



Citrus Springs, Village "E"

Architectural Review Committee (ARC)
Rules and BOD Deed Restriction Standards

ARC Rules/BOD Deed Restriction Standards

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ARC Rules/BOD Deed Restriction Standards

1. ARC General Terms. In accordance with Article 9.1 of the Declaration of Covenants, Conditions and Restrictions of Citrus Springs, Village “E” (henceforth called “Lake Tangelo”), the Board of Directors has appointed a minimum of three representatives to form an Architectural Review Committee (ARC). This document, in conjunction with Article 9 of the Declarations, outlines the objectives and rules that the ARC will use to apply architectural restrictions within Lake Tangelo.

2. ARC Mission Statement. “The objective of the ARC is to make Lake Tangelo an appealing place to live, promoting a sense of community while maintaining a pleasing and marketable curb appeal; including the consistency in architectural style, scale, materials, and details. The ARC shall supervise and control the external design, appearance and location of all improvements and landscaping additions for the property. When making any decision, the ARC will consider such things as the location of the home, the effect on neighboring homes, and the overall impact on the aesthetics of the community and compliance of existing ARC rules.”

3. ARC-Owner Responsibilities. To ensure the ARC Mission can be achieved, all members of Lake Tangelo Homeowners Association must:
 - The Master/Village ARC Request Form is available from citrus-springs-vero.com when making **any alteration** to the exterior of your home.
 - Download the form, fill out the necessary information (See 4. Below)
 - Email all information to the LakeTangelo.BOD@Gmail.com or mail to Lake Tangelo HOA at 565 Citrus Springs Blvd SW, Vero Beach, Fl. 32968
 - Comply with the controls set forth in Article 9 of the Declaration of Covenants, Conditions, and Restrictions of Citrus Springs Village “E” (available at citrus-springs-vero.com).
 - Comply with the rules and standards set forth in this document.

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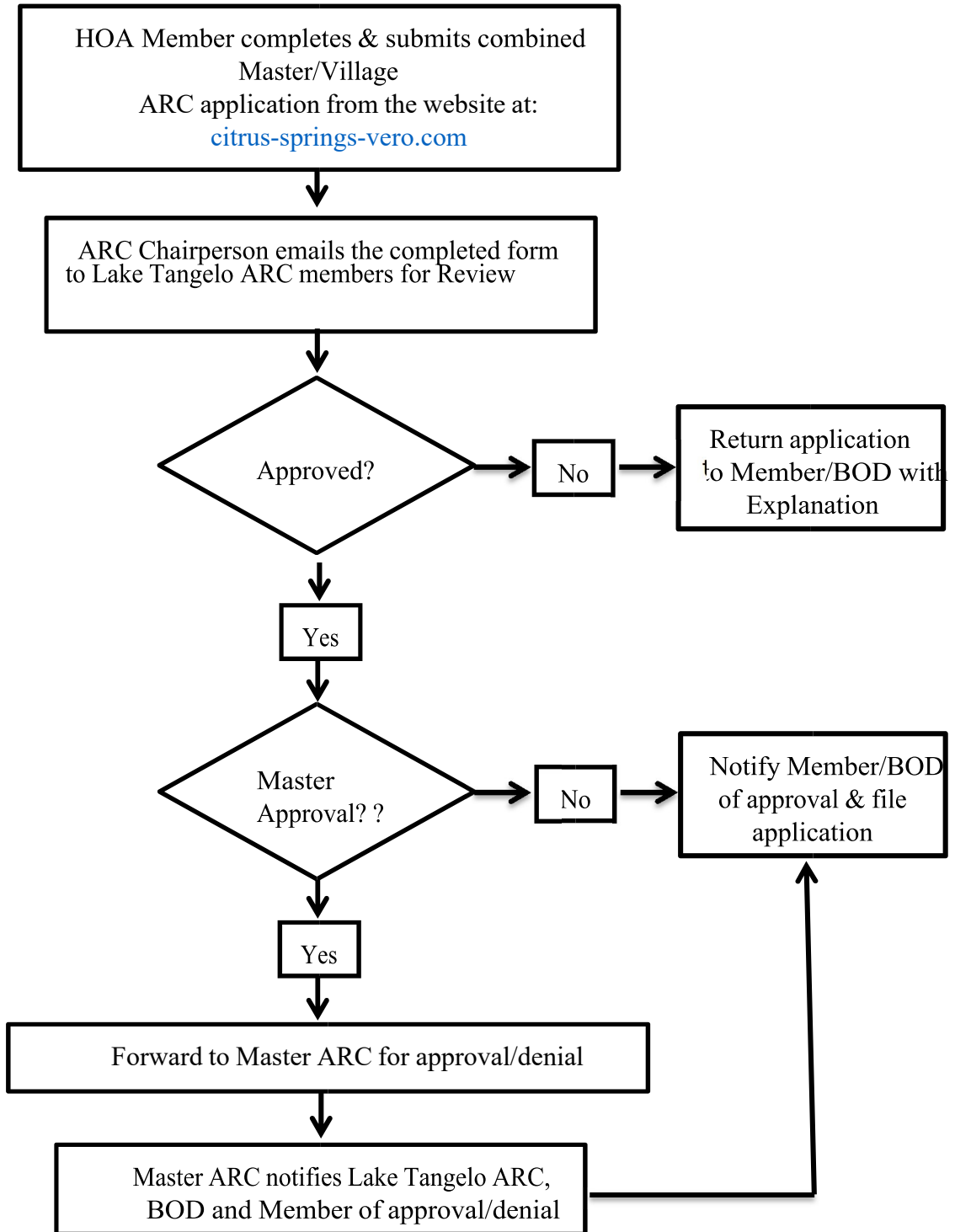
4. ARC Request Form Information. There is one combined Master/Village ARC form. This form can be downloaded from the Citrus Springs Master website (citrus-springs-vero.com). In conjunction with the ARC Form, include the following information:

- If a contractor is making the alterations, submit copies of the contract, contractor's license number, and contractor's insurance certificate. If applicable, provide a copy of the site plan for the lot, showing the proposed improvement in its proposed location along with all other existing improvements on the lot (home, driveway, pool, etc.). Dimensions from the proposed improvement to the nearest existing improvement also should be shown.
- Plans and specifications for all above-ground construction specifying materials, height, width and paint color(s). Elevation drawings should be included for any vertical construction.
- The owner and or the contractor is responsible for obtaining an Indian River County permit where applicable.

5. Master ARC Information. Not all requests require Master ARC approval. **Landscaping Additions or Deletions to the Property, Exterior Painting, Irrigation Wells and Gutters** do not require Master approval. However, they do require Lake Tangelo approval. (Please note that the Master ARC Rules may be stricter than those of Lake Tangelo.) If Master ARC approval is required, the request takes longer to approve. While the Village makes a decision quickly corresponding to its ARC members via Email, the Master ARC holds the approved request until the next monthly Master ARC meeting. The Request is reviewed at the meeting and the decision is emailed back to the member the next day. Master ARC meetings are generally held the first week of the month. The meetings are open to HOA members.

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6. ARC Application Flow Chart Review Process



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7. Architectural Restrictions in Article 9 of the Declaration of Covenants, Conditions and Restrictions of Citrus Springs, Village “E”

ARTICLE 9 of this document lays out the Deed Restrictions of Lake Tangelo and must be adhered to in its entirety. This Article also allows the Board of Directors to establish additional rules so that the community stays consistent in its look and design. See Item 8. Below for the Rules established by Village “E”.

8. ARC Rules Established by the Board of Directors.

a. Driveways/Walkways

- Driveways and approaches to the front entry or any other walkways that are on the sides or front of the home must be brick pavers to match existing community color and design (black and camel color, herringbone design)
- Driveway extensions shall not extend beyond the front outside width of the garage structure.
- Walkways in the rear of the home, not extending past the rear corners of the home, must be brick pavers. They do not need to match existing driveway color or design.
- Maximum width of pathway is 36 inches.

b. Exterior Finishes

- Textured stucco exterior finishes with smooth finish stucco banding.
- Stucco banding must be done on all doors and windows with same style as existing homes; i.e., 5” wide around entire perimeter of frame.
- No tile, brick or natural stone/faux stone finishes.

c. Fences

- Fences are allowed based on Citrus Springs Master Board of Director’s Guidelines.
- Contact the BOD for a new fence request. Both the Village BOD and Master BOD must approve the request.

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d. Garage/Carports

- No windows in garage doors.
- Replacement of garage door shall be similar to the removed door.
- Carports are not allowed.

e. Gutters

- Regular Gutters around the house must be white in color.
- Structural gutters used for screen rooms must be dark bronze in color.

f. Irrigation

- Lot must have a complete functional automated irrigation system.
- Water cannot be drawn from community ponds. Water source must be well or county water.

g. Landscape

- Lawns must be St Augustine/Florata sod variety.
- Air conditioner units, generators, storage containers, pumps, utilities, water softeners, etc., must have landscaping blocking view from front and side street views with bushes or shrubs. Planting must be maintained at no more than 18 inches above the units. Lattice is not permitted.
- Three (3) Tree Minimum in the front yard of at least an 8' height.
- One (1) Tree Minimum in the back yard of at least an 8' height.

h. Mail Box

- Mailbox is owned and maintained by the HOA.
- No changes can be made to the mailbox or its location.

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i. Other Exterior Rules.

- Security service contractor signs of reasonable size may be displayed within ten (10) feet of the entrance to the residence.
- No metallic or mirror-type window tinting on exposed glass surfaces.
- No weather vanes.
- No canvas awning. Only SunSetter® or equivalent roll-down awnings are allowed within the screened area behind the home. Awning must be retracted when not in use.
- No permanent basketball hoops, trampolines, playground swing sets. No above ground pools.
- Hurricane Accordion Shutters may be clear or colored. Color must blend with the exterior house colors.

j. Paint, House and Front Doors

- House and Coordinated Trim. See the Lake Tangelo ARC Paint Notebook for Door and Acceptable Colors
- House colors cannot be the same color as adjacent houses.
- Front Doors may be painted a contrasting/complimentary color. No primary, secondary, neon or florescent colors are allowed.
- Contact the ARC at laketangelo.bod@gmail.com and ask to see the Lake Tangelo Paint Notebook.
- Doors may have impact glass inserts and be clear, frosted, and decorative or stained glass appearance.

k. Roofs

- Roof shingles must be dimensional asphalt or current solar shingle technology.
- Color must coordinate with the house color.

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l. Screen Enclosure and Patios

- Rear patio decks and/or screen enclosures must not be wider than the rear corners of the house.
- Walls of the screen enclosure must be no higher than the rear house roofline.
- Poly Roofs between House and Rear Screen Enclosures or under Rear Screen Enclosures are allowed.
- Enclosing of sidewalls under poly roof or any screen enclosure is strictly prohibited.
- Temporary, semi-permanent or permanent walls are not allowed.
- Front screen enclosure structure must be white in color.
- Rear screen enclosure structure must be dark bronze in color. Current structures in the rear of the home are grandfathered until such time as they are replaced, at which time they must be dark bronze.

m. Outdoor Fire Pits and Fireplaces

- Only natural gas or propane fuel source is allowed and fire pit/fireplace must be installed on a hardscape surface. (No Wood Burning Firepits.)

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9. Deed Restriction Standards Established by the Board of Directors: The items listed below are standards set up by the Board of Directors that outline the expectations of maintaining the exterior of each members' property. If any one of the standards or a combination of them reach a point that makes the property aesthetically unappealing, the BOD will send the member a courtesy email/letter to request repairs be made. If repairs are not made within two (2) weeks, the BOD will take formal action per Articles 9.6 and 9.7 of the "Declaration of Covenants, Conditions and Restrictions of Citrus Springs Village E".

a. Driveways/Walkways

- Free of weeds and grasses.
- Free of Dirt, mold and stains.

b. Garden Hoses and Hose Reels

- Hoses stored neatly when not in use.
- Hose Reels stored in inconspicuous places.

c. House Exterior

- Stucco siding kept clean of dirt and mold.
- Exterior to be painted when paint becomes faded/chalky.
- Gutters and Fascia Boards kept clean from mold.
- Light fixtures must be clean, painted and must emit white/natural light. No colored lights, with the exception of seasonal/holiday color lighting. Colored lights must be changed or removed within two (2) weeks after the Holidays.
- Outside seasonal decorations may not emit sound and must be removed within two (2) weeks after the Holidays.

d. Lawn Decor (Yard Art or Artistic Expressions)

- Limited to an integral part of the landscape presentation.
- Located only in landscaped areas or on porches/patios.
- No artificial grass, plants or flowers in outside areas.
- Flower pots must be decorative and contain live plants. They cannot be taller than forty-two (42) inches.

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e. Landscape/Lawns

- Lot must be landscaped in a clean and uncluttered manner.
- Lawns must be St Augustine/Florataam sod variety.
- Lawns must be trimmed, edged, fertilized and maintained.
- Lawn weeds must be controlled.
- Grass clippings must be cleaned off hard surfaces.
- No landscaping, trees or plants are allowed beyond the owner's property lines and may not encroach into any common area. Palm fronds and tree branches may not interfere with sidewalks.
- No Vegetable Gardens
- Property must be free of any work tools and/or landscaping materials after the work is completed for a particular day.
- Mulch may be stored outside for up to ten (10) days.

f. Landscape Beds

- Free of weeds and grass.
- Covered with Mulch or Decorative Stone.

g. Trash/Recycle Bins and Yard Waste

- Yard Waste and Trash/Recycle Containers can be put on the curb Monday Evening for Tuesday Pick-up.
- Containers should be put away by the end of the day on Tuesday.
- Bulk items require a call by resident to county to determine when they will be picked up so they do not sit on the curb for an extended period of time.

h. Trees/Shrubs/Hedges

- Hedge/shrub height in front windows to be no taller than eighteen (18) inches above the window sill.
- Trees and Hedges must be trimmed and neatly maintained.

10. Revisions. The Board of Directors, from time to time, may amend, modify or revise the provisions of this Document. This document supersedes the Citrus Springs Village "E" ARC Restrictions document revised November 2019.

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