

# Azalea Pointe

## Architectural Review Board Standards

1. No Detached Buildings, No garages, tool or storage sheds, tents, trailers, above ground tanks, temporary or accessory buildings or structures shall be erected, placed or permitted to remain on any Lot.
2. Trees, No tree or shrub, the trunk of which exceeds (8) inches in diameter one foot (1) above the ground, shall be cut down, destroyed or removed from a Lot without the prior express written consent of the Architectural Review Board. The ARB may require that an ISA Certified Arborist evaluate a tree before a decision about its removal can be made.
3. Fences, No fence, wall or other barrier shall be constructed upon any Lot or other portion of the property without approval from the ARB. PVC, Aluminum or iron work fence material may be used. A sample of the material (or picture) including the color must be included in the application for ARB approval. The use of wood fencing is discouraged due to the likelihood of termite infestation or wood rot, pressurized wood is preferable. Chain link fences will not be approved. No fence shall exceed six (6) feet in height unless it backs onto a commercial lot. The fence may not extend toward the front of the home beyond the center of each side (i.e. partial sides and backyards only).
4. Driveways, Driveways, sidewalks, open porches and patios, as seen from street view, shall be paved with a hard surface such as concrete, brick pavers, patterned (stamped) and/or exposed concrete aggregate. Samples and/or pictures must be included in the ARB application. Asphalt or loose gravel are prohibited.
5. House Colors, Exterior paint colors available for homeowners to choose from include Beiges, creams, earth tone greens, light grey, light blue/grey, light yellow and light shades of brown. Trim packages should be white or off white or in the family of the body color.
6. Garages, each home shall have a two car or more attached garage. Garage doors may not be replaced by solid walls. Garage doors shall be painted to match the trim or the stucco color of the house. Replacement of garage doors in a different style or material requires ARB approval.
7. Roofing Materials, All roofing materials will be architectural style and will be evaluated as to the visual harmony (color style, texture) in relation to surrounding structures. A sample of the proposed roofing material (if it differs from the present roof) must be provided before ARB approval can be granted.

8. Mailboxes, All mailboxes must be uniform in size and shape and conform to USPS standards and requirements. Any size or style of mailbox or mailbox supports, which deviates from existing mailboxes in Azalea Pointe will need to be approved by the ARB.

9. Play Structures, Any such structure must have approval of the ARB. The ARB will review the height of such structures to assure privacy of neighboring owners. Setback lines must not be violated when placing play structures.

100. Antenna/Dishes, To comply with the Federal Telecommunications Act of 1996, The Federal Communications Commission adopted the over-the-Air Reception Devices Rule concerning governmental and nongovernmental restrictions on viewers' ability to receive video programming signal from direct broadcast satellites (DBS), Multichannel multipoint distribution (wireless cable) providers (MMDS), and television broadcast stations (TVBS). Dish and/or antenna may not exceed one meter (39.37") in diameter and must be placed in the most unobtrusive place possible without impeding optimum reception. ARB approval is required.

11. Swimming Pools, All swimming pools to be constructed on any Lot shall be subject to the requirements of the ARB, which will include, but not limited to the following. (A) All pools must be fenced in or enclosed by a screen. (B) Pool service equipment, pumps, pipes and the like should be hidden or blocked from street view. (C) Solar water heating hardware placed on the roof must be placed so as to not be visible from the street. The solar heat collection hardware placement must be included in the submission for ARB approval. Adding solar water heating system after installation of a pool and/or solar water heating systems requires ARB approval. (D) Any lighting of a pool shall be designed to shield neighboring homes from the light. Above ground pools are prohibited. Temporary children's wading pools should not exceed 8' in diameter and be no more than 14" in depth.

12. Hot Tubs, Placement of any exterior hot tub must have ARB approval.

13. Solar Panels, Florida law regulates the placement of solar panels.

14. Garage and Yard Sales, Limit to no more than one per calendar year per homeowner. Sales will be limited to one day and between the hours of 8am and 4pm. Homeowners may place signs identifying sale location in front yard during the day of the sale. No signs permitted in any other areas of Azalea Pointe. (Approved by APOA members at November 15, 2001 general meeting)

Stand Alone Rules to Amend Architectural Review Board Standards for Azalea Pointe  
Approved by Azalea Pointe Owners Association Board of Directors September 17, 2019