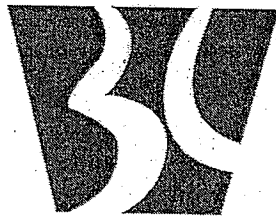


Architectural Review Committee (ARC)
Guidelines

Bent Creek



BENT CREEK

Section
10

Air Conditioners

- A. Window A/C units are not permitted.

Section
20

Antennas (Satellite Dishes)

- A. Exterior TV or radio antennae are not permitted.
- B. Satellite dishes with a diameter of 24 inches or less will be approved with the following conditions:
 1. Dish must be installed at least 8 feet above the finished floor of the home.
 2. Dish may not be installed on the front of the home.
 3. Dishes installed on sidewalls must be installed within 6 feet from the rear of the home.
 4. Dishes may not be installed on the roof or on roof overhangs.
 5. Cables required for installation of any dish may not be exposed for more than 3 feet on the outside wall. All exposed cables on outside walls must be painted to match the existing building color.
 6. You must submit an architectural application with a survey, showing location of the dish, to ARC for approval prior to installation.

Section
30

Awnings

- A. Only retractable roll-out awnings encased on rear of home are permitted.
- B. You must submit an architectural application, with a survey showing location and sample of fabric, to ARC for approval prior to installation.
- C. Periodic cleaning and eventual replacement by owner is at the discretion of the Board of Directors.

Section
40

Basketball Hoops

- A. Shall be professionally manufactured basketball backboards installed on black poles with white or clear backboard. No roof or roof-mounted backboards are permitted.
- B. No portable basketball backboards may be kept outside of home – overnight.
- C. Shall not cause a nuisance

Section
50

Boats

- A. Shall be stored in garage and shall not be visible from street
- B. Shall not be left in water or in easement, or in public view
- C. Boathouses or docks are not permitted.

Section
60

Clothes Drying

- A. No garments, rugs, or any other materials may be hung, exposed, or dusted from the windows or from the front façade of any home. Further, no outside clothesline or other facilities for drying or airing clothes shall be erected in the front yard or back yard of any home.

Section
70

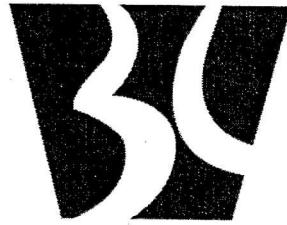
Driveways & Walkways

- A. Surfaces must be consistent with original approved materials and colors.
- B. Walkways from the driveway to front door; front and rear patios and porches may be considered for resurfacing (tile, pavers, etc.,)
- C. You must submit an architectural application, with a survey and color picture or sample of resurfacing material, to ARC for approval prior to installation.

Section
80

Exterior House Light

- A. All additional light fixtures require architectural approval. Along with your architectural application submit a picture of the fixture and a copy of your survey, showing the location, to ARC for approval prior to installation.



BENT CREEK

Architectural Review Committee (ARC) Guidelines Table of Contents

<u>DESCRIPTION</u>	<u>SECTION</u>	<u>DESCRIPTION</u>	<u>SECTION</u>
AIR CONDITIONERS	10	MAILBOXES	170
ANTENNAS (SATELLITE DISHES)	20	NUISANCES	180
AWNINGS	30	PARKING ON COMMON AREAS	190
BASKETBALL HOOPS	40	PATIOS & DECKS	200
BOATS	50	PETS	210
CLOTHES DRYING	60	PLAY EQUIPMENT (SWINGS, TRAMPOLINES)	220
DRIVEWAYS/WALKWAYS	70	POOLS & POOL EQUIPMENT	230
EXTERIOR HOUSE LIGHT	80	SCREEN ENCLOSURES & SCREEN DOORS	240
FENCES	90	SEASONAL LIGHTS & HOLIDAY DECORATIONS	250
FLAG POLES & FLAGS	100	SIDEWALKS (PARALLEL TO STREETS)	260
GARAGE CONVERSIONS	110	SIGNS	270
GUTTERS/DOWN SPOUTS	120	STORAGE SHEDS	280
HOUSE COLORS	130	STORM SHUTTERS	290
HOUSE PAINT	140	TRASH CONTAINERS	300
LAKE IRRIGATION	150	VEHICLES	310
LANDSCAPING/PLANT MATERIALS	160	WINDOW FILMS	320

ARC APPLICATION FORM ATTACHED

ALL PERSONS USING THIS MANUAL ARE ADVISED:

1. This manual has been adapted for the purpose of establishing general guidelines for architectural approvals and does not supersede or replace the Association's governing documents or local, state or federal laws, codes, ordinances, rules or regulations.
2. This manual is subject to amendment from time to time. Also, because of changing circumstances and technologies, matters prohibited or approved in the past may not necessarily be prohibited or approved in the future.
3. While this Manual is intended to establish consistency of appearance within the community, it should be remembered that because of factors such as location, neighborhood characteristics and *proximity to common areas*, waterbodies, roads and the like, various properties may be treated differently in order to reflect such factors.
4. As stated in the Association's governing documents, no approval hereunder shall constitute a warranty or approval as to, and neither the Association nor any member or representative thereof shall be liable for, the safety, soundness, workmanship, materials or usefulness for any purpose of any improvement or alteration nor as to its compliance with governmental or industry codes or standards.

Section
90

Fences

Contact ARC for guidelines in your specific neighborhood. You must submit an architectural application with a survey showing the fence location for approval prior to installation. Municipal permits are responsibility of homeowner.

A. Dry (interior) Lots

1. 5' black or white aluminum or black vinyl coated chain link styles
2. Must be set back at least 5 feet from front corners of house
3. Due consideration should be given to any easements that may exist.

B. Corner Lots

1. 5' black aluminum or black vinyl coated chain link styles
2. Must be set back at least 5' from front corners of house
3. Fences must be set in at least 5' from the sidewalk on the side of the property facing the street.
4. Due consideration should be given to any easements that may exist.

C. Water Lots

1. 5' black aluminum or black vinyl coated chain link styles
2. Must be set back at least 5' from front corners of house
3. Fence cannot encroach into the 20' lake maintenance easement
4. Due consideration should be given to any easements that may exist.

Section
100

Flag Poles & Flags

- A. No flags or banners other than American flags subject to approval (as to size and location)
- B. Flag poles are not permitted; only brackets mounted to the front exterior of house
- C. You must submit an architectural application with a survey showing location to ARC for approval prior to installation.

Section
110

Garage Conversions

- A. Garage conversions are not permitted.

Section
120

Gutters & Down Spouts

- A. Gutter color must match the fascia of the house.
- B. Down spouts must match the color of the house.
- C. You must submit an architectural application with a survey showing location to ARC for approval prior to installation.

Section
130

House Colors

- A. Shall remain as original colors selected for the community
- B. You must submit an architectural application to ARC for approval prior to painting.

Section
140

House Paint

- A. Shall not have mildew or irrigation staining
- B. Shall not have chipped or peeling paint

Section
150

Lakes

- A. Irrigation from common area waterways is not permitted.
- B. No swimming or boating is allowed.

Section
160

Landscaping & Plant Materials

Submit for approval, an architectural application with survey indicating type and location of landscaping, prior to commencing work.

- A. Shall not be removed without ARC approval
- B. LANDSCAPE LIGHTING & DECORATIVE STRUCTURES
 1. Wiring shall be buried and out of sight
 2. Transformers shall be obscured from view
 3. Must not be a nuisance to neighbors
 4. No trellis' are allowed
 5. Water fountains and sculptures are not permitted
- C. PLANT MATERIAL
 1. Trees
 - a. Type
 - 1) Most varieties permitted
 - 2) Fruit trees are approved with the following conditions:
 - a) Must be planted at least 10' from property lines
 - b) Shall not be a nuisance due to insects or rodents
 - c) Fallen fruit must be picked up.
 - d) Shall be well-trimmed
 - e) Shall only be in the backyard
 - b. Setback for trees other than fruit-bearing trees
 - 1) 5' from side property line
 - 2) No trees are permitted in the 20' lake easement.
 - 3) For the health of the tree, the planting of flowers around swale trees is not permitted.
 2. Hedging
 - a. Spacing
 - 1) Shall be continuous (i.e. planted on 18 inch centers)
 - b. Type
 - 1) Most hedge varieties are permitted.
 - c. Setback
 - 1) Inside property line by 18 inches
 - 2) Landscaping shall not extend into lake easement
 - 3) On corner lots, must be set back 5' from sidewalk
 - d. Height
 - 1) Must maintain height between 4 and 5 feet
 3. Plants
 - a. Type
 - 1) No artificial vegetation allowed (includes grass, plants, etc.,)
 - 2) Most varieties of plants permitted
 - 3) Adding new planter beds or replacing plants in existing beds requires prior approval.
 - 4) Shall not encroach into the 20 foot lake maintenance easement
 - 5) For the health of the tree, the planting of flowers around swale trees is not permitted.

Section
170

Mailboxes

- A. All mailboxes shall be uniform in type, color, and design. All owners must install the standard approved mailbox and maintain same in excellent condition.

Section
180

Nuisances

- A. Shall not create an annoyance to the neighborhood (i.e. pets, music, parties, etc.,)
- B. Rodents – insects shall be controlled.

- Section 190 **Parking on Common Areas**
 A. On-street parking, parking across sidewalks, parking on lawns or common areas is not permitted.
- Section 200 **Patios & Decks**
 A. Contact ARC for guidelines in your specific community.
- Section 210 **Pets**
 A. Pets (up to 2 only per home) must be leashed at all times when they are not in a fully enclosed patio/yard.
 B. You must pick up after your pets.
 C. Pets cannot be left outside barking, to the annoyance of neighbors.
- Section 220 **Play Equipment (Swing sets, trampoline, etc.)**
 A. Tree houses are not permitted.
 B. Height and size requirements exist; apply for approval prior to purchasing or bringing play equipment onto property.
 C. Shall be landscaped so as to obscure from street view and must not become a nuisance
 D. Shall not be placed closer than 10 feet from any adjoining property line
 E. You must submit an architectural application with a survey showing location to ARC for approval prior to installation.
- Section 230 **Pools & Pool Equipment**
 A. Swimming Pools & Spas
 1. Contact ARC for neighborhood setback requirements.
 2. You must submit an architectural application with survey showing scaled drawing of pool/spa.
 3. It is suggested that you receive architectural approval from ARC before going to the city for necessary permits.
 B. Pool Equipment & Gas Tanks (heaters, pumps)
 1. Landscaping shall be used to obscure pool equipment from view.
- Section 240 **Screen Enclosures & Screen Doors**
 A. Must meet community setback requirements
 B. Shall be white aluminum framing with charcoal color screening
 C. Shall not have flat aluminum covered roof
 D. Landscaping may be required, particularly on corner lots.
 E. You must submit an architectural application with a survey, showing location to ARC, for approval prior to installation.
 F. Approved screen door is Unique Tech, Inc., Designer Series, Boca Style (picture is attached)
- Section **Seasonal Lights & Holiday Decorations**
 A. May only be displayed for a total of 40 days per calendar year
- Section 260 **Sidewalks (Parallel to Streets)**
 A. Shall not be painted or stained
 B. Shall be kept free of irrigation stains
 C. Sidewalks are never to be altered except as originally installed.
- Section 270 **Signs**
 A. One For Sale or For Rent sign may be displayed, provided the face surface shall not be larger than 18" x 24".
 B. No other signs are permitted.

Section **Storage Sheds**
280 A. Are not permitted

Section **Storm Shutters**
290 A. Shall preferably have removable panels
B. Roll-down and sliding models shall match wall color.
C. Accordion panel shutters must match color of adjoining window or door frame.
D. No Bahama Shutters are permitted.
E. Panels must be in place no earlier than 48 hours prior to storm or warning, and must be removed within 7 – 14 days after a storm or 48 hours after a warning.
F. Must not be used for security purposes
G. Must not be used for security purposes
H. You must submit an architectural application with a survey, showing location to ARC, for approval prior to installation.

Section **Trash Containers**
300 A. Must be made of rigid plastic with 20 – 32 gallon capacity, well-sealed (bags alone are not permitted)
B. No trash containers can be put out earlier than 24 hours before pick up.
C. Containers must be brought in no later than 12 hours after collection and stored out of view.

Section **Vehicles**
310 A. No recreational vehicles, trailers, or mobile homes permitted
B. Commercial vehicles must be kept in garage at all times.
C. Vans must have at least 50% windows to be left in driveway area.

Section **Window Films**
320 A. Tinting shall be non-mirror finish.
B. No aluminum foil coverings are permitted.
C. You must submit an architectural application with a survey, showing location and a sample of film, to ARC for approval prior to installation

Compliance with these guidelines does not automatically grant architectural approval. Architectural approval must be requested in writing, for any changes to the exterior of your home (to include flower installation and garage conversions). Application and instructions can be found on the attached Architectural Review Board Application form or by calling the Castle Group at (954) 792-6000.