a minimum of seven and a half feet (7.5') from the property line and/or any easement on the lot.
7. All shed doors and windows shall have latches to ensure that they can be closed and secured.

### **Swimming Pools and Spas**

1. Any swimming pool to be constructed on any home site is subject to review by the ARC.
2. Pool filter equipment must be placed out of view of neighboring properties and the noise level to neighboring properties must be

## Harmony Estates Homeowners Association Architectural Guidelines

considered in locating equipment. The need to screen equipment may be necessary. All screening must have the prior written approval of the ARC.

3. Pool heating equipment must comply with all applicable building, zoning and fire codes.
4. Pools shall be of the in-ground type. Above-ground pools are prohibited. The elevation at the top of the pool shall not be over two feet (2') above the natural grade of the lot.
5. Swimming pools shall not be permitted on the street side of the residence and if on a corner Lot must be screened from the street.
6. Spas or Jacuzzis shall be of the in-ground type with the exception of above ground types not exceeding three feet (3') in height above the existing grade level. They shall be located in the rear yard and screened from street view and the view of any neighboring property.
7. Screening of the pool is required either by privacy fence or by a screen enclosure that totally encloses the pool. Landscaping may be installed to provide privacy for screened enclosures. Landscaping for this purpose must receive ARC approval prior to installation.
8. Pool heaters and pool filters shall be screened from view from the street by either a fence or landscaping. If using landscaping, Plants shall be the same height as those planted by the builder at the A/C unit. Plants shall be properly trimmed and maintained at the height of the pool equipment. Dead plants shall be replaced immediately.
9. Pool overflow and drainage are required to have a small gravel drain bed (French drain) for chlorinated water to flow into.
10. Under no circumstances may chlorinated water be discharged onto other homeowners' lawns, community streets, or into retention ponds.