

## ARCHITECTURAL REVIEW GUIDELINES KINGSFIELD LAKES

### ALL EXTERIOR CHANGES MUST RECEIVE PRIOR APPROVAL OF THE ARCHITECTURAL REVIEW BOARD

- 1) **Exterior Color Plan** – The ARB shall have final approval of all exterior color plans and each owner must submit color selection to the ARB prior to commencing. This applies to color of roof, shutters, exterior walls, trim, pavers, etc. The ARB shall consider the extent to which the color plan submitted is consistent with homes in the surrounding area and extent to which the color plan conforms to the color scheme of and for Kingsfield Lakes.
- 2) **Fences** – The ARB shall have final approval of all fence applications. See Fence Guidelines.
- 3) **Signs** – To advertise a unit for sale or rent – One sign conspicuously displayed in the front yard or window of the home itself will be considered for approval by the ARB. Signs are not allowed at main entryways, corners, and main collector roads or in County/City rights of way.
- 4) **Play Structures** – The ARB shall have final approval. Structures must be in back yard. Must use plant material to buffer from view of adjacent neighbors.
- 5) **Landscape Enhancements** – The ARB shall have final approval of all exterior changes.
- 6) **Swimming Pools** – Any swimming pool to be constructed shall be subject to the requirements of the ARB, which includes, but are not limited to, the following:
  - a) Composition to be of material thoroughly tested and accepted by the industry for such construction;
  - b) No screening of pool area may extend beyond a line extended and aligned with the sidewalls of the dwelling;
  - c) Pool screening may not be visible from the street in front of the dwelling;
  - d) Any lighting shall be designed so as to buffer the surrounding residences from the lighting;
  - e) Pool equipment must be buffered from view by the use of plant material; and
  - f) The pool cage structure must be the same color as that of the window framework of the house. Homes along Chin Road that add pool cages must have bronze color per a mandate from the County.
- 7) **Air Conditioners** - No window or wall air conditioner units shall be allowed.
- 8) **Mailboxes** - The Association may designate a "standard" mailbox by size, type, color and design. Individual changes are not allowed. Mailbox maintenance shall be the responsibility of the unit owner.

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### 9) **Satellite Dishes** –

- a) Size: Satellite dishes designed to receive direct broadcast satellite service, which are one meter or less in diameter, may be installed. Dishes larger than one meter are prohibited.
- b) Location: Satellite dishes shall be installed solely on individually owned property as designated on the recorded deed. Satellite dishes shall not encroach upon Common Areas or any other owners' property. Satellite dishes shall be located in a place shielded from view from the street or from other lots to the maximum extent possible; provided, however, that nothing in this rule would require installation in a location from which an acceptable quality signal may not be received. This section does not permit installation on Common Property, even if an acceptable quality signal may not be received from an individually owned lot. To the extent practicable, without impairing the receipt of an acceptable quality signal or violating the provisions of the preceding paragraphs, satellite dishes must be installed in a location where their visibility is minimal to individuals using Common driveways, streets, walkways, parking areas and near by lots.
- c) Installation: All installations shall be completed so that they do not damage the Common Areas of the Association or the lots of any other resident, or void any warranties of the Association or other owners, or in any way impair the integrity of the buildings on Common Areas or individual lots. Roof and rear or sidewall mountings shall be installed in such a way as to prevent any water intrusion. Proper sealing of each installation must be performed at the time of installation.
- d) Exterior cabling should be:
  - i. installed in conduit painted to match the color of the building, and
  - ii. mounted to the homeowner's side or rear wall, in such a manner as to prevent any water intrusion. Owners are responsible for all costs associated with the satellite dish, including, but not limited to, costs to place (or replace), repair, maintain, and move or remove satellite dishes; repair damages to the Common Property, other lots, and any other property damaged by the installation, maintenance or use of satellite dishes; pay medical expenses incurred by persons injured by installation, maintenance or use of satellite dishes; reimburse residents or the Association for damages caused by the installation, maintenance or use of satellite dishes. Satellite dishes must be secured so that they do not jeopardize the soundness or safety of any other owner's structure or the safety of any person at or near satellite dishes, including damage from wind velocity based upon a unique location or during a hurricane.

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- e) Maintenance: Owners shall not permit their satellite dishes to fall into disrepair or to become safety hazards. Owners shall be responsible for dish maintenance and repair. Owners shall be responsible for repainting or replacement if the exterior surface of satellite dishes deteriorates.
  
- f) Safety: Satellite dishes shall be installed and secured in a manner that complies with all applicable codes, including hurricane and windstorm, safety ordinances, city and state laws and regulations, and in accordance with manufacturer's instructions. The owner, prior to installation, shall provide the Association with a copy of any applicable governmental permit. All contractors responsible for installation shall be licensed and insured. Unless the above-cited codes, safety ordinances, laws and regulations require a greater separation, satellite dishes shall not be placed within two feet of electrical power lines (above ground or buried) and in no event shall satellite dishes be placed where they may come into contact with electrical power lines. The purpose of this requirement is to prevent injury or damage resulting from contact with power lines. In order to prevent electrical and fire damage, satellite dishes shall be permanently and effectively grounded.
  
- g) Appearance: Satellite dishes must be painted to match the color of the structure to which it is installed as long as paint does not impair or degrade the quality of the signal beyond acceptable standards. Satellite dishes may not obstruct a driver's view of an intersection or street.
  
- h) Number: No more than one satellite dish of each provider may be installed by an owner.
  
- i) Notice: Any owner desiring to install a satellite dish must complete a notification form and submit to the Architectural Review Board. If the installation conforms to all of the above rules and regulations, the installation may begin immediately upon approval. If the installation is other than routine for any reason, owners and the Board of Directors must establish a mutually convenient time to meet to discuss installation methods. Non-owner tenants may install satellite dishes on a lot with written permission of the homeowner/landlord. A copy of this permission must be furnished with the notification statement.
  
- j) Enforcement: Should this policy be violated, the Association may bring action for declaratory relief with the FCC or any Court of competent jurisdiction after notice and an opportunity to be heard. In the event the Court or FCC determines that a violation occurred, the Association shall impose a fine of \$50.00. If the violation is not corrected within a reasonable length of time, additional fines of \$ 10.00 per day will be imposed for each day that the violation continues. To the extent permitted by law, the Association shall be entitled to reasonable attorney's fees, costs and expenses incurred in the enforcement of this policy.

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- 10) Pools and Pool Cages** – The ARB has final approval. Cages are to be white; or bronze for those along Chin Road as mandated by the County.

**Any questions should be directed to the Management Company.  
See also the Initial Restrictions for more specific details.  
This listing is not intended to be all inclusive.**