



CITRUS SPRINGS

Master Homeowners Association

**RESOLUTION OF THE BOARD OF DIRECTOR OF
CITRUS SPRINGS MASTER HOMEOWNERS ASSOCIATION, INC.
Citrus Springs Master Screen Enclosure Poly Roof Rules
Reference Master CC & R 10.1**

THE FOLLOWING RESOLUTION is made this the 11 day of May, 2017, by CITRUS SPRINGS MASTER HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Board of Directors referred to as the "Board."

There are options for adding a solid roof when a screen enclosure exists or is planned to be built. **Multi-Wall Aluminum Polycarbonate Roofing panels*** can be used to create a partial roof. The Guidelines are as follows:

1. When adding a screen enclosure addition to the home, a poly-roof can be installed between the existing home and the top of the screen enclosure. The depth of the poly-roof cannot be greater than 33% of the depth of the entire addition with a maximum depth of 10'. (For example, if you are adding a 24' addition, the poly-roof maximum is 8'. If you are adding a 33' addition, the poly-roof maximum is 10').
2. If there is an existing screen enclosure already attached to the house, a poly-roof can be installed under the screen enclosure. It must attach to the existing home and cannot extend deeper than 50% of the of the existing screen enclosure. It can be made as wide as the existing screen enclosure.
3. Poly-roof panels must be white, bronze or translucent.

* For information regarding Multi-Wall Polycarbonate Roof Panels contact the Master Architectural Committee (ARC).

** Variances may be approved if applicant can show just cause.

ARC Applications that include poly-roofing are subject to the same ARC guidelines as other exterior changes; i.e., they must meet the county permit guidelines and be approved by the sub-association ARC and the Master-Association ARC. (NOTE: The sub-association ARC may have more restrictive rules regarding poly-roofs).