



Hidden Oak Estates HOA Inc
P.O. Box 522093
Longwood, FL 32752
<https://www.hiddenoak.org>

MARKUP #1 ->

MARKUP #1 · CONFLICTS WITH MANDATORY STATE STATUTE BOARD & COUNSEL REVIEW

General Guidelines for Architectural Control

- Fences: Specific Restrictions regarding fences are covered in Section 3 and 15 of the Covenants and Restrictions. Chain link fences and variations are not permitted. Fences may not be less than 3'6" or higher than 6'0". As with most improvements, a fence permit must be obtained from the City of Longwood.
- Exterior Antennas for TVs or HAM radios will not be permitted. Small (18") digital satellite dishes are acceptable.
- The overnight parking of any commercial (logo'd) vehicle on any driveway or street is prohibited. Logo'd commercial vehicles must be parked in the garage. Parking of any vehicle shall be limited to the street, driveway, or garaged. Boats or recreational vehicles may be stored (hidden) behind a 6'0" opaque fence. A maximum of one recreational vehicle per residence may be stored at one time.
- No unsightly or inoperative vehicle(s) will be permitted on any lot or roadway for more than 72 hours.
- No shack, shed, barn or unused vehicle of any nature will be permitted on any lot.
- Any sign, including "for sale" or "for rent" signs must not exceed 6'0" sq. ft (an appropriate sign size would be approximately 2'x3'.)
- ~~Garage doors should remain closed when not in use.~~
- Refuse/garbage cans should be stored in a garage or behind a fence, and not visible from the street.
- Landscaping improvements such as lawns, trees or shrubs are generally acceptable and will not require approval, provided such improvements do not adversely affect adjoining neighbors or public walk ways as the plants mature and grow.
- All exterior surfaces need to be routinely maintained (via pressure washing, damage repairs, etc.). Any changes in exterior paint colors must first be approved by the Architectural Control Committee of the Homeowners Board. Most natural colors such as beige, taupe, and gray are generally acceptable as they naturally compliment the wooded area surrounding the community. Bright, neon or sharply contrasting colors are not allowed.
- Lawn should be kept mowed and clean.
- All items specifically noted in the Hidden Oak Estates Covenants and Restrictions and the laws established by the City of Longwood shall be upheld and enforced.
- Pools need to be in clean, operational condition and secured by a fence or barrier of at least 48 inches. Swimming pools, spas, and screened pool enclosures shall be maintained in a clean, sanitary, safe, and operable condition. Pools shall not contain stagnant water, excessive algae growth, debris accumulation, mosquito breeding conditions, or other conditions that create an unsightly appearance or public nuisance.

ISSUE #1

If you are planning on making exterior changes to your property, please complete an ARC form and mail to:

Hidden Oak Estates Homeowners Association
PO Box 522093
Longwood, FL 32752

You may also email to: Arc@hiddenoakestates.com or submit the form to one of the Board Members.

Revised 9/2026

Sec. N/A (p. 1): 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:

No shack, shed, barn or unused vehicle of any nature will be permitted on any lot. Any sign, including "for sale" or "for rent" signs must not exceed 6'0" sq. ft (an appropriate sign size would be approximately 2'x3'.

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.