

PENNOCK PRESERVE PROPERTY OWNERS ASSOCIATION, INC.
ARCHITECTURAL CONTROL COMMITTEE
COMMUNITY STANDARDS

Overview

The PENNOCK PRESERVE PROPERTY OWNERS ASSOCIATION, INC. (***Pennock Preserve or Association***) was developed with the intent that Homes harmonize with each other and present a pleasing and harmonious style on lots that are larger than commonly found in gated community developments in the State of Florida. To ensure the preservation of the designs that were offered by the Developer of Pennock Preserve and to prevent the introduction of design that is not in keeping with the architectural and aesthetic intent of the community of Pennock Preserve, the Board of Directors and the Architectural Control Committee (**ACC**) of the Association hereby recognize and adopt the style and form of the intended Pennock Preserve's architectural and aesthetic standards (***Community Standards***) as per Articles 26.3 and 26.5 of the Declaration of Covenants, Restrictions, and Easements for Pennock Preserve, as in effect as per the date hereof (***Declaration***). These Community Standards shall continue in effect until the adoption and publication of new guidelines and standards promulgated by the ACC and approved by the Board. In cases where these Community Standards are or could be viewed as being in contradiction with the governing documents of the Association, then those governing documents will supersede any provisions contained in the Community Standards which are inconsistent.

Defined terms as used in these Community Standards, not defined herein and defined in the Declaration will have the meaning as set forth in the Declaration.

The ACC is responsible for reviewing all applications for modification to the ACC with respect to any proposed improvement or material change in an improvement (***Application for Modification***) made by residents for improvements or material change in an improvement to the exterior of a Home or Lot. The Board shall review the Community Standards from time to time and may adopt changes and/or additions to the Community Standards.

In approving or disapproving such plans and specifications, the ACC shall consider the suitability of the proposed improvements, the materials of which the improvements are to be built, the site upon which the improvements are proposed to be erected, the harmony thereof with the surrounding area and the effect thereof on adjacent or neighboring property.

To the extent that any government ordinance, building code or regulation requires a more restrictive standard than that found in these Community Standards, the government standards shall prevail. To the extent that any government ordinance, building code or regulation is less restrictive than these Community Standards or the Declaration, these Community Standards and the Declaration shall prevail.

Nothing contained in these Community Standards shall obligate any agency, governmental or otherwise to approve plans submitted, nor shall the approval of the ACC be construed as meeting either the requirements of Martin County or any governmental agency required for approval.

The ACC has the right to propose modification, revision, addition, deletion or any other changes to these Community Standards to the Board of Directors for approval and adoption.

NOTICE

ALL EXTERIOR CHANGES TO HOMES OR LOTS (INCLUDING LANDSCAPING, FENCES, GUTTERS, SOLAR, POOLS, ETC.) REQUIRE ACC APPROVAL BEFORE WORK BEGINS. ANY WORK STARTING WITHOUT PRIOR APPROVAL IS SUBJECT TO FINES, A REQUIREMENT TO REMOVE/DEMOLISH SUCH UNAPPROVED CHANGES, AND FURTHER LEGAL ACTION.

ACC APPLICATION FOR MODIFICATION REVIEW TIMEFRAME

ACC requests are reviewed commonly once per month. The ACC may take up to 30 days to reach a decision once all required documentation is received. You will be emailed of the decision to the email address on the ACC form. In the event the ACC fails to respond within such thirty (30) day period, the plans and specifications shall be deemed disapproved by the ACC.

EXPIRATION OF APPROVAL OF APPLICATION FOR MODIFICATION

Each approval by the ACC or the Board of Directors of an Application for Modification, as defined in these Community Standards shall expire in the event the relevant project has not been credibly started within three (3) months after the date the approval has been communicated to the Owner to the email address provided by the Owner in the Application for Modification. The ACC may grant a single 30-day extension prior to the expiration of the three (3) month period if the homeowner encounters difficulty as a result of supply chain matters. Upon expiration, the Owner may reapply with a new Application for Modification to the ACC but there is no assurance such will be approved.

CONSTRUCTION OF IMPROVEMENTS MUST BE COMPLETED WITHIN THE REQUIRED TIME PERIOD

To mitigate disruption to neighbors, construction of all improvements shall be completed within the time period set forth in the application and approved by the ACC. It is the Owner's responsibility to ensure their contractor moves the project forward within the required timeline. Upon expiration of the approved time period, all work must cease and the Owner may reapply with a new Application for Modification to the ACC, but there is no assurance such will be approved.

ARCHITETURAL CHANGES

Where any change to the Home of an Owner is subject to review by and approval of the ACC, the rules and regulations as to obtaining such approval, the process therefore as described and set forth in the Declaration of Covenants shall apply.

Additions

1. Any additions to a Home and/or changes to the footprint of a Home is subject to review by and approval of the ACC.
2. No additions and/or changes to the footprint to the front and sides of a Home shall be permitted unless after completion of such addition and/or change, the Home will be substantially similar to the footprint of other Homes and the design is in keeping with that of Pennock Preserve as a whole. The ACC shall have and use its discretion in determining what design is deemed substantially similar and in keeping with the community of Pennock Preserve.

To ensure the integrity and continuity of the look and appearance of the Pennock Preserve community as a whole, no additions and/or changes to the footprint to the front of a Home that substantially change the appearance of the front of the Home shall be permitted.

3. Any additions to a Home and/or changes to the footprint of a Home that is the rear of a Home shall be reviewed by the ACC as to the impact on the Home's neighbors and the enjoyment by those Owners of their property. The ACC may consult the relevant neighbors as to their views of the proposed changes. Any dramatic impact resulting from such change will be avoided. The changes must flow from the general architectural impact of the original Home in order to be accepted; any changes that would negatively impact the character of the original Home will not be permitted.
4. All additions shall be of the same style of the existing Home and require the same color scheme and construction materials so that the addition shall appear to have been constructed at the time of construction of the relevant Home.
5. The ACC has full discretionary authority to either approve or reject any Application for Modification for approval by an Owner, as long as any approval is in accordance with, and meets, all terms and conditions as set forth in these guidelines.

Antennae and Satellite Dishes

1. All outside antennas, antenna poles, antenna masts, electronic devices, satellite dish antennas, aerials, antenna towers/masts or and similar equipment are subject to the approval of the ACC. All antennas not covered by the Federal Communications Commission (FCC) rules are prohibited. Security doorbells and security cameras are excluded from this provision.
2. No such equipment may interfere with the radio or television reception of other Homes.
3. The ACC requires, that, if approved, 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.
4. If approved, all satellite dishes must be no larger than thirty-nine (39") inches in diameter.

5. If approved, 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 Home so as to not be visible from street.
6. If approved, satellite dishes that are ground mounted shall be installed at no greater distance than eight (8') feet from the Home and preferably in a screened or fenced area.
7. Outside antennas, antenna poles, antenna masts, electronic devices, satellite dish antennas, aerials, antenna towers/masts or and similar equipment shall NOT be placed on top of roofs.
8. If approved, installation of satellite dish shall be in accordance with the current rules of the FCC, placement shall be as inconspicuous as possible.
9. All installations shall meet the minimum wind load requirements of the Florida Building Code (latest edition) concerning wind resistance and other applicable requirements.

Awnings

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 be white or bronze, or the exact color of the exterior of the home, with the fabric or over material in a neutral solid color to complement the body color of the Home. Installation shall require the prior approval of the ACC. Swatches of the material color must be submitted with the ACC Application for Modification.

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, subject to the approval of the ACC.
2. Glass inserts are allowed with an approved ACC request. The design must be a version that was available from the Developer. Approved options can be obtained from the chairperson of the ACC.

Driveways

1. Changes, including extensions, to driveways are subject to the approval of the ACC.
2. Driveways and entrances to garages may be interlocking stone or brick pavers which complement the color scheme of the Home.
3. New or replacement driveways and modifications to driveways with concrete, asphalt, loose gravel, stabilized rock and sand base, etc. will not be allowed.
4. The extension should match the existing driveway in design, material and color.
5. Any driveway surface applications other than clear sealcoat require ACC approval as to material, color and pattern.
6. Painting of any stone or brick pavers that are part of the driveway or sidewalk is not permitted.

Exterior Façade/Elevation Changes (including reconstruction)

1. Changes in the outside appearance of the facade will not be permitted unless these features are or were offered by the Developer/builder as an option at the time of the purchase and construction of the Home and can only be effected after approval by the ACC.
2. Only stucco will be permitted as covering for outside walls.
3. All reconstruction including roofs shall be of the same or substantially similar material, colors, etc. as the original construction of the Home.

Fencing, Walls and Plant Screening

1. No fences, walls and/or plant screenings are permitted without the express, prior written approval of the ACC.
2. Due to utilities and drainage, front yards may not be fenced.
3. No chain link fencing of any kind shall be allowed, except for perimeter areas screened by landscaping.
4. Fences on the sides or rear of a Home shall be five (5) feet or less, made of black or bronze rail aluminum only.
5. Fences and/or walls must be set back a minimum 10' from face of Home. If part of front face of Home 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 Home in any circumstance.
6. The fence or wall must be installed immediately inside the property line except where easements or swales exist. If present, drainage easements on either side of the Home require that fences and plantings not be installed with six (6) feet from the property line. Owners are responsible to maintain the property up to the property line.
7. Fences and walls shall not be installed in drainage, utility or other easements.

Flagpoles

No in-ground flag poles shall be permitted within Pennock Preserve, unless written approval of the ACC is obtained. Notwithstanding the foregoing, no ACC approval is required for the installation of one portable, removable United States of America Flag or official flag of the State of Florida displayed in a respectful manner, and on Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day, Owners may display, in a respectful manner, portable, removable official flags, not larger than 4½ feet by 6 feet, which represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard. In addition, notwithstanding the foregoing, no ACC approval is necessary for the installation of an American Flag, up to two feet (2') by four feet (4') in size, posted on a three foot (3') pole and attached at a forty-five (45) degree angle from the Home.

Front Entry of Home

1. Front entry into the Home may not be screened but must be left open as constructed by the builder of the Home.
2. No gates may be installed across the main entryway area in front of the door unless installed by the Developer/builder or upon approval of the ACC.

3. No front entry or front porch may be expanded or altered in size or design.

Garages

1. Garages may not be converted into living spaces without approval of the ACC.
2. Garage doors must be painted the same color as the body or trim of the Home or the same color as when installed by the Developer/builder, unless otherwise approved by the ACC.

Generators

1. Permanent or hard-wired generators may be installed and mounted on a concrete pad at the side or rear of the Home subject to ACC approval.
2. The placing of the generator shall be in conformity with required setback requirements.
3. The generator shall be installed in the back of the Home or on the side with proper screening behind privacy screening or landscaping under the same guidelines as those for screening HVAC, water softener, swimming pool equipment or propane tanks.
4. The generator electrical control and connection boxes that are mounted on the outside wall shall be painted to match the exterior body color of the Home unless located within a fenced and plant screened yard.

Gutters

All gutters must match the color of the fascia trim color, white or the color utilized by the Developer/builder. Downspout color shall match the color of the gutters.

Hurricane shutters

No outside hurricane shutters may be installed other than those approved by the ACC.

Landscaping – Decorative and Other Objects

1. Decorative objects (this includes birdbaths, light fixtures, sculptures, statues, weathervanes, or fountains) are subject to ACC approval. Seasonal holiday lighting and decorations are allowed without ACC approval. Christmas decorations must be removed by January 15 of the following year. The ACC may establish standards for holiday lighting and require removal of any kind of lighting that creates a nuisance.
2. No signs (of any kind), banners (other than temporary family event celebratory banners), outdoor play equipment, solar equipment, sports equipment, advertising, or notices, may be placed and installed anywhere on the Lot in the front yard without the approval of the ACC unless required by a government agency.
3. No lawn ornament, fountain, sculptures, solar equipment, artificial vegetation may be installed on a Lot or a Home that can be seen from the outside unless approved by the ACC

Landscaping – Landscape Lighting/Flood Lights

1. Landscape and other outdoor lighting, solar or wired, may only be installed subject to ACC approval.

2. Such outdoor lighting may only be in landscaping beds. Individual lights shall be black, white, or natural metal in color (silver, gold, bronze or copper).
3. Lights shall not be spaced closer than 30 inches on center.
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.

Landscaping – Topsoil, Trees, Shrubbery, Mulch, Stones and Grading

1. Topsoil, trees, or shrubbery may only be removed with the approval of the ACC.
2. Removal of soil or change to the level (grading) of the property, or planting of landscaping that would alter the draining of surface water is prohibited unless approved by the ACC.
3. No mulch and any other permitted ground cover shall be of any other kind and color as specified by the ACC.
4. Plant screening may not extend beyond façade of the Home toward the sidewalk.
5. Owners replacing landscaping that is dead, as required in maintain the lot in good and living condition and in the original condition, and/or otherwise, must replace such landscaping in similar fashion unless changes have been approved by the ACC.

Lightning Rods and Brushes

Lightning rods and brushes may be installed and shall be done in a manner that is least obtrusive and uses the minimum number to accomplish the desired purpose. ACC approval is required.

Mailboxes

All mailboxes shall be of the “double mailbox” variety, whereby two (2) adjacent Lots share a single pole upon which the two (2) separate mailboxes serving such Lots are attached, with such pole located on or about the common boundary line of such Lots. No mailboxes shall be permitted other than those originally installed by Developer or approved in writing by the Association and the United States Postal Service.

Outdoor fireplaces, firepits, chimineas and other similar devices

1. Chimineas and firepits are subject to ACC approval.
2. Chimineas and firepits will only be permitted if they are within a rear yard fenced for privacy and be a maximum of 6 feet high.

Outdoor spaces

1. Enclosing of outdoor spaces (patios, balconies etc., and including decks and vinyl windows) is not permitted unless approved by the ACC.
2. Any such enclosure visible from the street or any neighbors must include plant screening so that such visibility is limited.

Painting (Exterior) and Approved Color Schemes

1. Only those colors and combinations noted in the Approved Exterior Paint Color Combinations guide are permitted. Contact the Chairperson of the ACC for the approved paint color page.
2. Prior to painting, and if the Owner intends to paint the Home in a color different from the original color, Owner must submit to and receive approval from the ACC a color plan showing the color of all exterior surfaces that shall include samples of the actual colors to be utilized if not using Sherwin-Williams brand paint. ACC Application for Modification Forms submitted without color samples will be returned.
3. No Home may have more than four colors (base, trim, shake (if applicable), and front door/shutter colors). The body of the Home (base color) must have a flat or eggshell finish; no gloss or high gloss finishes are permissible. If an Owner is proposing to paint doors and trims with gloss or high gloss, this needs to be noted on the ACC Application for Modification.
4. All colors must be used as intended (trim color only for trim areas, etc.), and no mix-and-match between different Color Combinations.
5. There must be a minimum distance of one Home to either side and in front of the applicant's Home before a color combination can be repeated.
6. Garage doors must be painted the same color as the body or trim of the Home or the same as the color that was applied by the Developer/builder at the time of initial construction or as have been approved by the ACC.

Pergolas, Tiki Bars/Huts, and Chickee Huts

Pergolas, Tiki bars/huts, and Chickee huts are permitted subject to the approval of the ACC.

Play Structures

1. Play structures require ACC approval.
2. Play structures include but are not limited to, gym and/or swing sets, slides, playsets, playhouses, tetherball poles, pool water slides, etc.
3. A picture and the dimensions of the play structure must be submitted with the ACC Form.
4. The overall height of play structures may not exceed eight (8) feet in height. However, the height may be reduced by the ACC based on the lot size and impact on neighboring lots. This will be determined by a site visit if deemed necessary by the ACC.
5. 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 screening.
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.

Recreational Playground or Sports Equipment

1. Recreational playground or sports equipment may not be installed or placed within or about any portion of Pennock Preserve without prior written consent of the ACC.
2. No basketball backboards, skateboard ramps, or play structures will be permitted without approval by the ACC.
3. Such approved equipment shall be located at the rear of the Home or on the inside portion of corner Homes within the setback lines.

Roofs

1. Roofs shall be cleaned within thirty (30) days of notice by the ACC.
2. Shingle color shall match the original shingle color to coordinate with other Homes in the community.

Roof Extensions/Covering

No roof extensions (carport or overhang) for a car, boat, equipment or any other purpose will be permitted in the front façade or the sides of the Home.

Screen Enclosures, Patios, and Sunrooms

1. Screen enclosures, for pools or otherwise, patio extensions and sunrooms require the prior approval of the ACC.

Storage Facilities

No temporary or permanent utility or storage shed, storage building, tent, or other structure or improvement shall be permitted and no other structure or improvement shall be constructed, erected, altered, modified or maintained without the prior approval of the ACC.

Solar Panels

1. Installation of solar panels is subject to review by and approval of the ACC. Any solar panels and related appurtenances and equipment shall be designed and constructed to appear as an integrated part of the building's architecture. This shall generally mean that the panels shall be roof mounted so that the top surface is flush with the roof surface with all appurtenances recessed into the building's attic.
2. All conduit on the roof or exterior walls must be of a color to blend with the roof shingles and color of Home, respectively. Conduit should not be run around eaves or gutters, but instead down through the roof to maintain a neater appearance.

Solar Collector/Water Heating Panels

1. Installation of solar collectors and/or water heating panels is subject to review by and approval of the ACC.
2. Any solar collectors and related appurtenances and equipment shall be designed and constructed to appear as an integrated part of the building's architecture. All appurtenances should be recessed into the building's attic.
3. Solar collectors must be flush mounted on the roof and whenever possible be located on the rear and side roofs of the Home and should not be installed so as to be visible from the street. Roof-mounted solar collectors must match the roof color. (Note: Roof-mounted solar collectors and equipment may void builder warranties and/or the roof warranty.)
4. Yard mounted solar collectors are not allowed.

Swimming Pools, Hot Tubs and Spas

1. Any swimming pool, spas and hot tubs are to be constructed on any Home site is subject to review by and approval of the ACC, and must be in accordance with existing setback requirements and also be in conformity with governmental code.
2. Pool filter equipment must be placed out of view of neighboring properties and the noise level to neighboring properties must be considered in locating equipment. The need to screen equipment will be necessary if it can otherwise be visible from the street or from the immediate neighboring Homes. All screening must have the prior written approval of the ACC.
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.
7. 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.
8. Pool overflow and drainage are required to have a small gravel drain bed (French drain) for chlorinated water to flow into.
9. Installation of diving boards shall only be permitted with the approval of the ACC.

Water Softeners

1. Installation of external water softeners is subject to review by and approval of the ACC
2. Water softeners shall be screened from view from the street with shrubs or other landscaping under the same guidelines as those for screening HVAC, generators, water softeners and swimming pool equipment.

Windows (Replacement, Tinting and Treatments)

1. Originally installed windows may be replaced with windows of similar style.
Replacement window frames shall match existing window frames unless all windows in the Home are being replaced at the same time in which instance a request to change style or color may be considered by the ACC.
2. No security bars shall be placed on the windows of any Home without prior written approval of the ACC.
3. No awnings, canopies or shutters shall be affixed to the exterior of a Home without the prior written approval of the ACC.
4. No reflective tinting or mirror finishes on windows shall be permitted unless approved by the ACC.
5. Owners may request to install energy conservation films on windows. Window tinting film applied to the interior of the windows shall be gray in color with no more than 21% solar reflectance's and no less than 30% light transmittance.
6. The degree of darkness allowed for non-reflective tinting shall remain with the ACC on a case-by-case basis. All tinting requests must be accompanied by a brochure or manufacturer's description. All requests must include a sample of the material to be used. This sample will remain with the Application for Modification and will not be returned.
7. No silver, gold or bronze reflective colors are allowed. No reflective tinting or mirror finishes (to include aluminum foil) will be permitted.

General Tasks and Authorities of the ACC

1. Owners Must repaint their home every twelve (12) years or more often as determined by the ACC, such to be monitored and managed by the ACC.
2. The ACC can require Owners to pressure wash the exteriors of buildings (roof and walls) and pavements if they show excessive mold, rust or staining. The management company will be routinely perform visual inspections and notify a homeowner if these areas need attention.

BOARD OF DIIRECTORS INITIAL APPROVAL:

DATE : March 14, 2023