

**THE ISLAND CLUB OF VERO BEACH  
COMMUNITY-WIDE ARCHITECTURAL STANDARDS,  
RULES AND REGULATIONS**

**APPROVED BY THE BOARD OF DIRECTORS  
BOARD MEETING DATE: 5 December 2019**

**All Standards are subject to Florida Statute 720. If a conflict arises, Florida Statute 720 takes precedence.**

## **1.0 PURPOSE**

The purpose of the Architectural Standards is to provide specific standards adopted by the Board of Directors of Island Club of Vero Beach Homeowners' Association, Inc. (hereinafter the "Association") to maintain the objectives of the Association's Covenants, Conditions and Restrictions. The Architectural Standards explain the application and review process that must be adhered to by homeowners seeking approval of the Architectural Control Committee (hereinafter "ACC") for any exterior modifications or changes to their homes or lots that are subject to approval.

### **1.1 Basis, Objective, And Authority**

The authority of the ACC and these Architectural Standards are found in the Declaration of Covenants (hereinafter the "Declaration"), specifically Articles XI and XII. The Declaration imposes use restrictions and specifies the process for obtaining approval for changes, improvements, or alterations to an owner's lot or home. The primary purpose of the Architectural Standards is to establish design standards for the community. "Community-Wide Standard" shall mean the standard of conduct, maintenance, or other activity generally prevailing throughout the Property. Such standard may be reasonably and more specifically determined by the Board of Directors from time to time." See Amendment to Declaration, Article I, Section 11. The promulgation and enforcement of the Architectural Standards is intended to achieve the following objectives:

1. Maintain consistency with the overall design concept for the community;
2. Ensure conformance with Florida Statute 720;
3. Promote harmonious architectural and environmental design qualities and features;
4. Promote and enhance the visual and aesthetic appearance of the community;
5. Maintain a clean, neat, orderly appearance.

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## **1.2 Role Of Architectural Control Committee**

The Association is responsible for the administration and enforcement of all covenants and restrictions imposed by the Association's governing documents. The Declaration provides the scope and authority of the ACC. The ACC members are appointed by the Board of Directors of the Association and will consist of one member from the Board of Directors and up to six (6) members-at-large appointed from the homeowners. An odd number of members is required. The ACC will review and approve or disapprove completed applications submitted by owners for exterior additions, alterations or modifications to a home or lot using the Architectural Standards approved by the Association's Board of Directors.

## **1.3 Alterations Requiring Review And Approval By The Architectural Control Committee**

Any changes permanent or temporary, to the exterior appearance of a building or lot are subject to review and approval by the ACC. The review process is not limited to major additions or alterations, such as adding a room, deck, or patio, but includes all items such as changes in color and materials. Approval is also required when an existing item is to be removed.

## **1.4 Enforcement Procedures**

The Architectural Standards are an accepted part of the covenants; the Board of Directors and the ACC have the right to enforce compliance with these standards.

## **1.5 Responsibilities Of Homeowner**

The ACC will not knowingly approve a project that is in violation of any building or zoning codes. The responsibility of compliance rests solely with the homeowner, who will be held responsible for any building violations and the penalties they incur. Approval of any project by the ACC does not waive the necessity of obtaining the required county building or work permits, at the owners' expense. On the other hand, the obtaining of such permits does not relieve the applicant of the responsibility of obtaining the approval of the ACC.

All construction or alterations approved by the ACC must be commenced within six months following the date of approval, and must be completed within one year

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of the approval date. In the event that construction/alteration is not commenced within the six month period, the approval of the ACC will be considered void. The homeowner must then resubmit the application for approval before undertaking the project. Work found to be started or completed prior to approval may be subject to a stop work order, modification, removal or fine as directed by the ACC. There shall be no deviations from the plans and specifications approved by the ACC without the ACC's prior written consent. The ACC does not approve plans, applications or specifications for engineering design or applicable code compliance, and assumes no responsibility or liability therefore.

## **1.6 Changes/Additions**

Any material change to Architectural Standards affecting exterior architectural form, fit or function - requires majority passage vote by the Board of Directors.

## **1.7 Damage Deposits**

If upon review of a homeowner's proposed modification, the ACC determines that the construction may result the need for repairs or restoration of damages, the ACC requires a refundable deposit payable to the IC Homeowner's Association prior to the commencement of the work. The damage deposit shall be used to correct problems resulting from the construction activity by the homeowner or its agents. The ACC may require a higher damage deposit where in the judgment of the ACC a higher deposit is warranted. The ACC shall return the damage deposit within 30 days of completion of construction, if no claim is made.

## **2.0 Specific Standards: (Alphabetical)**

These Architectural Standards will not cover every situation. If a homeowner wishes to make a permanent or significant visual modification to their property that is not explicitly covered in these Architectural Standards, the homeowner must still submit an application to the ACC.

**2.1. ANTENNAS/DISHES:** External antennas or external receiving devices of any kind, except satellite dishes, are prohibited. Satellite dish units are allowed. Satellite dishes must be installed in least conspicuous location on the property consistent with receiving a clear signal, but not on the front of the home unless that is the only place a clear signal can be obtained. Satellite dishes must be screened

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from view whenever possible with landscaping. Weathervanes and other decorative items are strictly prohibited.

**2.2. ARBORS AND OTHER OUTDOOR STRUCTURES:** No arbors or other exterior structures are allowed.

**2.3. AWNINGS:** Awnings may be installed with ACC approval. Awnings are limited to the rear of the first floor of homes and must be confined within a screen enclosure. Awnings must have a rigid metal frame and all of the metal is required to be covered with fabric material. In addition, these units must be removed entirely while under a local storm warning to curtail the risk of property damage. The awning must be compatible with the architectural designs of the house and the color scheme. The color of the awning must be solid. Awnings must be submitted to the ACC with a fully completed request for modification. All requests must be accompanied by a material specification, typical details and a sample of the exact material to be used. The homeowner is responsible for maintaining the awning free of dirt, discoloration and deterioration.

**2.4 BUILDING ADDITIONS:** No building additions shall be constructed from the main dwelling unless it was an option with the original approved home design plans. ACC approval is required before any construction proceeds.

**2.5 DECORATIVE OBJECTS (Exterior):** Homeowners may display a reasonable number of holiday decorations and lighting, beginning no more than 30 days prior to a publicly observed holiday or religious observance and remaining for no more than 20 days thereafter. No ACC application is required. However, in the event that the ACC determines the decorations and/or lighting are:

1. Excessive in number, size or brightness;
2. Draw excessive traffic;
3. Not reasonably related to the current public or religious holiday;
4. Unreasonably interfere with the use and enjoyment of adjacent homes or common areas; or
5. Cause a dangerous condition to exist.

The homeowner must remove the offending decorations or lighting with 72 hours after receiving written notice from the ACC or Board of Directors. No decorations

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may emit sound. Decorations shall not be inflatable or projected on building facades.

**2.6 DOORS:**

- a. Front Door: ACC approval shall be required prior to installation of any front door (including screen doors) or changes to existing front doors.
- b. Garage Doors: Garage door must be kept closed while not in use. Garage doors may only be replaced with existing style and type of door. Oceanside homeowners may replace their garage door with a solid door (without windows). The garage door shall be white, raised panel steel, colonial style, identical to the current doors in each community. For new garage door installations, the application shall include manufacturer's information confirming the door meets current hurricane impact standards.

**2.7 GARAGE SALES/ESTATE SALES:** Garage sales and estate sales are not permitted.

**2.8 DRIVEWAYS:** ACC approval will be required for all driveway construction, extensions, modifications and additions to driveways. The primary consideration will be to ensure there is no adverse aesthetic, damage or drainage impact on adjoining lots or common area including the irrigation system. Additions or modifications must be of the same materials as the existing driveway and shall not exceed the width of the garage. Driveways cannot be painted.

**2.9 FENCING:** No fence or similar enclosure shall be installed on any Unit, including around a pool, without the prior written approval of the ACC. Notwithstanding the foregoing, in no event shall any fence or similar enclosure be (i) greater than four (4) feet in height, as measured from top to the bottom of said fence or enclosure, unless otherwise provided by applicable law, (ii) installed in the front yard of any unit, or (iii) installed on a unit which is adjacent to a lake or other water body, other than immediately around a pool. "Front yard" is the area in the front or side of the house directly facing the street, including, but not limited to, driveways, uncovered walkways, and areas of mulch, landscaping and turf.

**2.10 GUTTERS, DOWNSPOUTS AND RELATED LANDSCAPE DRAINS:** Gutters and downspouts may be installed without the approval of the ACC. All gutter and downspouts must be white and made of aluminum or similar material,

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and are consistent with existing design. Downspouts shall not be extended to drain on adjacent properties.

**2.11 HOUSE NUMBERS:** Quick response to an emergency is desired by all. Fire, Rescue and Police advise that they follow house numbers in their search for location of an emergency.

House numbers shall be black, four inches in height and italics style. They should be positioned on the front of the home easily visible from the street and near the outdoor lighting if possible and are the homeowner's responsibility. Maintenance of their visibility is the responsibility of the landscape management company with the exception of homeowner installed or maintained plantings.

**2.12 HURRICANE SHUTTERS:** Hurricane shutters may be installed, provided all exterior frames, tracks, mechanisms, and actual shutter material are blended to match the existing color and elevation scheme of the residence. Wood shutters or boarding are strictly prohibited. Lexan or Lexan-like (colorless, translucent), white, or approved house blended color hurricane shutters may be put in place on or after June 1 and must be removed no later than November 30th of each year unless the National Weather Service announces a hurricane watch past that date.

- a. Homeowners who depart prior to June 1st may make suitable arrangements to put the shutters in place on or after May 22nd. Removal must be complete on or before November 30th of each year.
- b. Metallic colored shutters (unpainted metal) may only be put in place if it is announced that Indian River County is in the projected track of a hurricane that could make landfall in Indian River County within ten days. The shutters must be removed within two weeks from the date the impending hurricane has passed through or by Indian River County or from the time that access to the Island Club has been fully restored. If damage has caused the removal of the hurricane shutters within the two week time period to be impractical, they must be removed as soon as possible.
- c. Any initial, additional, or change from originally approved installation of hurricane shutter must be submitted and approved by the ACC prior to installation. Any request for approval must contain the manufacturer's information with a fully completed request for modification. All requests must be accompanied by a material specification, a location schedule, typical details and a sample of the exact material to be used.

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**2.13 LANDSCAPING:** All landscape installation or changes, including removal of plants and trees, must be approved by the Landscape Management Committee (LMC) and the ACC. Examples include the planting of trees, shrubs, and perennials or the modification of existing planting beds.

- a. Artificial grass is prohibited.
- b. Statuary, gnomes, and similar decorations are not allowed.
- c. Planting of flowering, (not fruit or vegetable bearing) annual vegetation is the responsibility of the homeowner and must be removed in a timely manner, but no less than once a year. Annual vegetation must not interfere with landscape maintenance. The HOA or Landscape Company does not accept any responsibility for damage to annuals except in established landscape beds. Planting annuals is permitted only in originally established landscape beds, unless specifically approved.
- d. Beds used for annuals may not be left unplanted for more than two weeks at a time.
- e. Landscape and irrigation damaged by actions of the homeowner or homeowner's employee will be replaced by the HOA and expense billed to the homeowner.
- f. Citrus or fruit producing trees may not be planted at any home or common area.
- g. No potted or hanging plants may be displayed anywhere outside a unit except in the covered entry way, within a screen enclosure or walled-in courtyard. Orchids and stag horn ferns may be mounted to trees on the homeowner's property in accordance to HOA standards. Plants may not be mounted to the oak trees along the roads. Plants should be mounted using biodegradable materials such as string, twine, or mesh that will blend with the color of the tree. No nails, staples, screws, etc. that would pierce the tree should be used. Dead or diseased plants should be removed immediately, but no later than two weeks.

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- h. Replacements of naturally dead, dying or overgrown vegetation will be made by the HOA at its expense upon notification by homeowner via written service request to, inspection by, and approval from the Landscape Management Committee (LMC) or LMC observation and consultation as appropriate. Replacements will be the same, similar, or complementary in nature as determined by the LMC. The LMC prefers to use Florida Native plants when possible. Property tours are conducted by the LMC on a regular basis, at a minimum in the fall, winter, and spring, to facilitate this process.
- i. All other homeowner landscape modifications, except annuals, as otherwise specified, require approval of both the Landscape Management Committee (LMC) and the Architectural Control Committee (ACC) with initial approval (sign off) required from the LMC.
- j. Landscape removals shall require consistent and/or reasonable replacements unless an exception is expressly approved.
- k. All stone used as a ground cover must be approved by the ACC prior to installation. Stone is not permitted on any portions of a unit that may be struck by maintenance equipment.
- l. Any mulch added to new or existing landscaping must be dark brown wood mulch unless approved via a modification request.
- m. Relative to maintenance of Oak trees on homeowner property, the Association will remove dead limbs and maintain a 10ft canopy from the ground and over roofs/screen enclosures. Homeowners cannot trim branches from large trees such as Oaks, or hire anyone to perform this work without a modification request.

**2.14 IRRIGATION SYSTEMS:** Irrigation systems must be kept in good working order to prevent dead or otherwise unsightly landscaping. Installation of irrigation system or changes to existing irrigation systems requires ACC approval. No homeowner or lot owner shall interfere with, disturb or destroy the irrigation system or any part thereof which is installed within the Property, including on and under individually owned lots. The entire irrigation system, including but not limited to, all irrigation pumps and piping installed on and under individually owned lots, are owned by the Association.



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**2.15 LANDSCAPE CURBING, WALKWAYS AND PAVING:** All landscape walkways and pavers must be approved by the LMC and ACC prior to installation. A complete Request for Modification must be submitted for approval. The request should address the following information and include an accurate site plan (use of a survey is recommended):

1. Distances from applicant's home to neighbors' homes.
2. Is there any encroachment on neighbor's property? If so, neighbor's signoff approving the plan is required.
3. Indicate elevations to ensure drainage away from homes.
4. Edging material should be used to hold pavers in place and be flush with walkway and conform to the community paving standard.
5. If pavers abut grass they must be recessed as necessary to allow landscape mowers to pass over unimpeded. Damage to landscape machinery or pavers is the homeowner's responsibility.
6. A sample of material to be used showing color and size shall be submitted. Matching to other existing pavers is recommended.
7. Any new or replacement landscaping and/or plant removals to be indicated on separate landscape plan.

**2.16. LIGHTING:** All exterior lighting must be approved by the ACC. Fixtures must be of similar and compatible style and color. No exterior lighting may be directed outside of the homeowner's property. Proposed additional lighting will not be approved if it will result in an adverse visual impact to neighbors due to location, wattage or other features. All exterior lighting must emit white light.

- a. Low-voltage or solar-powered landscape lighting, including low voltage flood lighting, is permitted along walkways, planting beds, or other landscaped areas, so long as all wiring is concealed from view, and light fixtures do not stand more than 18 inches above the ground. No more than ten (10) lights per lot. Additional lighting requires the approval of the ACC.
- b. Coach Lights: In Oceanside, the overall height of each coach light may not be greater than 20 inches no less than 14 inches. In Riverside, the overall height of coach lights may not be greater than 24 inches nor less than 18 inches. All coach lights must be a minimum of 6 inches wide at the narrowest point. The glass must be clear (not tinted) and transparent. The

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lighting must have white light. As in the original design of each home, there must be identical coach lights on each side of the garage door. Pre-approved colors are ivory, white, verdigris, bronze, black, grey, pewter and other brushed metallic finishes. The color of coach lights should complement the exterior paint color. Coach lights installed prior to 5/07 may remain in place provided they are properly maintained and meet community-wide appearance standards.

**2.17 MAIL BOXES:** All mailboxes are provided and maintained by the Association. To facilitate such maintenance, planting around mailboxes is prohibited. Homeowners may not replace or alter the mailbox. Faded numbers should be reported to the management company for remediation.

**2.18 PAINT COLORS:** An approved color palate has been adopted by the Association. It shall be used as the basis for acceptable colors. ACC approval is required for all paint color changes, but will not be withheld if the proposed color is part of the approved color palate. Applications that are not within the approved color palate will not be approved. Additional information on paint colors may be found under the HOA Information/Procedures tab on the website and in the binder located in the Riverside clubhouse.

- a. Approval is required for repainting with the same color, and the ACC shall be notified before commencing. The ACC may require proof that the paint color is identical. If proof cannot be furnished, the homeowner must apply for ACC approval. All house trim must be white. Trim is defined as any wood boards such as fascia boards, gutters and downspouts. Also included are stucco bands at building bases and corners, opening surrounds and other decorative stucco elements.

**2.19 POOL AND PATIO ENCLOSURES:** All new pool and patio enclosures must be white in Oceanside and bronze on Riverside properties. Previous pool and patio enclosures are grand fathered in at their current color. Any replacement of 20% or more of the aluminum enclosure skeleton requires a complete submittal with plan, elevations and details for ACC approval.

**2.20 POOLS:** Temporary or above ground pools are not permitted. Only in-ground pools are permitted. Pools must be located in the rear of the property. Pools must be approved by the ACC. All swimming pools shall have security fencing or screen enclosures installed in accordance with existing jurisdictional codes. Kiddie pools

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are not included in the above guidelines. The kiddie pool must be removable, limited to 6 feet in diameter and must be stored when not in use.

**2.21 RECREATION AND PLAY EQUIPMENT:** All games and recreational equipment, including temporary roll-out basketball hoops and backboards, shall be stored out of sight when not in use. No permanent basketball hoops or backboards shall be permitted.

**2.22 ROOF MATERIALS AND FINISHES:** All repairs or replacement of roofs must use materials approved under current building codes, in conformity roofing industry best practices and standards (such as included in the Tile Roofing Institute, website [www.tilerroofing.org](http://www.tilerroofing.org) or email [info@tileroofing.org](mailto:info@tileroofing.org)). Compliance is the responsibility of the roofing contractor. Roof tiles must be concrete and of the same style and in an approved color within the color scheme approved for each property. No modifications to the architectural design may be made without prior approval and must have a result consistent with the current architecture of the community. Damaged or missing Roof tiles may be replaced with matching material without an ACC Request for Modification, although the property manager should be informed of the work.

All other roof replacements must be submitted to the ACC with a fully completed request for modification. All requests must be accompanied by a material specification, typical roof details and a sample of the exact materials to be used large enough to determine color and profile. Drip edges are considered part of the roof system, and should extend no more than 1.5 inches down over the fascia board. All wood trim below the drip edge (fascia) must be white, drip edges may be painted white or left unfinished.

**2.23 SECURITY BARS ON WINDOWS OR DOORS:** The use of exterior security bars or grates on windows and doors is strictly prohibited.

**2.24. SIGNS AND FLAGS:** Any homeowner may display one portable, removable United States Flag or official flag of the State of Florida in a respectful manner, and one portable removable official flag, in a respectful manner, not larger than 4.5 feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corp, or Coast Guard, or a POW-MIA flag.

- a. The flag may be displayed from sunrise to sunset. The flag may be displayed 24 hours a day if properly illuminated during the hours of darkness. The flag

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should not be displayed on days when the weather is inclement, except when an all-weather flag is displayed. All other flags are prohibited.(1/14) ACC may require Flags to be replaced if they become ripped, tarnished or unsightly.

- b. Open house signs not to exceed 16 inches by 20 inches may be displayed during an advertised open house (1) in front of a unit being sold;( 2) on Island Club Manor across from the entrance gates to Oceanside and/or Riverside; and (3) on the west side of A1A near the entrance of Island Club Manor during the hours of an advertised open house. A small sign may also be affixed to the electronic touchpad displaying the address of the unit being sold and identifying the unit's directory dial-up code. The signage is the sole responsibility of the homeowner, not the realtor.
- c. Homeowners may display within 10 feet of any entrance to a home, a sign of reasonable size provided by a company for security purposes. No other signs may be displayed on the unit.

**2.25. SOLAR PANELS:** Solar panels may be installed with ACC approval. They should conform to the aesthetics of our community. All installations must be submitted to the ACC with a fully completed request for modification. All requests must be accompanied by a material specification, roof plan, typical details and a sample of the exact material to be used large enough to determine color and profile.

**2.26. TEMPORARY STRUCTURES AND CONSTRUCTION MATERIALS:** No structure of a temporary character, including, but not limited to, trailer, tent, shack, barn, pen, kennel, run, stable, shed or other buildings shall be erected, used or maintained on any Lot at any time, without the prior written consent of the ACC.

- a. Construction dumpsters may be placed on driveways for a maximum period of two months. A complete Request for Modification must be submitted for approval indicating the start and finish dates. They must be placed in a manner to not damage the driveway pavers. Any damage is the responsibility of the homeowner, and must be repaired in no more than 30 days. Homeowners may apply for an extended periods subject to ACC and Board of Directors approval.

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**2.27 TEMPORARY STORAGE CONTAINERS (PODS):** Pods may be placed on driveways for a maximum period of five days (5). A complete Request for Modification must be submitted for approval indicating the start and finish dates. They must be placed in a manner to not damage the driveway pavers. Any damage is the responsibility of the homeowner, and must be repaired in no more than 30 days. Homeowners may apply for an extended period subject to ACC approval.

**2.28 TRASH:** Garbage and/or trash containers shall not be kept on the front or side yard of any lot and garbage and trash containers shall be stored in the homeowner's garage. Trash containers and recycling bins may be placed for pickup the evening prior to their scheduled service dates. They shall not be permitted to remain in public view after the scheduled service day and may not block sidewalks, mailboxes, or driving areas.

**2.29 WINDOWS:** Windows may be repaired or replaced in an exact match without an ACC Request for Modification. All other window replacements must be submitted to the ACC with a fully completed request for modification. All requests must be accompanied by a window replacement schedule (or contractor's bill of materials) clearly identifying the replacement locations, specifications of the window assembly, elevation drawings of each typical window with dimensions, and a 6" square sample of the glass to be used.

**2.30 WINDOW SHUTTERS:** The installation of window shutters not considered hurricane shutters shall require ACC approval. The shutters must be white unless previously approved in another color based on an approved color scheme. Plantation or Bermuda shutters on windows are not allowed. Those that have been installed by the builder are grandfathered in. Refer to Section 13 for Hurricane Shutter requirement.

**2.31 MAINTENANCE:** Homeowners are responsible for maintaining the exterior appearance of their house, and other improvements on their lots in good order and repair. The following cases represent some, but not all, of the conditions that would be considered a violation of the Architectural Standards:

1. Peeling or discolored paint on residences;
2. Doors that are damaged, dirty or in need of repair;
3. Fences or gates with leaning, broken, deteriorating, discolored or missing parts;

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4. Missing shutters, windowpanes or storm window parts, house numbers, brick pavers, siding, etc.;
5. Storage of play items, yard equipment, trash containers and other clutter in front, side or rear yards;
6. Prohibited motor vehicles or trailers parked in driveways overnight.

**2.32 REPAIR AND/OR RESTORATION:** In the event of damage, no structure shall be permitted to stand with its exterior in an unfinished condition for longer than six months after the commencement of construction. In the event of fire, windstorm, extreme weather or other damage, the exterior of the structure shall not be permitted to remain in damaged condition for longer than three months, unless expressly approved by the ACC in writing. If not properly maintained and/or is deemed as a safety hazard, the ACC or Board of Directors may make necessary repairs and assess the homeowner.

**2.33 DISCLOSURE STATEMENT:** Any changes made to the homeowner's property, which has been approved by the Association and is properly documented prior to the adoption of the above Architectural Standards, need not be modified in accordance with the standards specified herein. In addition, any improvements made by the original builder are automatically grandfathered in. Any substantial repair of grandfathered improvements shall require the homeowner to comply with these Architectural Standards.

**END OF DOCUMENT**