Old Sebastian Point Homeowners Association

The following guidelines are adopted in addition to and not as a replacement of the Association's Governing Documents.

ADOPTED ARCHITECTURAL REVIEW STANDARDS

DRIVEWAYS

Architectural Review Board approval will be required for all driveway construction, extensions, modifications and additions to driveways. The primary considerations will be no adverse aesthetic or drainage impact on adjoining lots or common area.

Additions or modifications must be of the same materials as the existing driveway or pavers approved by the Board of Directors, and shall not exceed the width of the garage. Driveways may not be painted, stained, or stamped.

EXTERIOR PAINTING

All exterior surfaces including walls, trim, doors, and shutters, shall be the original material and color as selected at the time of development, herein known as Approved Colors or chosen from the Approved Colors at time of development with approval. Any alteration to the Approved Colors will require the majority approval of the Board of Directors. At no time will any house be painted the same colors as a house immediately neighboring the same on either side.

EXTERIOR SCREEN DOORS

Only single section full-length screen / storm doors, which shall be black or dark bronze, will be permitted on any door within the view of the community. At no time will screen / storm doors be permitted to be constructed out of wood.

FENCES

Fences must be of wrought iron style, constructed of iron or aluminum, black in color, and four (4') feet tall maximum. Fence to have double top rail and single bottom rail only, finials not permitted. Fencing may not be installed whereas it causes an obstruction to drainage access easements, i.e. ponds, structures, etc. Fencing to be installed along easement to allow access to lake or drainage structure.

Additionally, all basketball hoops shall be portable, and stored in the driveway no further than three (3') feet away from the home, or out of the view of the community when not in play.

LANDSCAPING

All landscaped areas shall be maintained free of weeds and grass, other than ornamental grass plants. All plants and shrubs planted next to the home will be maintained at height not to exceed the bottom of the lowest window trim of the home.

LAWNS

All lawns shall be maintained at a height not to exceed six (6") inches at all times, and no more than three (3") inches over any hard surface or landscaped area. Lawns are to be treated to remain free of weeds and irrigated on a regular basis to maintain a green healthy appearance.

RECREATIONAL STRUCTURES

All recreational and play equipment shall require ARB approval prior to being installed, and shall be placed in the rear yard behind the footprint of the house.

SATELLITE DISHES

Dishes may not exceed 1 meter in diameter and only one dish per lot may be installed. Satellite dishes should be installed at the rear of the home or if needed on the side of the home within 10' of the rear corner of the home. If the dish is to be pole mounted it should be installed on a pole no more than 4' above ground and no more than 4' from the side or rear of the home as designated above.

TRASH

All garbage and trash containers must be placed on curbs in front of homes not earlier than 6:00 PM on the evening before collection day and must be removed by 9:00 PM on the evening of collection day. Further, all garbage and trash containers shall be stored out of sight within each home's garage or behind approved fencing with approved natural shield (approved plants / shrubs).

IRRIGATION WELLS

Irrigation wells may be considered providing wells include 2-inch diameter PVC well casing to typical depth of about 250 feet using rotary drilling equipment. The well casing should be grouted in place with neat cement in accordance with standard industry practice and water district guidelines. Wells should be completed with an open hole finished to approximately 300 feet. Final casing and well depths will be based on drilling conditions encountered. All well equipment above ground level must be shielded by approved landscaping. Additional requirements may apply at the discretion of the ARB.