

**AMENDED AND RESTATED ARCHITECTURAL GUIDELINES OF
HARMONY ESTATES OWNERS' ASSOCIATION, INC.**

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The primary purpose of Harmony Estates Owners' Association, Inc. (the "**Association**") is to manage and maintain common areas within the community, enforce rules and regulations, and preserve property values. Acting through the Architectural Review Committee (the "**ARC**"), the Association ensures a consistent community character, promotes order, enforces standards, and maintains the neighborhood's aesthetic appeal to safeguard and potentially increase property values. It is not the intent of the ARC to unreasonably limit homeowners' individual expression on their Lots. However, improvements to a Lot must fall within parameters established by the governing documents and these ARC Guidelines. The ARC has up to thirty (30) days to act on a complete application for an improvement, and Owners should plan projects accordingly.

Failure to abide by these ARC Guidelines may result in a violation notice and other enforcement action. Multiple violations may result in fines imposed by the Association. Failure to pay fines may result in collection action, up to and including the recordation of a lien as permitted by the governing documents and applicable Florida law.

Any improvement previously approved and in place before the date these Guidelines are adopted by the Association is grandfathered; provided, however, that if the item or items are repaired or replaced the improvement must thereafter comply with these Guidelines.

[END OF TEXT. TABLE OF CONTENTS TO FOLLOW]

Table of Contents

(1)	Access to Common Areas, Neighboring Lots, and Vendor Requirements.....	3
(2)	Air Conditioners.....	4
(3)	Antennas and Satellite Dishes.....	4
(4)	Awnings	4
(5)	Canopies/Tents.....	5
(6)	Exterior Doors and Shutters.....	5
(7)	Exterior Lighting.....	5
(8)	Fencing.....	6
(9)	Fire Pits and Chimineas	7
(10)	Front Entries.....	7
(11)	Garages	8
(12)	Garbage/Trash Carts	8
(13)	Generators	9
(14)	Gutters.....	9
(15)	Holiday Lighting and Decorations.....	10
(16)	House Numbers.....	10
(17)	Landscaping	10
(18)	Landscape Lighting.....	12
(19)	Lawn Ornaments and Outdoor Décor	12
(20)	Lawn and Patio Furnishings.....	14
(22)	Play Structures, Recreational Equipment, and Toys.....	15
(23)	Screen Enclosures, Screen Pool Enclosures, Patios, and Sunrooms.....	16
(24)	Sheds and Storage Buildings	17
(25)	Swimming Pools and Spas.....	17
(26)	Vegetable, Herb, and Cutting Gardens; Compost Bins	18

ARCHITECTURAL GUIDELINES FOR
HARMONY ESTATES

(1) Access to Common Areas, Neighboring Lots, and Vendor Requirements

(a) All exterior changes and modifications must be completed so that they do not materially damage Association common areas or any Lot and do not impair the integrity of improvements maintained by the Association.

(b) No Owner may permit a contractor to access or cross common areas or another person's Lot without prior written permission from the Board or the Community Manager and, for access to another Lot, the written consent of that Lot Owner.

(c) Any contractor or installer who will cross common areas must provide the Association with a certificate of insurance naming the Association as an additional insured before work begins, with general liability insurance and workers' compensation coverage meeting statutory minimum limits.

(d) Owners are responsible for restoring, re-grading, repairing, and replacing any damaged grass, plants, irrigation, or other Association property caused by the work.

(e) Owners are responsible for cleanup upon project completion. All debris, sod, soil, construction trash, and similar materials must be removed from the Lot and properly disposed of within seven (7) days after completion.

(f) Owners are responsible for the acts of their employees and 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:

(i) Construction sites, community property, and roadways must be kept clean and free of debris and waste materials, and stockpiled materials must be maintained in a neat and orderly fashion.

(ii) The consumption of alcoholic beverages, illegal drugs, or other intoxicants that could compromise safety is prohibited on any construction site within the community.

(2) *Air Conditioners*

- (a)** Window, door, and wall-mounted air-conditioning units are prohibited.
- (b)** Portable air-conditioning units may be placed in a window or door only during periods of power outage.
- (c)** Replacement components must remain in their original location unless prior ARC approval is obtained.

(3) *Antennas and Satellite Dishes*

- (a)** Installation of outside antennas, poles, masts, satellite dishes, towers, or similar reception devices that are not covered by the FCC OTARD rules is prohibited.
- (b)** No device may interfere with radio or television reception of other homes in the community.
- (c)** Satellite dishes may not exceed thirty-nine (39) inches in diameter.
- (d)** Antennas and dishes should be ground-mounted or mounted on the rear or rear side wall of the residence and screened from view so they are not visible from the street. If roof installation is the only location that provides proper reception, the ARC will require a written statement from the installer explaining why no alternative location is suitable before any exception will be considered.
- (e)** All installations must comply with the Florida Building Code, including current wind-load requirements and any other applicable provisions.
- (f)** Equipment must be kept in good repair, and any safety hazard must be addressed promptly by the Owner.
- (g)** If an antenna or dish becomes detached, the Owner must remove or repair it within seventy-two (72) hours. If detachment poses an immediate safety risk, the Association may remove the device at the Owner's expense without prior notice.

(4) *Awnings*

- (a)** Permanent awnings are not permitted.
- (b)** Retractable awnings are permitted only at the rear of the home and must not be visible from the street.

(5) *Canopies/Tents*

(a) The installation of a canopy, including a fabric gazebo, is not permitted.

(b) An exception is allowed for private parties. Temporary fixtures or decorations may be installed no earlier than twenty-four (24) hours before the event and must be removed within twenty-four (24) hours after the event.

(c) No other type of sunshade, tent, or canopy cover is allowed.

(6) *Exterior Doors and Shutters*

(a) Doors and shutters may be replaced with like kind in a style and composition similar to the existing condition. Requests for replacement doors require submission of an Architectural Application with photographs and color selections.

(b) Doors and shutters may be repainted in their original color. A change to a different color requires prior ARC approval.

(7) *Exterior Lighting*

(a) All exterior lighting must be consistent with the community's established character and limited to the minimum necessary for safety, identification, and decoration.

(b) Security spotlights or floodlights may be used only if they are activated by a motion sensor, and light may not be directed or reflected onto neighboring property. Fixtures must be aimed and shielded to prevent glare and light trespass.

(c) Fixture design and location must be compatible with the design of the home, including recessed security lighting and controllable LED systems.

(d) Fixtures may use LED or incandescent lamps. Lamp wattage may not exceed the manufacturer's recommended maximum.

(e) Colored lighting is not permitted except during defined holiday periods. The use of permanently installed LED lighting is limited to seasonal celebrations, including lighting installed on gable ends of homes, and is subject to the Holiday Lighting and Decorations article.

(f) No lighting that constitutes a nuisance or a hazard to any Owner or neighboring resident is permitted.

(8) *Fencing*

- (a)** No fence may be installed without prior ARC approval.
- (b)** Each fencing application must include a copy of the Lot survey or plot plan with the proposed fence location clearly marked, including setbacks in feet, and with the proposed fence lines distinguished from the survey by color or line style.
- (c)** Installation must be completed within ninety (90) days after approval.
- (d)** Fence types are limited to wooden privacy fences with a maximum height of six (6) feet in either shadow-box or standard picket style.
- (e)** Front yards may not be fenced due to utilities and drainage.
- (f)** Where a new fence abuts an existing fence or perimeter wall, the final end section must transition in height so the last panel meets the height of the existing fence or wall, and the new fence must complement existing fencing on directly adjacent Lots.
- (g)** Fencing must be maintained in good repair, including regular cleaning to maintain a crisp appearance and timely repairs to keep panels and posts vertical. Bent, warped, unstable, or loose components may not remain for longer than seven (7) days.
- (h)** Fences must be set back a minimum of ten (10) feet from the face of the house. If part of the front face of the house is set deeper, the minimum setback on that side is five (5) feet.
- (i)** No fence may extend beyond the front corners of the house.
- (j)** A fence must be installed immediately inside the property line and may not be placed more than six (6) inches inside the line except where easements or swales exist, or when aluminum picket fencing is required around a swimming pool to meet county code. Alleyways between fences are not permitted.
- (k)** Fencing within drainage or utility easements is discouraged. If the ARC allows a fence within such an easement, the Owner is responsible for correcting any drainage changes on the Owner's Lot or adjoining Lots at the Owner's expense.
- (l)** If the Association or the County must correct drainage or utility conditions affecting Lots with swales, rear yard drains, or easements, the Owner is responsible for all costs of removing and reinstalling any fence within the easement.
- (m)** Vegetation may not be allowed to grow through or between fences.

(n) All required governmental approvals and permits are the Owner's responsibility and must be obtained before construction. The more stringent of County or Association requirements controls.

(o) The Association may prohibit fencing of certain Lots for aesthetic considerations.

(p) Corner Lots require coordination with the ARC to address visibility, easements, and building code setback compliance, including effects on homes abutting a corner Lot.

(q) On a typical or regularly shaped Corner Lot, side fencing may 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 (5) feet behind the sidewalk, measured from the side wall of the house. Fence setbacks on irregularly shaped Corner Lots will be reviewed on a case-by-case basis.

(9) *Fire Pits and Chimineas*

(a) Outdoor wood burning is prohibited except in a fire pit used on an uncovered patio or on an open area of pavers or concrete within the rear yard.

(b) When not in use, a fire pit may be stored on a lanai or in a screened enclosure unless the yard is privacy fenced.

(c) A fire pit must have a wire mesh screen cover, must be freestanding, and must be kept in good working condition.

(d) ARC approval is required for any permanently installed fire pit. The application must specify the size of the pit and its proposed location.

(e) Chimineas may be used only within privacy-fenced rear yards and may not exceed six (6) feet in height.

(10) *Front Entries*

(a) A front entry may not be used for storage of any kind, including footwear and personal items.

(b) A front entry may not be screened and must remain open as constructed by the builder.

(c) Patio furniture at the front entry is governed by the Lawn and Patio Furnishings article.

(d) A front entry or front porch may not be expanded or altered in size or design.

(11) Garages

- (a)** A garage may not be enclosed or converted into living space and must be used for vehicle parking or for storage of the Owner's personal property.
- (b)** Garage doors should be kept closed when the garage is not in active use to deter theft and to reduce entry by pests, birds, and wasps.
- (c)** Stand-alone garages and secondary garages accessible by side or rear yards are not permitted.
- (d)** Any replacement garage door must comply with then-current County code.
- (e)** Garage doors must be painted a neutral color similar to the body color of the house, including white, antique white or ivory, beige, or light taupe.
- (f)** Design monograms and any treatment other than a solid door are not permitted, except that window panes in the topmost panel or builder-installed handles and similar hardware are allowed.

(12) Garbage/Trash Carts

- (a)** All garbage carts and other garbage containers must be stored inside the garage or in the rear yard and screened from view of neighboring Lots and streets, except on the day of collection.
- (b)** If carts are stored on the side yard, they must be screened from view of neighboring Lots and from the street by materials compatible with the residence, which may include landscaping, fencing, or lattice.
- (c)** If carts are enclosed by fencing or lattice, the enclosure height may not exceed six (6) feet, the length must be limited to what is necessary for screening, and the width may not block side-yard access to the rear yard.
- (d)** If landscaping is used for screening, ARC approval is required, and screening must initially block at least eighty percent (80%) of the view and must fully screen the carts within one (1) year of ARC approval of the landscape installation.
- (e)** Carts may not be placed at the curb earlier than twenty-four (24) hours before the scheduled pickup day, and empty containers must be removed from the curb and stored no later than the same day as pickup.
- (f)** All food refuse must be placed in a covered receptacle to avoid animal intrusion, and plastic garbage bags alone are not adequate.

(g) Garbage and other refuse may not be accumulated or stored on any portion of a Lot.

(h) Open burning of garbage or other refuse is prohibited.

(13) *Generators*

(a) Permanent or hard-wired generators may be installed on a concrete pad in the side yard toward the rear of the house, and the proposed location requires prior ARC approval.

(b) If the only suitable location is near the front corner of the residence, the installer must provide a written statement explaining why no other location is feasible before any exception will be considered.

(c) The generator enclosure must be painted to match the home's exterior color scheme unless the generator is located within a privacy-fenced backyard.

(d) Portable generators must be stored in the garage and may be placed outside only during periods of power outage.

(e) Portable generators must be operated in accordance with the manufacturer's directions and positioned as far as practicable from adjacent houses, and generators may never be operated inside the home or garage even with doors open.

(14) *Gutters*

(a) Gutters must match the fascia trim color of the home.

(b) Downspouts must match the home's exterior color.

(c) Downspouts may not discharge or otherwise concentrate water flow onto neighboring property.

(15) Holiday Lighting and Decorations

(a) For Association purposes, the Christmas, Hanukkah, and Kwanzaa season runs from December 1 through January 15.

(b) Valentine's Day, St. Patrick's Day, July 4, Halloween, Mardi Gras, and Easter are single-day observances, and permanently installed LED lighting may be used as colored decorative lighting only on the calendar day of the holiday.

(c) Decorative or colored lights may not be turned on before sunset and must be turned off by 9:00 p.m. during the defined periods.

(d) Decorative lighting may be installed only along roof lines under eaves. Strands on top of roofs or covering most of the basic structure of the home are not permitted. Single strands around window and door openings are allowed.

(e) All temporary holiday lights must be removed by January 15 for the December holidays, and temporary lighting used for the other defined holidays must be removed within fourteen (14) days after the holiday.

(f) Holiday decorations placed on lawns, porches, or other outdoor areas visible from the street must be removed and properly stored within fourteen (14) days after the holiday.

(16) House Numbers

(a) To aid emergency personnel and delivery services, and to comply with applicable county ordinances, each residence must display a readily visible house number permanently attached to the front of the house.

(b) Numbers should be located over the garage door or near the front entry in a position clearly visible from the street.

(c) Periodically, Owners may receive solicitations to paint house numbers on street curbing. The Association has not authorized and will not authorize contractors for curb-number painting services.

(17) Landscaping

(a) Proposed landscape changes must be consistent with the appearance of the community.

(b) The removal of most or all existing landscaping is not permitted.

(c) The planting of invasive species, as identified by the Florida Natural Areas Inventory (FNAI), is prohibited.

(d) Any permanent change to front-yard landscaping requires prior ARC approval.

(e) Removal of shrubs, bushes, or trees requires prior ARC approval.

(f) If a tree must be relocated for construction, reasonable efforts must be made to keep the tree alive. If the tree dies within one (1) year of relocation, it must be replaced with a like-kind tree. An approved ARC form is required before re-planting.

(g) Trees planted at the direction of the builder or developer to meet County requirements may not be intentionally destroyed or removed.

(h) Any shrub, bush, or tree that dies for any reason must be replaced with the same species and size unless otherwise approved by the ARC.

(i) Adding perennials, shrubs, bushes, vines, or trees requires ARC approval unless the species appears on the Association's pre-approved plant list maintained on the management company website.

(j) Fruit and citrus trees may be planted only within fenced backyards and must be set far enough from property lines to prevent encroachment at maturity onto neighboring property.

(k) For plantings not on the pre-approved list, the ARC application must include the common or botanical name and a diagram, photograph, or clear description of the proposed location.

(l) Expansion of existing landscape beds requires ARC approval.

(m) Installation of new landscape beds requires ARC approval.

(n) Replacement of lawns with different turf grass or with ground cover requires ARC approval.

(o) Edging around mulched beds is encouraged. Alteration of existing edging or installation of new edging requires ARC approval, including a description of the proposed material.

(p) Installation of irrigation systems requires ARC approval.

(q) Seasonal flowering annuals may be planted in existing beds without ARC approval, but the beds must be kept neat and tidy and spent annuals must be removed promptly.

(r) Approved mulch materials include bark mulch, pine straw and river rock. Mulch colors must remain natural or neutral.

(s) Mulched beds should be refreshed as needed and kept free of weeds.

(t) Minimum maintenance includes mowing, weed and pest control, trimming and pruning of shrubs, bushes and trees, dead-heading of perennials, and edging as necessary.

(18) *Landscape Lighting*

(a) Landscape lighting, whether solar or wired, may be installed only in landscape beds and along the walk from the front door to the driveway.

(b) Landscape lighting may not be installed along driveway sides, adjacent to the sidewalk, or in the strip between the sidewalk and the street.

(c) Individual fixtures must be black, white, or natural metal in color, including silver, gold, bronze, or copper.

(d) Fixtures may not be spaced closer than thirty (30) inches on center.

(e) Post-mounted fixtures may not exceed twelve (12) inches in height. Hanger-mounted fixtures may not exceed twenty-four (24) inches in height measured from the top of the fixture to grade.

(f) Lighting must be low level and designed or placed to shield the light source from view. Low-voltage fixtures must be positioned and aimed carefully. Tree-mounted lighting is not permitted.

(g) Junction boxes and other lighting hardware must be placed below grade or screened by landscape material to reduce daytime visibility.

(h) Lighting may not shine onto other properties, sidewalks, or the street.

(i) Fixtures must be maintained in a neat and orderly condition. Crooked or leaning fixtures are not acceptable.

(19) *Lawn Ornaments and Outdoor Décor*

(a) Ornaments and decorative items include items placed on lawns, in landscape beds, at entryways, or mounted to the house where visible from the street or a common area.

(b) Ornaments may be placed only on front porches, on the front structure of the house, or within landscape beds.

(c) Ornaments may not be placed along driveway edges, on County easements between the sidewalk and the street, or on utility boxes.

(d) A single ornament may not exceed thirty-six (36) inches in any dimension, subject to variance consideration by the ARC based on the Lot and home.

(e) No more than ten (10) ornaments visible from the street are permitted across lawns, landscape beds, and porches combined.

(f) All ornaments must be removed and safely stored upon issuance of tropical storm or hurricane warnings.

(g) Examples of permitted ornament types include:

- (i) bird baths;
- (ii) decorative flags;
- (iii) fountains;
- (iv) patriotic display items, including yellow ribbons, buntings, and decals;
- (v) decorative objects, including gazing balls, sculptures, statues, gnomes and whirligigs;
- (vi) plaques and welcome signs;
- (vii) stepping stones within landscape beds;
- (viii) large stones or boulders;
- (ix) sundials and armillary spheres;
- (x) artificial arrangements other than those on door wreaths.

(h) A single large stone or boulder may be used within a landscape bed if its length is less than twenty-five percent (25%) of the bed length and it does not exceed thirty-six (36) inches in length or twenty-four (24) inches in height above grade.

(i) Tiki torches are permitted only within fenced backyards.

(j) No ornaments may be hung from trees except during a defined holiday period. Such items must be removed within fourteen (14) days after the holiday consistent with the Holiday Lighting and Decorations article.

(k) Bird feeders and bird houses are permitted only in backyards and may not be visible from the street. Multiple-dwelling bird structures, including coops, are not permitted.

(l) Door wreaths and welcome mats are not counted as ornaments.

(m) Decorative flags that are sports or holiday themed and larger than eighteen (18) inches on any side and mounted to a pole or staff from the side or front of the house are limited to one (1) flag for up to seven (7) days.

(n) The American flag, the flag of any other nation, the Florida State flag, and flags representing the United States armed forces are not considered lawn ornaments. The display commonly known as the Confederate or Rebel flag is prohibited.

(o) Empty pots and pots containing dead plants must be removed from public view.

(p) Artificial plants, trees, or arrangements are permitted only on front entryways or lanais and are not permitted in landscape beds or in tree rings.

(q) Grouped ornaments are counted individually for quantity limits. For example, a duck with two ducklings counts as three ornaments.

(20) *Lawn and Patio Furnishings*

(a) Any furniture placed on a front porch must be specifically designed for outdoor use.

(b) If a tropical storm or hurricane warning is issued, front porch furniture must be removed and secured to prevent damage to persons or property on neighboring Lots.

(c) Outdoor furniture may not be placed on lawns or driveways except temporarily for an event such as a garage sale or neighborhood activity.

(21) Patios, Pavers, and Decks

(a) All decks and patios must be located in the rear yard of the Lot and must not be visible from the street in front of the house.

(b) Decks and patios must be constructed of solid poured concrete or concrete pavers that complement the home's color palette. Wood or composite material decks may be considered on a case-by-case basis based on Lot grade and terrain.

(c) Concrete pavers must be installed in accordance with the manufacturer's specifications and at a minimum over weed-block fabric and level-tamped sand or similar base material.

(d) Spaces between pavers must be sanded or grouted, and grass and weeds may not be permitted to grow between pavers.

(e) Rear patios must remain within the rear setbacks of the home and may not extend past the sides of the home unless screened by a privacy fence, and all County setback requirements must be met.

(f) Construction of decks and patios may not adversely affect any designed and approved drainage pattern for the Lot or any other Lot, and patios must comply with County minimum setback codes.

(g) Deck rails may not exceed forty-eight (48) inches in height measured from the decking surface and must either match the material and color of the decking or trim of the home or be ornamental aluminum that matches the color of the home's window frames.

(h) Deck rails may not extend beyond the perimeter of the deck or patio and must include a continuous top rail that is free of decorative finials and that functions as a handrail.

(22) Play Structures, Recreational Equipment, and Toys

(a) "Play structures" include gym or swing sets, slides, playhouses, tetherball poles, and trampolines.

(b) Play structures are permitted only within privacy-fenced rear yards.

(c) ARC approval is required before adding any permanent play structure to a Lot, and the application must include a photograph or depiction and the structure's dimensions.

(d) The total height of a play structure may not exceed eight (8) feet, subject to reduction by the ARC based on Lot size or impacts to neighboring Lots. The ARC may conduct a site visit if needed.

(e) Canopies and roofs on play structures should be in earth-tone colors such as tan, brown, olive, or forest green.

(f) Play structures must be securely anchored so that strong winds or tropical-force winds will not carry them onto other properties or create a safety hazard. Detachable parts must be removed and stored when a tropical storm or hurricane warning is in effect.

(g) Play structures must be kept in good condition, including timely repair, painting or staining, and replacement of any canvas or fabric components.

(h) Permanent basketball goals are not permitted. Portable basketball goals must be removed from the driveway or street when not in use and stored out of public view.

(i) All play and recreational equipment must be maintained on a regular basis by the Owner.

(j) Tree houses are not permitted on any portion of a Lot or on common area property.

(k) Portable play and recreational equipment, including toys, balls, and ride-on carts or cars, must be removed from public view when not in use and must be securely stored or anchored upon issuance of a tropical storm or hurricane warning to prevent damage to neighboring properties.

(23) Screen Enclosures, Screen Pool Enclosures, Patios, and Sunrooms

(a) The addition of any screen enclosure, patio enclosure, or sunroom requires prior ARC approval, and plans and specifications must be submitted with the Architectural Application.

(b) Screen enclosures may have shingled roofs, Elite-style insulated aluminum roofs, or screened roof structures. If shingles are used, they must match the existing roof shingles and the enclosure must maintain the rear setback required by County code. If insulated aluminum roof panels are used, the frame and roof color must match when the top of the roof is visible from the street. The roof pitch must meet current code requirements.

(c) Framing must be anodized or electrostatically painted aluminum that matches the home's color tone.

(d) Screening must be charcoal in color and of standard mesh size, including screened roofs. Opaque or decorative screening is not permitted.

(e) All installations must comply with applicable County and State building codes for homes within "C" Wind Exposure Zones and must be designed and built to withstand a minimum wind load of one hundred thirty (130) miles per hour.

(f) Support cables, screws, and fasteners must be non-corrosive materials such as stainless steel.

(g) Structural gutters may be installed and tied into existing home gutters, and runoff must be directed so it does not negatively affect neighboring Lots or common areas.

(h) Aluminum kick plates not exceeding sixteen (16) inches are permitted on screen enclosures, including screen doors. Decorative grills are not permitted.

(i) Vinyl windows are permitted if the frames match the existing window frame color on the home.

(j) The roofline of any enclosure may not exceed the height of the house.

(24) *Sheds and Storage Buildings*

(a) ARC approval is required before adding any shed, outbuilding, or storage building to a Lot, and the application must include proposed size, materials, and placement.

(b) A shed may be used only for storage of customary household equipment and supplies and may not be used as living space.

(c) A shed must be prefabricated or constructed on site and must be less than eight (8) feet in height and less than one hundred (100) square feet in total surface area.

(d) A shed may not be placed within an easement area or within required setback lines established by County code.

(e) The roofline of a shed must be consistent with the roofline of the home, with roof pitch the same as or similar to the home. Flat-roof sheds are prohibited.

(f) The exterior color of a shed should match the house body color, and any trim should match the home's trim color.

(g) The Association may require screening by landscaping or fencing to reduce visibility of a shed from another Lot, from the street, or from common areas.

(h) All shed doors and windows must have latches so they can be closed and secured.

(25) *Swimming Pools and Spas*

(a) Any swimming pool to be constructed on a Lot requires prior ARC approval.

(b) Pool filtration and ancillary equipment must be located out of view of neighboring properties, and potential noise impacts on neighboring properties must be considered when selecting the location.

(c) Screening of pool equipment may be required, and any screening must receive prior written ARC approval.

(d) Pool heating equipment must comply with all applicable building, zoning, and fire codes.

(e) Pools must be in-ground. Above-ground pools are prohibited.

(f) The top of the pool may not be more than two (2) feet above the natural grade of the Lot.

(g) Pools may not be located on the street side of the residence.

(h) On a corner Lot, any pool must be screened from street view.

(i) Spas and Jacuzzis must be in-ground unless specifically allowed as above-ground units that do not exceed three (3) feet in height above existing grade.

(j) Spas and Jacuzzis must be located in the rear yard and must be screened from street view and from the view of any neighboring property.

(k) A pool must be screened either by a privacy fence or by a screen enclosure that completely encloses the pool.

(l) Landscaping may be installed to provide privacy for screened enclosures, and such landscaping requires prior ARC approval.

(m) Pool heaters and pool filters must be screened from street view by fencing, lattice, or landscaping, and any such screening requires prior ARC approval.

(n) Pool overflow and drainage must discharge into a gravel drain bed, such as a French drain, designed to receive chlorinated water.

(o) Chlorinated water may not be discharged onto other Owners' lawns, onto community streets, or into retention ponds.

(26) Vegetable, Herb, and Cutting Gardens; Compost Bins

(a) Vegetable, herb, and cutting gardens must be located only within privacy-fenced rear yards.

(b) Plants in such gardens may not exceed the height of the fence.

(c) Compost bins are permitted only within privacy-fenced backyards.

(d) If an adjacent owner reports odors or the presence of rodents or other animals attracted to a compost bin, the Association will provide written notice to the Owner, and the Owner must immediately remedy the condition.

(e) If the Owner does not abate the problem within ten (10) days after receipt of notice, the Association may enter the property without further notice to remedy the problem.

(f) All expenses incurred by the Association in remedying the problem will be assessed to the Owner.

[END OF TEXT. SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Association hereby certifies the foregoing Amendment to the Architectural Guidelines was duly adopted and that the Association has caused this Amendment to be executed by its President, this _____ day of _____, 2025.

WITNESSES:

Signed, sealed and delivered
in the presence of:

Print Name: _____
Address: _____

Print Name: _____
Address: _____

**HARMONY ESTATES OWNER'S
ASSOCIATION, INC.**, a Florida not-for-
profit corporation

By: _____
Print Name: _____
Its: President

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization on this _____ day of _____, 2025, by _____, as President of Harmony Estates Owners' Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who ☐ is personally known to me or ☐ has produced _____, as identification.

NOTARY PUBLIC
Print Name:

[SEAL]