

Approved: \_\_\_\_\_

**ALAFIA COVE HOMEOWNERS ASSOCIATION, INC.**  
**ACC GUIDELINES AND DESIGN STANDARDS**

**GUIDELINES:**

These Design Standards and Rules and Regulations do NOT negate the Declaration of Covenants, Conditions, Restrictions and Easements of Alafia Cove in any way. Please refer to the Declaration of Covenants, Conditions, Restrictions and Easements of Alafia Cove for further information on Architectural Guidelines and Restrictions of the community. They are attached to this document.

For the purpose of further ensuring the maintenance of the Community as a residential area of highest quality and standard, all improvements on each Lot shall present an attractive and pleasing appearance from all sides of view. The ACC shall have the exclusive power and discretion to control and approve the construction, remodeling, or addition to any dwelling in the manner and to the extent set forth in the Declaration of Covenants, Conditions, Restrictions and Easements for Alafia Cove Homeowners Association. Guidelines and design standards are as follows:

No structure shall be commenced, erected or maintained on any lot, nor shall any exterior addition to or alteration thereof be made until the drawings and specifications showing the nature, kind, shape, height, materials, and location of the same have been submitted in writing to the ACC for written approval.

**DESIGN STANDARDS:**

**General Design Standards**

- a. Conformity and harmony of external design and general quality with the existing standards of the neighborhood.
- b. Consistency with the provisions of the Declaration of Covenants, Conditions, Restrictions and Easements of Alafia Cove Homeowners Association.

**New Home Construction**

- All windows will be bronze or dark brown in color
- Shingles will be dimensional and weathered wood in color
- Garage Doors will be similar to the existing garage doors in the community
- An irrigation system is required.
- Soffit and fascia and gutters must be aluminum and brown in color

**Paint and Stucco.**

Exterior paint colors and paint schemes are to be consistent with the colors and tones of the homes with approved paint and schemes currently existing in the community. There is an approved color book. Prior approval is needed before painting the exterior of the home. Stucco to be used in all places that the house builder used stucco and color to match existing house color.

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**Roofs.**

Roofs must be repaired with appropriate, matching roofing material to those of the original house. New roofing must be submitted to the ACC for approval and must be dimensional shingles, weathered wood in color.

**Landscaping.**

Any landscaping modifications, except within the contours of the existing beds, must be approved by the Architectural Control Committee prior to installation or modification, and plantings will be limited to ornamental/landscaping plants. The addition of trees and large shrubbery should be submitted for approval by the ACC. Additions need to be consistent in variety and number of species with the community, and the number of trees and shrubs should be in proportion to the size of the lot. Food bearing trees such as fruit and/or nut trees and plants should be limited to the back yard and beyond the view of the general public.

**Awnings.**

No awning or exterior window coverings will be permitted on the front side of the home, except certain types of hurricane type shutters. Hurricane Shutters must be approved by the ACC.

**Fences.**

Refer to the Declaration of Covenants, Conditions, Restrictions and Easements of Alafia Cove, Article VI, Section 2, paragraph (b) on page 20 and the accompanying amendment of this Article and Section found on the last 2 pages of the document.

**Driveways.**

Refer to the Declaration of Covenants, Conditions, Restrictions and Easements of Alafia Cove, Article VI, Section 27 on page 28.

**Solar Panels.**

The installation of solar panels must be approved by the ACC as to the placement of the solar panels on the roof. The ACC prefers the placement not be visible from the street.

**Pools.**

No above ground pools are permitted. Construction of in-ground swimming pools and spas must conform to the building requirements of the Covenants and be approved by the ACC. All screen enclosures must be bronze and approved by the ACC.

**Irrigation Systems.**

All underground sprinkler systems must be in operable condition that provides coverage for the entire lot. All above ground sprinkler heads must be placed within hedges or flowering beds. Water cannot be taken from the lake or ponds to irrigate private lots.

**Docks and Retaining Walls.**

Alteration or construction of retaining walls require ACC approval.

**Antennae and Other Projections.**

Except for satellite dishes less than 1 meter (39.37”) as per FCC rules, no radio, television transmission or reception antennae or tower shall be erected on any lot or structure. All satellite dishes must be approved by the ACC in respect to location or placement of such dish. They should be located towards the back of the home and out of sight from the street whenever

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possible. No projections of any type shall be placed or permitted to remain above the roof of the home except as permitted by the ACC.

**Changing Elevations.**

Refer to the Declaration of Covenants, Conditions, Restrictions and Easements of Alafia Cove, Article VI, Section 23 on page 27.

**Landscaping.**

Major landscaping alterations, such as waterscapes or xeriscaping, must be approved by the ACC. Minor changes made to established and ACC approved flowerbeds do not require approval. Landscaping or other alterations may not change, disturb, affect, or alter the drainage easements in any way. Landscaping borders (concrete, decorative, landscaping bricks, etc.) are allowed upon approval by the ACC.

**Screen Doors.**

Screen doors and security-bar doors may not be installed on front doors. Retractable screens may be installed at the front door upon submittal to and approval from the ACC. Screens may not be installed on the garage and front patios, and front porches may not be screened.

**Window Treatments.**

Refer to the Declaration of Covenants, Conditions, Restrictions and Easements of Alafia Cove, Article VI, Section 20 on page 27.

**Children's Play Equipment.**

Children's play equipment, such as playsets, can be no taller than 12'6" high, must be located in the back yard, and must conform to county construction set backs from the property line.

**Flagpoles.**

Please see quote from the Florida Statutes 720.304:

(2)(a) 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 4½ feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association.

(b) Any homeowner may erect a freestanding flagpole no more than 20 feet high on any portion of the homeowner's real property, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association, if the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement. The homeowner may further display in a respectful manner from that flagpole, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association, one official United States flag, not larger than 4½ feet by 6 feet, and may additionally display one official flag of the State of Florida or the United States Army, Navy, Air Force, Marines, or Coast Guard, or a POW-MIA flag. Such additional flag must be equal in size to or smaller than the United States flag.