

## 7.0 DESIGN GUIDELINES

### 7.1 Air Conditioning Units

Window or wall-mounted air conditioning units are prohibited.

An exterior air conditioning unit or heat pump may be added or relocated only with MC approval.

### 7.2 Antennas

See Federal Communications Guidelines at [www.fcc.gov](http://www.fcc.gov).

### 7.3 Attic Ventilators

- Color. Roof- mounted ventilators must be painted to match the roof. Gable-mounted ventilators must be painted to match the siding or trim.
- Location. Mount the ventilator on the side of the ridgeline that is least visible from the street.
- Height. The ventilator may not extend above the roofline.

**Attic turbines** are permitted. An attic turbine is a roof-mounted unit with turbine blades, It may be wind driven or motor driven.

**External attic motor driven fans** that are not turbines are prohibited.

### 7.4 Awnings

All awnings require MC approval. Window awnings are prohibited.

Only fabric retractable or pole-supported awnings will be reviewed and only if they are on the rear elevation and are **not visible** from the street the home faces or from an adjacent street. Fabric color must match the dwelling trim color.

If approved, the awning must:

- Be a plain design with no scallops, fringe, or other decorative features;
- Be a solid color that matches the house color scheme (no stripes or patterns);
- Be sized to the house; and
- Have pipe frames or supports painted to match the house trim or the house body color.

MARKUP #1 ->

MARKUP #1 · CONFLICTS WITH MANDATORY STATE STATUTE

BOARD & COUNSEL REVIEW

**Sec. 7.4 (p. 11): Covenant restricts storing or installing items in rear/fenced areas not visible from the parcel frontage in direct violation of Fla. Stat. § 720.3045.**

**Statutory / Legal Reference: Fla. Stat. § 720.3045**

Statutory Comparison: Regardless of any covenants or restrictions in the governing documents, Fla. Stat. § 720.3045 prohibits an HOA from restricting parcel owners or their tenants from installing, displaying, or storing any items on a parcel which are not visible from the parcel's frontage or an adjacent parcel, including artificial turf, boats, RVs, and vegetable gardens.

**CURRENT WORDING IN DOCUMENT:**

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**SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):**

**Pursuant to Fla. Stat. § 720.3045, this restriction shall not apply to any items, artificial turf, recreational vehicles, boats, or gardens installed, displayed, or stored on a parcel that are not visible from the parcel's frontage or an adjacent parcel.**

ISSUE #1