

Summerfield at Meadow Woods

Architectural Guidelines, Standards and Criteria

This community was developed with the intent that homes harmonize with each other and present a pleasing and consistent style. Except as required by the governing documents, this style is not the result of a formal architectural code, but rather the result of the vision of the original developer.

To ensure the preservation of existing design and to prevent the introduction of design that is not in keeping with the community theme, the Board of Directors and the Architectural Review Committee (ARC) hereby recognizes and adopts the style and form of the existing community's architectural standards as required by the governing documents. This standard shall continue in effect until the adoption and publication of new guidelines and standards.

The Architectural Review Board is responsible for reviewing all Architectural Review Change applications made by residents for improvements to the exterior of the unit. The Board also reviews Architectural Guidelines and recommends changes and/or additions to the Board of Directors for adoption.

To the extent that any government ordinance, building code, or regulation requires a more restrictive standard than that found in these Guidelines, the government standards shall prevail. To the extent that any government ordinance, building code, or regulation is less restrictive than these Guidelines and any standards contained herein, or the Declaration, these Architectural Guidelines and the Declaration shall prevail.

Nothing contained in these Guidelines shall obligate any agency, governmental or otherwise, to approve plans submitted, nor shall the approval of the ARC be construed as meeting neither the requirements of Orange County nor any governmental agency required for approval.

The ARC has the right to modify, revise, add, delete, or make any changes to these guidelines by joint resolution with the Board of Directors.

Architectural Review Change Application

1. An Architectural Review Change application may be obtained from the community manager.
2. A separate Architectural Review Change application should be submitted for each exterior modification.
3. Incomplete applications will be "rejected" and not be considered until resubmitted with all the necessary information for the ARC to make a decision.

4. The ARC has up to 30 days from the date a properly completed Architectural Review Change application is received by them to take action on that request or it is deemed unapproved.

Access to Common Areas

1. All exterior changes and modifications shall be completed in a manner so that they do not materially damage the common areas of the Association or individual Lots. Nor shall they in any way impair the integrity of the improvements on the property subject to the maintenance by the Association.
2. No homeowner shall permit their contractor to access or otherwise cross the common areas, or another person's Lot without receiving written permission in advance from the Board or the Community Manager. In the case of accessing another person's Lot, permission shall be obtained from the Lot Owner.
3. Other than the record titleholder of the Lot, any contractor or installer who will cross the common areas to access the construction site, shall provide the Association with an insurance certificate listing the Association as a named insured prior to commencing work. Insurance shall meet the following minimum limits: Contractor's General Liability including completed operations: statutory minimum amount. Worker's Compensation: statutory minimum amounts. The Board may establish these amounts.
4. Homeowners are responsible for any damages to the Common Areas and other Association property. Homeowner is responsible for restoring, re-grading, repairing, and replacing any damaged grass, plants, or irrigation on the common area or any adjoining Lots caused by this construction.
5. Owners are responsible for all cleanup of any improvement project. All debris, sod, soil, construction trash, etc. shall be removed from the lot and hauled to the proper waste sites within seven (7) days of the completion of the project.
6. Homeowners shall be held responsible for the acts of their employees, subcontractors, and any other persons or parties involved in construction or alteration of the home site. The responsibilities include, but are not limited to, the following:
 - i. Ensuring that the construction site, community properties and roadways are kept clean and free of all debris and waste materials, and that stockpiles of unused materials are kept in a neat and orderly fashion.
 - ii. Prohibiting the consumption of alcoholic beverages, illegal drugs or other intoxicants that could hamper the safety or well-being of others on the site.

Air Conditioners

1. No air conditioners shall be mounted through a window, door, or hung on an exterior wall.
2. Replacement of air conditioner components shall be in their original location unless approved by the ARC.

Antennae and Satellite Dishes

1. All outside antennas, antenna poles, antenna masts, electronic devices, satellite dish antennas, or antenna towers are subject to approval of the ARC. All antennas not covered by the Federal Communications Commission (FCC) rules are prohibited.
2. No such equipment may interfere with the radio or television reception of other homes.
3. The ARC requires that all such items be screened from view and that the installation of the antenna comply with all applicable safety restrictions, including any restrictions as to location and height of antenna as imposed by applicable fire codes, electrical codes, zoning codes, and building codes.
4. All satellite dishes must be no larger than thirty-seven (37") inches in diameter.
5. All antennae and satellite dishes should be ground mounted and shall be installed at no greater distance than eight (8') feet from the unit.
6. Installation of satellite dishes shall be in accordance with the current rules of the FCC.
7. All installations shall meet the minimum wind load requirements of the Florida Building Code (latest edition) concerning wind resistance and other applicable requirements.
8. Homeowners shall not permit their antennae and satellite dishes to fall into disrepair or to become a safety hazard, and shall be responsible for their maintenance, repair and replacement, and the correction of any safety hazard.
9. If antennae or satellite dishes become detached, homeowners shall remove or repair such detachment within seventy-two (72) hours of the detachment. If the detachment threatens safety, the Association may remove the antennae or satellite dish at the expense of the Owner without prior notice.

Awnings

1. No permanent or retractable awnings (metal, fabric, wood, plastic or other materials) are permitted.

Barbecues/Smokers/Grills/Fire Pits

1. Barbecue grills, smokers and built-in barbecue units shall be located within the rear side setbacks of the unit. Their location must be carefully planned to minimize smoke or odors affecting neighboring units.
2. They must remain covered when not in use.
3. Outdoor wood burning is prohibited except in a fire pit used on an uncovered patio or an open area of pavers or concrete within the rear side setbacks of the unit. When not in use, a fire pit may be stored on a lanai or in a screened enclosure. The fire pit must have a wire screen mesh covering, be freestanding, and kept in good working condition. An Architectural Review Change application is required.

Canopies

1. The installation of a canopy (fabric gazebo) is not permitted. Exception will be for private parties and such fixtures or decorations may be installed 24 hours prior to and must be removed within 24 hours of the party. No other type of sun shade, tent or canopy cover will be approved.

Carriage Lights

1. Carriage light sizes and locations must harmonize with the front elevation of the unit. A picture with color and dimensions shall be attached to the Architectural Review Change application. Lights shall be black, brown, white or natural metal in color.

Doors and Sidelights

1. Doors may be replaced with doors approved by the ARC. Requests for replacement doors shall be submitted including pictures. Sidelights will be replaced at the discretion of the owner with their options submitted to the ARC for approval.

Walkway Entrances

1. Entrances to the front door may be concrete or interlocking stone or brick pavers which complement the color scheme of the unit.
2. Additional walking area(s) adjacent to the walkway which extends to overall total walkway will be considered for approval. The extension should match the existing walkway design, material, and color; however, paver extensions that complement the color of an existing concrete walkway will be considered. Samples of the pavers and photos of the existing walkway should be submitted with the application.

Encroachment and Plantings on Common Grounds

1. Residents shall not put trees, bushes, plantings, bird baths, lawn ornaments, planters, bird feeders, flower pots, picnic tables, furniture, fences, walks, hedge enclosures and other types of groupings on common grounds or other Association property.

Flags – Federal, State, Military

1. Flags shall be replaced if faded, tattered, or in poor condition.
2. Flag poles and flag attachments will be kept in a clean and maintained condition.

Front Entry of Home

1. Front entry into the home may not be screened but must be left open as constructed by the builder of the home.
2. No front entry shall be used for storage of any kind (this includes shoes).

Garden Hoses

1. Garden hoses shall be on a hose wrap attached to a mobile station. Hoses may be neatly coiled in a container in a flower bed behind shrubbery out of sight from the street, common grounds, or nearby neighbors. Circular (spiral coiled) hoses shall be secured.

Holiday Decorations

1. Holiday displays in the front entryway and on the front door, along with traditional holiday lighting, do not require approval from the ARC.
2. Holiday lights and decorations shall not create a nuisance to the adjacent residents or the community.
3. Holiday lights and decorations to celebrate Christmas, Hanukkah, or other holiday, may be installed commencing on Thanksgiving and shall be removed no later than January 10th of the following year. Brackets, clips, and other holders for holiday lights that are installed on a unit must be removed at the time that the lights are removed.
4. No more than three (3) individual inflatable display items are permitted for any holiday.
5. Special decoration displays for Valentine's Day, St. Patrick's Day, Easter, Memorial Day, Independence Day, Halloween, Veteran's Day, Thanksgiving, or other religious holiday may be placed on the exterior of the unit fifteen (15) days prior to the special day and must be removed five (5) days after the special day.

6. Any displays other than those defined above will require the approval of the ARC.

Edging or Landscape Borders

1. Concrete edging blocks, stacked stone or slate, and black or green plastic edging are the only acceptable forms of edging. A sample or photo of the curbing/edging shall accompany the request to the ARC.
2. Edging blocks shall be natural concrete color or an earth tone color. A sample or photo of the edging block shall accompany the request to the ARC.
3. Edging will be allowed around mulched areas along the perimeter of the unit.
4. Edging will be allowed around individual trees if installed to a diameter of at least thirty-six (36) inches in order to contain mulch and prevent damage to trees from lawn equipment. A minimum distance of six (6) feet shall be maintained between any landscape borders.

Landscape Lighting/Flood Lights

1. Landscape lighting, solar or wired, may only be installed in landscaping beds and along the walk from the front door to the parking lot. Individual lights shall be black, white, or natural metal in color (silver, gold, bronze or copper). ARC approval is required.
2. Lights shall not be spaced closer than 30 inches on center.

Trellises, Lattice, Arbors, Arches and Pergolas

1. Arches, arbors, pergolas, trellis and similar structures are permitted. ARC approval is required.

Lawn Furnishings

1. All other types of lawn furniture will be located in the rear of the unit and not be visible from the street in front of the unit.
2. For safety reasons, all lawn furniture shall be removed when residence is unoccupied for a period of seven (7) days or more unless prior arrangements have been made with a neighbor.
3. All lawn furniture shall be removed upon issuance of any storm warnings of a Tropical Storm Warning or higher.

Lighting

1. All exterior lighting shall be consistent with the character established to the minimum necessary for safety, identification, and decoration.
2. Owners may not install security spotlights or flood lights unless lights are activated by motion sensor.
3. Fixture design and location shall be compatible with the design of the unit.
4. No spot lights, flood lights, or other high intensity lighting will be placed or utilized upon any unit so that the light is directed or reflected on neighboring units.
5. Bollard light fixtures are not permitted.
6. Enclosures of light fixtures shall be designed to conceal the lamp bulb. Light bulbs may not exceed the manufacturer's recommendation for bulb wattage.
7. Fixtures may be incandescent, metal halide, mercury vapor, or high-pressure sodium lamps. Bug lights and colored light bulbs are not allowed.
8. No lighting shall be permitted that constitutes a nuisance or hazard to any owner or neighboring resident.

Ornaments

1. Ornaments or decorative embellishments include those on lawns, landscape beds, entryways and those mounted on the unit that are visible from the street or common area.
2. Ornaments shall not exceed thirty-six (36) inches in any dimension; however, based upon the dynamics of the Lot and unit, a variance may be considered.
3. Ornaments of a solid color shall be white, dark green, brown, natural concrete or stone color. If made of metal, they may be the natural color of that metal.
4. Painted or glazed ornaments shall be as close as possible to the natural color(s) of the subject that they are depicting.
5. A maximum of three (3) ornaments and/or potted plants are permitted in front of the unit or in the rear of the unit that is not screened.
6. Lawn ornaments include, but are not limited to:
 - Decorative flags (including holiday, sports, etc.)
 - Patriotic display items (yellow ribbons, decals, etc.)
 - Personal items other than furniture are considered lawn ornaments
 - Plants on hooks
 - Plaques

- Potted plants
 - Statues
 - Stepping stones within a landscape bed
 - Tiki torch (may only be located in the rear of the unit)
7. For safety reasons, all lawn ornaments shall be removed when residence is unoccupied for a period of seven (7) days or more, unless prior arrangements have been made with a neighbor.
 8. All lawn ornaments shall be removed upon issuance of any storm warnings of Tropical Storm Warning or higher.
 9. No ornaments shall be hung from trees.
 10. Ornaments shall not be placed down walkway perimeters, on street catch basins, or on utility boxes.
 11. Decorative buckets, plastic paint buckets, and the like shall not be used.
 12. One American flag, one POW, and one U.S. Military flag and door wreaths (one per door) are not counted as ornaments.
 13. Flower pots containing dead plants and empty flower pots shall be removed from public view immediately.
 14. Artificial plants/trees or flower arrangements are allowed on front entryways or lanais only – not in landscape beds or in tree rings.
 15. Ornaments and flower pots displayed in sets of two or more will be counted individually. For example, a ceramic duck with two (2) ducklings is three (3) ornaments.

Screen Enclosure, Patios, and Sunrooms

1. Screen enclosures may have shingled, Elite style, insulated aluminum roofs or screened roof structures. If shingled, they shall match the existing shingles on the unit and shall maintain rear setback as required by local municipality code. If insulated aluminum panels, frame and roof color must be the same if top of roof will be visible to the street. The pitch of the roof shall meet current code requirements.
2. If the roof is screened, it shall be charcoal in color.
3. Framing must be anodized or electrostatically painted aluminum to match the framing of windows on the unit.

4. Screening shall be charcoal and of standard mesh size. No opaque or decorative screening is permitted.
5. Installation will meet all county and state building codes for homes within “C” Wind Exposure Zones and will be designed and built to withstand 130 mile per hour winds.
6. All support cables, screws, and fasteners shall be of a non-corrosive material such as stainless steel.
7. Structural gutters may be installed but where necessary, must be adjusted to tie into existing unit gutters—runoff must be directed in a manner that will not negatively affect neighboring units or common property.
8. Aluminum kick plates, not to exceed sixteen (16) inches are allowed on screen enclosures including screen doors. Decorative grills may be installed on screen doors.
9. Sun room walls shall have a stucco finish on the exterior to match the existing unit and will be constructed at a height not to exceed thirty-six (36) inches. All construction must be in conformance with the applicable building codes.
10. Vinyl windows (clear or light gray) will be allowed with frames that match the color of the existing window frames. Samples of light gray tint shall be included with the Architectural Review Change application.
11. Roof line may not exceed the height of the unit.
12. Gable style roofs that are constructed of Elite style, insulated aluminum panels will not be permitted unless the frame is white. Frame and roof of Elite style, insulated aluminum roofs must match in color if the top of the roof will be visible to the streets or neighboring units.
13. Screen enclosure color: If repairing screen enclosure, it remains same color as existing. If replacing or new structure, the color will be bronze.
14. Door frames shall be white.
15. No decorative grilles or bars will be permitted on storm doors with the exception that one (1) horizontal bar may be used on screen doors located at the rear of the unit.
16. All storm doors must be full glass. A kick plate is optional.
17. Security doors (metal grilles or bars) are prohibited.

Signs

1. In order to ensure a harmonious effect as the overall appearance of the Property, no signs of any type shall be displayed on the Living Unit where same is visible to the outside thereof, or on any portion of the Property.
2. "For Sale" or "For Lease" signs will be permitted provided they do not exceed two (2) feet by two (2) feet and are placed in window or on doors of Living Units. No free-standing signs are allowed.

Storm/Hurricane Shutters

1. Permanently installed shutters may be accordion or roll-up style and must be approved by the ARC.
2. Temporary shutters include Lexan panels or similar, aluminum panels and fabric panels. While not advised, if using plywood panels, they should be marine grade and ¾" thick.
3. Shutters may be closed or installed 48 hours prior to the expected arrival of a tropical storm or hurricane in the area and must be removed no later than 72 hours after the warning is lifted. Should the panels not be removed, the Association is granted an easement to the property to remove the panels and the cost of labor shall be charged to the Owner. The Association is not responsible for any damages caused by the removal or for the costs of storage of the panels.
4. In the event of an actual storm event causing substantial damage to the unit, homeowner may request in writing for an extension to this time period if the repairs and restoration of the unit require that the panels remain attached for a longer period of time.
5. Shutters may not be closed or installed at any time other than during a storm event.
6. Under no circumstances may storm shutters or protective panels be used as a routine security measure.

Windows-Replacement, Tinting and Treatments

1. Originally installed windows may be replaced with Replacement window frames shall match existing window frames unless all windows in the home are being replaced at the same time in which instance a request to change style may be considered by the ARC.
2. Windows shall be one of the following listed:
 1. Original open up.
 2. Slide open to side.
 3. Open out either push out or crank.

3. Owners may request to install energy conservation films on windows. Window tinting film applied to the interior of the windows shall be gray in color with no more than 21% solar reflectance and no less than 30% light transmittance.
4. The degree of darkness allowed for non-reflective tinting shall remain with the ARC on a case by case basis. All tinting requests must be accompanied by a brochure or manufacturer's description. All requests must include a sample of the material to be used. This sample will remain with the application and will not be returned.
5. No silver, gold or bronze reflective colors are allowed. No reflective tinting or mirror finishes (to include aluminum foil) will be permitted.
6. Sheets or other temporary window covering may be used for periods not exceeding one (1) week after an owner or tenant first moves into a unit or when permanent window treatments are being cleaned or repaired, but in no case may they be in place for longer than one (1) week.

Portable Storage/Moving Containers

1. Portable storage/moving containers (commonly known as PODS) or any similar units designed for the temporary storage or transportation of a resident's personal household goods are permitted in the community for a maximum of seven (7) days.
2. After proper notification is given to the Owner, the Association has the right to have the container removed if the Owner has failed to comply with this standard. All related costs including administrative charges and out-of-pocket expenses for the Association plus attorney's fees will be charged against the homeowner's account and a lien immediately placed against the property until all costs are paid.

Note: After proper notification is given to the Owner, the Association has the right to enter a property and complete any repairs or maintenance if the Owner does not respond within the specified period of time. Should the Association contract for providing needed maintenance, the cost of materials, labor, administrative charges, and out-of-pocket expenses for the Association plus any attorney's fees will be charged against the homeowner and a lien immediately placed against the property if not paid within ten (10) days of receipt of invoice for the charges.