

## ARCHITECTURAL CONTROL COMMITTEE RULES AND REGULATIONS

These Rules and Regulations are adopted by the Architectural Control Committee (ACC), also known as the Architectural Review Committee (ARC), of Sand Lake Point pursuant to the Declaration of Covenants, Conditions and Restrictions for Sand Lake Point.

WITNESSETH:

WHEREAS, the Architectural Control Committee of Sand Lake Point has the **full authority to regulate the use and appearance of the exterior of all properties within Sand Lake Point to assure harmony of external design and location in relation to surrounding buildings and topography and to protect and conserve the value and desirability Properties as a residential community**; and shall be in the best interests of the Association; and (DCCR Article V, Section 2)

WHEREAS, the Architectural Control Committee of Sand Lake Point has **the full power to regulate all exterior changes** to properties within Sand Lake Point; and (DCCR Article V, Section 1)

WHEREAS, the Architectural Control Committee of Sand Lake Point has the **authority to adopt, promulgate, rescind, amend and revise rules and regulations** in connection with its authority; and (DCCR Article V, Section 2)

WHEREAS, these Rules and Regulations supplement and clarify the Declaration of Covenants, Conditions and Restrictions for Sand Lake Point. These Rules and Regulations are not intended to replace or super cede, nor are they to be construed as a comprehensive compilation of the Declaration of Covenants, Conditions and Restrictions for Sand Lake Point, and;

WHEREAS, these Rules and Regulations are a compilation of previous Rules and Regulations adopted the Architectural Control Committee by of Sand Lake Point and as of the date of their approval replace any previous Rules and Regulations, and;

NOW, THEREFORE, the Architectural Control Committee adopts and promulgates these updated Rules and Regulations as of August 10, 2020. These Rules and Regulations supplement the provisions of the Declaration of Covenants, Conditions and Restrictions for Sand Lake Point. All proposed alterations must comply with these Rules and Regulations and with the Declaration of Covenants, Conditions and Restrictions for Sand Lake Point.

### Rule No. 1 – Procedures

1.1 **No changes, alterations, additions, reconstruction, replacements or attachments** (hereinafter collectively called “alteration”) **may be made to the exterior of any Lot, until the plans and specifications for the alteration are submitted to, and approved by, to the Architectural Control Committee in writing** using an ACC Review Form. The Architectural Control Committee may request additional information, documentation or explanation of any proposed alteration. The ACC may prescribe specific Guidelines based on the type of change or alteration contemplated. (DCCR Article V, Section 3)

1.2 All plans and specifications for an alteration submitted to the Architectural Control Committee must **show the nature, kind, shape, height, materials, locations, color and approximate cost of the alteration**. (DCCR Article V, Section 3)

1.3 **The Committee’s approval shall not be required of any changes or alterations within a completely enclosed area, provided the same are not visible from the Common Area or visually objectionable to any adjoining lot**. This does not relieve the Owner of the responsibility of submitting an application complete with detailed plans of such changes or alterations for an enclosed area of the exterior of the residence. The application will facilitate the ACC’s control and documentation of any applicable conditions of the approval. (DCCR Article V, Section 3)

1.4 **Nothing shall be kept, placed, stored or maintained upon the exterior of any lot** without the ACC's prior approval. (DCCR Article V, Section 3)

1.5 All applications for approval of an alteration shall be delivered to the Property Manager, and the Property Manager shall forward the request to the Architectural Control Committee. It is the Owner's responsibility to insure that a full and complete application is made to and received by the Property Manager in order to vest the ACC with jurisdiction to approve or disapprove the application. Owners are encouraged to obtain written confirmation of receipt of an application submitted to the ACC.

1.5.1 The application shall be forwarded by the Property Manager to the ACC where the Committee Chairman or designated Committee member shall date stamp or otherwise record the date the application is received by the ACC (hereinafter referred to as the "Receipt Date"). **If the Committee fails to approve or disapprove of an application within thirty (30) days after the Receipt Date, the Committee's approval shall be deemed to have been given.** A property owner who wishes to orally present an explanation of a proposed alteration, in addition to the required submission of written plans and specifications, shall so notify the Property Manager upon submission of the application, and an opportunity to be heard before the Architectural Control Committee shall be provided prior to a decision by the Architectural Control Committee. (DCCR Article V, Section 3)

1.5.2 APPROVAL – The Committee's approval shall be deemed to have been given when the Committee announces its approval of the application at the meeting and such approval is codified and recorded in the minutes of the meeting. Written notification of the Committee's approval of the application will be sent by the Property Manager to the Owner as soon as practicable following the meeting. Committee meetings are held monthly. Therefore written notification to the Owner may occur beyond the 30 day period and shall not be construed as the Committee's failure to act. The Architectural Control Committee, as a condition of approval of a proposed alteration, **may require reasonable security** to insure that the work will be completed in accordance with the approved plans and specifications, or to secure payment for any additional maintenance which may result from the alteration. (DCCR Article V, Section 5)

1.5.3 DENIAL – The Committee's denial shall be deemed to have been given when the Committee announces its denial of the application at the meeting and such denial is codified and recorded in the minutes of the meeting. Written notification of the Committee's denial of the application will be sent by the Property Manager as soon as practicable following the meeting. Committee meetings are held monthly. Therefore written notification may occur beyond the 30 day period and shall not be construed as the Committee's failure to act.

1.5.4 REQUEST FOR ADDITIONAL INFORMATION – Regardless of any statements made by the Committee or its members during deliberations, any application returned to the owner requesting additional plans and specifications or such other drawings or documentation as the Committee shall require shall be denied. Such denial shall not prevent or preclude the owner from supplying additional plans or specifications or such other drawings or documentation as the Committee may require. Any such resubmission of additional plans or documentation or such other drawings or documentation as the Committee may require shall constitute a new application and shall give the Committee a new thirty (30) day period to approve or disapprove the application.

1.5.5 All actions of the Architectural Control Committee in connection with an application for approval of an alteration shall be in writing, including approvals, disapprovals or requests for additional information. To know immediately the outcome of their application, property owners are encouraged to attend scheduled ACC meetings. Additionally, following the meeting the owner may contact the Property Manager to learn of the decision of the Committee.

1.6 **If no application has been made to the Architectural Control Committee, suit to enjoin or remove any structure, activity, use, change, alteration, or addition in violation of the prohibitions contained in this section may be instituted at any time.** Notwithstanding other remedies, the Sand Lake Point Community Improvement Committee (CIC) may also impose fines related to the failure to obtain approval from the ACC. (DCCR Article V, Section 3)

1.7 Violations of these Architectural Rules and Regulations **shall be enforced by the Sand Lake Point Board of Directors.** (DCCR Article V, Section 2)

1.8 A Property Owner may appeal in writing a decision of the Architectural Control Committee to the Sand Lake Point Board of Directors within thirty (30) days of the date of the decision by the Architectural Control Committee. The written decision of the Architectural Control Committee shall specify that the Property Owner shall have thirty (30) days from the date of the decision by the Architectural Control Committee within which to file any appeal to the Sand Lake Point Board of Directors.

## **Rule No. 2 – Fences and Walls**

2.1 **No fences or walls shall be erected on Lots unless approved in writing by the ACC.** The ACC has established Fence Guidelines (see Exhibit I – Fence Guidelines) for the proper submittal of fence construction applications. Approval of a fence or wall will be contingent upon obtaining an Orange County Building Permit prior to construction. (DCCR Article II Section 22)

2.2 No fence or wall shall exceed six feet in height. No fence or wall may be **erected closer than fifteen (15) feet to the front line of the residence** located on a property. For the purposes of this rule, the front line of the residence is the nearest front corner of the residence to the fence. The purpose of the restriction is to insure fences are located in the back of the home and are minimally visible from the street. Exceptions to such specifications may be permitted by the ARC. (DCCR Article II, Section 22)

2.3 The following types of materials are permitted for fences and walls: **wrought iron, wood, brick, stucco, brick or other masonry materials.** The definition of wrought iron may include materials giving the appearance of wrought iron such as aluminum, fiberglass or polypropylene. The definition of wood may include materials giving the appearance of wood constructed of synthetic fencing materials, hereinafter referred to as Vinyl, such as resin based composites, fiberglass, polypropylene and polyvinyl chloride(PVC). (DCCR Article II, Section 22)

2.4 No wood fence shall **be pre-manufactured or prefabricated prior to erection.** (DCCR Article V, Section 22)

2.5 Vinyl privacy fences shall be of tongue and groove construction only and, with the exception of gate hardware, which must be rustproof, no metal brackets or fasteners are permitted. Vinyl fence sections must include a rustproof metal reinforcement channel inserted inside the lowest horizontal beam to prevent sagging. Vinyl fencing must have a minimum of a twenty (20) year warranty from the manufacturer. Only colors approved by the ACC as specified in the Fence Color Palette (see Exhibit I) shall be used for vinyl fencing. The Homeowner's Association, by the vote of the ACC and approval by the Board of Directors at any time, may add or delete colors from the Fence Color Palette.

2.6 **No fence or wall may be constructed of uncovered or exposed concrete, uncovered or exposed concrete blocks, chain or chain link except as provided herein.** (DCCR Article II Section 22)

2.7 No fence or wall may be painted unless the color is harmonious with the color of the residence. Proposed paint colors must comply with Color Palette guidelines as described in ACC Rule No. 8 and ACC approval must be obtained prior to painting or repainting. Painting of a Vinyl fence must be conducted per the specifications of the manufacturer and it must be demonstrated that such painting does not void the manufacturer's warranty.

2.8 Architectural features that are an implicit and integral part of the building design that might otherwise be construed as a fence or wall shall not, for purposes of rule no. 2, be defined as such. They shall be considered a part of the structure and Control of their appropriateness in that design shall be based on their own merits. For example, a privacy wall screening of a bathroom garden tub window shall be evaluated on the merits of its contribution or lack thereof to the overall look of the residence.

2.9 With respect to lakefront Lots only, **chain link fencing (not in excess of four feet in height) shall be permitted across the rear of the Lot only. Additionally, the fencing on lakefront Lots shall be located on the rear of the Lot upland from the swales created at the rear of the Lot. Chain link fencing shall not be permitted on the side of the Lot except between the swale and the lake. Chain link fencing shall not contain plastic strips or other similar materials which serve to make the fence opaque; and shall be green vinyl coated.** (DCCR Article II, Section 22)

2.10 **All lakefront Lots shall use fencing material and construction which does not prohibit the visual sight lines of neighbors as to the adjacent body of water.** Fences parallel to the street must have at least 50% of their square footage open to preserve sight lines for the benefit of passersby and neighbors across the street. (DCCR Article II, Section 22)

### Rule No. 3 – Antennas

3.1 Unless otherwise permitted under applicable Federal or State laws, **no television or radio masts, towers, poles, antennas, aerials, wires, satellite dishes (or other similar receiving device), or electromagnetic device, or appurtenances thereto, shall be erected, constructed or maintained on any property so as to be visible from the exterior of the Lot.** (DCCR Article II, Section 5)

3.2 Unless otherwise permitted under applicable Federal Communications Commission laws, **all television antennas shall be erected and maintained completely inside** the structure of the residence and shall be of the “attic type.” (DCCR Article II, Section 5)

3.3 The allowance of the construction of an antenna by Federal or State laws or the Federal Communications Commission does not preclude the homeowner from obtaining ACC approval. ACC approval is contingent upon the antenna’s location, size and placement.

### Rule No. 4 – Docks and Boathouses

4.1 **No dock or boathouse shall be constructed on a lakefront Lot or on or over State-owned lands or waters adjacent to or contiguous to a lakefront Lot unless the plans and specifications are first approved in writing by the ACC.** The ACC has established Dock and Boathouse Guidelines (see Exhibit II – Dock and Boathouse Guidelines) for the proper submittal of dock and boathouse construction applications. Approval of a dock or boathouse will be contingent upon obtaining all required Federal, State and County approvals and permits prior to construction. (DCCR Article II, Section 20 as amended May 2, 2006)

4.2 **Only one (1) dock or boathouse is permitted on any one lot** or property. (DCCR Article II, Section 20 as amended May 2, 2006)

4.3 **All docks and boathouses must be constructed approximately perpendicular to the shoreline.** (DCCR Article II, Section 20 as amended May 2, 2006)

4.4 **All docks and boathouses shall be set back at least one (1) foot from a side Lot line** of the property notwithstanding Federal, State or County requirements for additional set backs. (DCCR Article II, Section 20 as amended May 2, 2006)

- 4.5 **No dock or boathouse may project more than forty (40) feet into the lake from the normal high water line of the lake.** (DCCR Article II, Section 20 as amended May 2, 2006)
- 4.6 **The total area of the dock or boathouse shall not exceed one thousand (1000) square feet.** This limitation is subject to the discretion of the Architectural Control Committee to grant an exception for a walkway or dock extension no more than four (4) feet wide, if necessary, to accommodate shallow water. (DCCR Article II, Section 20 as amended May 2, 2006 and Amendment 8, October 27, 2011)
- 4.7 **No boathouse shall exceed twelve (12) feet in height at the highest point of the boathouse roof as measured from the water level of the lake involved. No railings shall be constructed above such twelve foot elevation.** (DCCR Article II, Section 20 as amended May 2, 2006 and Amendment 8, October 27, 2011)
- 4.8 **No dock or deck shall exceed two (2) feet in height as measured from the water level of the lake involved.** . (DCCR Article II, Section 20 as amended May 2, 2006)
- 4.9 The stain or paint colors used for the dock or boathouse must be approved by the ACC. The roof of the dock or boathouse shall be compatible with the materials, design and color of the residence roof.

#### **Rule No. 5 – Seawalls / Bulkheads**

- 5.1 All seawalls or bulkheads must have all necessary permits issued by appropriate governmental authorities.
- 5.2 No seawall or bulkheads shall be permitted unless **necessary to prevent or abate serious or substantial erosion of the shoreline.** (DCCR Article II, Section 21)
- 5.3 Construction of seawalls or bulkheads must comply with all applicable governmental regulations and any other conditions reasonably imposed by the Architectural Control Committee.

#### **Rule No. 6 – Signs**

- 6.1 **No sign of any kind shall be displayed to the public view on any Lot** or residence with the exception of customary name and address signs and one (1) “For Sale” lawn sign or one (1) “For Rent” lawn sign or one (1) political sign supporting candidates for election without the prior written consent of the Association. (DCCR Article II, Section 9)

#### **Rule No. 7 – Sheds**

- 7.1 **No storage sheds or similar structures shall be permitted** on any property unless the exterior appearance is in harmony with the residence in architectural style, texture, finish and color; and the building materials are compatible with building materials or materials giving the appearance of building materials used in the construction of the residence. (DCCR Article II, Section 24)
- 7.2 No storage sheds or similar structures may be constructed in the utility easements on any property.
- 7.3 All storage sheds or similar structures must be approved by the Architectural Control Committee and must have all necessary permits issued by appropriate governmental authorities prior to construction.
- 7.4 No metal storage sheds or similar structures will be permitted.
- 7.5 No two story storage sheds or similar structures will be permitted. Storage sheds should not exceed eight (8) feet in height. No storage shed shall be located within 15 feet of the nearest adjacent front corner of any

residence. The height and location of any storage shed on the lot is subject to the approval of the ACC and shall take into consideration views and appearance from adjacent lots.

- 7.6 No storage shed or similar structure shall exceed 125 square feet in floor area.

### **Rule No. 8 – Color changes to Residence, Trim, Roof or any Structures Color Palette Guidelines**

- 8.1 Effective October 14, 2008, all exterior painting or re-painting must be conducted in accordance with the Association’s Color Palette Guidelines (see Exhibit III – Color Palette Guidelines). Only colors in the approved Color Palette are allowed.
- 8.2 Any paint manufacturer is allowed as long as the color matches the approved Color Palette color. The Homeowner’s Association, by the vote of the Architectural Control Committee and ratified by the Board of Directors at any time, may add or delete colors from the palette.
- 8.2.1 Natural wood with a clear finish or a wood tone transparent or semi-transparent stain finish over natural wood are included in the Association’s Color Palette.
- 8.2.2 Simulated wood grain surfaces are included in the Association’s Color palette as long as they are applied in accordance with detailed specifications provided by the Architectural Control Committee.
- 8.3 Samples of all colors shall be submitted for Control and approval by the Architectural Control Committee. Disapproval can be based on any grounds, including purely aesthetic reasons even though the colors chosen appear in the approved Color Palette.
- 8.4 Proposed changes in colors of roof shingles or tiles shall be submitted, along with color brochure or material sample, for Control and approval by the Architectural Control Committee. Architectural shingles, aka dimensional singles, are the only approved type of shingle for Sand Lake Point.
- 8.5 No painting or coating of driveways or sidewalks will be permitted.

### **Rule No. 9 – Yard and Landscaping Improvements**

- 9.1 Architectural Control Committee (ACC) approval is required for any changes to landscaping.
- 9.2 ACC approval is required for the installing on the property any ornamental feature including water fountains, waterfalls, other water features, statues, wishing wells, decorative embellishments, etc.
- 9.3 The Homeowner’s Association (HOA) is compliant with Senate Bill 2080, (FS. 373.185), which has put emphasis on Florida friendly yards and helping to protect Florida’s eco systems. It is understood that HOA Covenants, Restrictions and Ordinances may not prohibit Florida friendly practices. This however, does not invalidate the HOA from reviewing, approving and enforcing standards and rules for the appearance and maintenance of landscaping to maintain the quality, beauty and value of homes in Sand Lake Point.
- 9.4 Specific lawn requirements include but are not limited to:
- 9.4.1 St. Augustine and Zoysia are approved turf options for yards in the neighborhood. No artificial turf is permitted since it is not a Florida friendly practice.
- 9.4.2 The area from the street curb to the edge of the sidewalk must be maintained as either turf or low growth ground cover not to exceed 6 inches in height. In no event should turf in this area be less than 50%

of the total area between the street and sidewalk. No other plantings are permitted in this area with the exception of trees which when fully grown do not inhibit views to/from the street to the front of the house.

9.4.3 The area in front of the home shall be made up of plantings that allow the architecture of the front of the home to be shown. No excessive use of plantings that exceed 4 feet shall be used in the front of the home. The intent is to keep plants in proportion to the house and the space in the yard.

9.4.4 Turf shall consist of no less than 50% of the area of the front yard.

9.4.5 Mulch, rock, stone and other non-living ground coverings are not to be used as a substitute for turf and/or plant material. Non-living ground coverings are intended to enhance landscape areas and to help retain moisture for plantings. Excessive use of non-living ground coverings is prohibited. Mulch areas shall be kept free of weeds. Synthetic mulch materials such as rubber and excessive use of rock or stone are not permitted since they are not a Florida friendly practice.

9.4.6 Vegetable or herb gardens must be placed in the rear of the home and away from the view of any street.

9.4.7 Rain barrels are not prohibited; but materials, design, placement and shrouding must be approved by the ACC.

9.5 Detailed guidelines for submitting an application for landscaping improvements are provided by the ACC and a copy of Landscape Guidelines (see Exhibit IV – Landscape Guidelines) can be obtained from the offices of the Community Manager. These guidelines are subject to modification as new implementation and clarifications of Florida law bring change. For more information refer to the community’s website at [sandlakepoint.org](http://sandlakepoint.org).

Adopted by the Architectural Control Committee of the Sand Lake Point Homeowners Association, Inc. on the 10th day of August 2020.

---

Lawrence Lauer

---

Patrick Ault

---

Chris Bostick

---

Kathy Hoffman

---

Terry Taggart

EXHIBIT I

**ARCHITECTURAL CONTROL COMMITTEE**

**FENCE GUIDELINES**

These guidelines are provided to assist in presenting a complete application to the Sand Lake Point Architectural Control Committee for fence alterations and improvements. ACC approval is required for any changes to a fence.

The goal of the application should be to present a design that is:

- 1) Harmonious with the existing fencing of other properties within Sand Lake Point.
- 2) Comply with Article II, Section 22 of the Sand Lake Point Declaration of Covenants, Conditions and Restrictions and well as the Rules and Regulations of Sand Lake Point Rule No. 2.
- 3) Does not intrude upon the views and site lines of other properties within Sand Lake Point
- 4) Contingent upon obtaining an Orange County Building Permit for its construction.

The Homeowner must provide a detailed plan which includes the following:

- A completed Architectural Control Committee Application form.
- A plot plan/survey showing your design layout which indicates the dimensions and location of the fence noting the distance of the fence from the nearest front corner of the residence and the location and size of any gates.
- A picture or photograph of the home showing the nearest corner adjacent to the fence.
- A full description of the materials to be used. A sample of the material may be necessary.
- The finished color of the fence and if painted, the color as described in the Color Palette (see Sand Lake Point Rule 8) as well as the existing color of the residence. Painting of a Vinyl fence must be conducted per the specifications of the manufacturer and it must be demonstrated that it does not void the manufacturer’s warranty.
- A description of the spacing between vertical posts and size of the vertical posts (must be at least 4”X4”) as well as the horizontal structural supports (must be at least 2”X4” for wooden fences).
- Requests for vinyl fence approvals must include a copy of the proposal from the supplier/installer showing fence design, fence location, height and location of gate(s). Also required is a copy of the product warranty showing a warranty period of at least 20 years. (Industry standard is lifetime warranty)
- Vinyl fencing must consist of an approved Fence Color Palette color. The approved Color Palette can be obtained by contacting our Property Management Company. The ACC shall solely determinate whether a color provided is an acceptable match to an approved Fence Color Palette color. Blended (multi-tone) colors may not be acceptable because of color fading.
- Only smooth or wood grain textures are permitted for vinyl fences. Stucco or other textures are not permitted.

The plan should provide the ACC with a complete and detailed understanding of exactly what you intend to create and/or modify.

Adopted by the Architectural Control Committee of the Sand Lake Point Homeowners Association, Inc. on the 10<sup>th</sup> day of August, 2020.

Lawrence Lauer \_\_\_\_\_ Patrick Ault \_\_\_\_\_ Chris Bostick \_\_\_\_\_

Kathy Hoffman \_\_\_\_\_ Terry Taggart \_\_\_\_\_



EXHIBIT II

SAND LAKE POINT

ARCHITECTURAL CONTROL COMMITTEE

DOCK AND BOATHOUSE GUIDELINES

These guidelines are provided to assist in presenting a complete application to the Sand Lake Point Architectural Control Committee for dock and boathouse alterations and improvements. ACC approval is required for any changes to a dock or boathouse. Dock or boathouse changes may require Federal, State and County approvals and permitting.

The goal of the application should be to present a design that is:

- 1) Harmonious with the existing dock structures of other properties within Sand Lake Point.
- 2) Compliant with Article II, Section 20 of the Sand Lake Point Declaration of Covenants, Conditions and Restrictions and well as the Rules and Regulations of Sand Lake Point Rule No. 4.
- 3) Contingent upon obtaining all Federal, State and County approvals and permitting prior to its construction or repair.

ACC requests for docks and boathouses must be submitted with the following:

- A site plan depicting the exact location of the proposed dock or boathouse with location of the normal high water mark and set backs from Lot lines depicted.
- Floor, roof and side elevation drawings and construction drawings showing dimensions of the proposed dock or boathouse including walkways, lifts, hoists and pilings. Also included should be the square footage size of the boat housing area, the length and width of the dock beyond the normal high water mark and the elevation of the dock above the existing water level.
- Color samples of the dock or boathouse structure as well as a sample of roofing materials to be used.

Adopted by the Architectural Control Committee of the Sand Lake Point Homeowners Association, Inc. on the 10<sup>th</sup> day of August, 2020.

Lawrence Lauer \_\_\_\_\_

Patrick Ault \_\_\_\_\_

Chris Bostick \_\_\_\_\_

Kathy Hoffman \_\_\_\_\_

Terry Taggart \_\_\_\_\_

EXHIBIT III

## House Painting Guidelines

The Sand Lake Point Homeowner’s Association has established guidelines for exterior house painting to maintain and improve the “curb appeal” of our community. These guidelines work in concert with our community’s Declaration of Covenants, Conditions and Restrictions to provide everyone assistance in choosing appropriate exterior house colors. These guidelines are effective October 14<sup>th</sup>, 2008 and apply to house painting applications to the Architectural Control Committee after that date. These changes were necessary to help us comply with changes in Florida law.

The Homeowner’s Association (HOA) wants to encourage use of a variety of exterior colors that compliment your home. To accomplish this, the HOA, has established a Color Palette with a variety of home Body colors with coordinating Trim and Accent colors. The Color Palette has been updated and revised as of August 20, 2020.

**Tips:**

- Use colors that compliment the particular style of your home, your roof color as well as your brick, stone or paver color.
- Use all three colors – Body, Trim and Accent colors. The Accent can be used for your front door, drip edge, etc. Your garage door(s) should be painted the same color as either the home Body or Trim color

**Color Palette Requirements:**

- 1) You must choose a Body colors provided in the Community’s approved Color Palette. The matching Trim or Accent color that goes with the Body color can be chosen. Alternate Trim or Accent colors can be chosen, but they must appear in the Color Palette brochure.
- 2) The approved Color Palette can be obtained by contacting our Property Management Company.
- 3) The Body and Trim colors can be interchanged. For example a Trim color in the brochure can be used as the main house color with the matching Body color used as trim.
- 4) The color combination you chose from the Color Palette must be submitted to the Architectural Control Committee (ACC) for final approval. Disapproval can be based on any grounds, including purely aesthetic reasons even though the colors chosen appear in the approved Color Palette.
- 5) Any paint brand may be used as long as it matches the color chip in the Color Palette.

Adopted by the Architectural Control Committee of the Sand Lake Point Homeowners Association, Inc. on the 10<sup>th</sup> day of August 10, 2020.

Lawrence Lauer \_\_\_\_\_

Patrick Ault \_\_\_\_\_

Chris Bostick \_\_\_\_\_

Kathy Hoffman \_\_\_\_\_

Terry Taggart \_\_\_\_\_

EXHIBIT IV

LANDSCAPE GUIDELINES

These guidelines are provided to assist in presenting a complete application to the Sand Lake Point Architectural Control Committee for landscape alterations and improvements. ACC approval is required for any changes to landscaping.

The goal of the application should be to present a design that is:

- 1) Harmonious with the existing landscaping of other properties within Sand Lake Point.
- 2) Supportive of Florida friendly yards and Florida friendly practices as proscribed in Senate Bill 2080, (FS. 373.185)
- 3) Does not intrude upon the views and sight lines of other properties within Sand Lake Point
- 4) Allows the architecture of the front of the home to be shown.

The Homeowner must provide a detailed plan which includes the following:

- A completed Architectural Control Committee Application form.
- A plot survey showing your design layout which indicates the dimensions and location of the area(s) you intend to create and/or modify. A helpful brochure that can assist you in your design can be found at:  
[http://floridayards.org/landscape/2009\\_FYN\\_Handbook\\_non-508\\_web\\_vSept09.pdf](http://floridayards.org/landscape/2009_FYN_Handbook_non-508_web_vSept09.pdf)
- Percentage of turf to remain in the front, side as well as the area between the sidewalk and the street.
- The specific type and quantity of each plant, shrub, mulch, turf, etc. you intend to use in each area. Florida friendly practices promote the use of the right plant in the right area such as the use of turf in low shade areas and the use of groundcover under large trees to minimize irrigation use.
- Spacing of proposed plant material. (Minimum spacing shall be – 1 gallon plants, 18” – 24” on center and 3 gallon plants, 30” – 36” on center).
- Identify planting bed edging material if applicable.
- A photograph and/or description of any ornamental feature and its location.
- Provide photographs of all existing landscaping.

The plan should provide the ACC with a complete and detailed understanding of exactly what you intend to create and/or modify.

Adopted by the Architectural Control Committee of the Sand Lake Point Homeowners Association, Inc. on the 10<sup>th</sup> day of August 10, 2020.

Lawrence Lauer \_\_\_\_\_ Patrick Ault \_\_\_\_\_ Chris Bostick \_\_\_\_\_

Kathy Hoffman \_\_\_\_\_ Terry Taggart \_\_\_\_\_