

ISSUE #1

- ▶ Garden ornaments are limited to a maximum of 12 ornaments contained within the front landscaped areas.
- ▶ Religious or political styles will not be permitted for any garden ornaments.

Wall Art (front elevation)

Prior modification committee approval is required.

Wall art is defined as any decorative mural, painting, mosaic, or physical ornamentation permanently or semi-permanently affixed to the exterior wall surface of the front elevation of the home.

Size Limitation: The total area of all wall art combined shall not exceed 10% of the visible surface area of the front facade of the home (excluding doors and windows).

Content Restrictions: In alignment with community standards for exterior decorations, wall art must be tasteful and respectful in nature. The following content is strictly prohibited:

- ▶ Political themes or candidate endorsements,
- ▶ Religious icons, symbols, or themes.
- ▶ Offensive language, graphics, or imagery as determined by the Board in its sole discretion.
- ▶ Commercial advertisements or business signage.

Maintenance: Wall art must be maintained in new or like-new condition at all times. Homeowners must ensure there is no color fading, paint cracking, or peeling.

Stepping Stones (side yard)

No prior modification committee approval is required.

Side yard stepping stones may be used to create a side yard pathway from your driveway or side yard to your backyard. The pathway may include a design of stepping stones or paver bricks coordinating with the overall color scheme of the home and landscape design.

Stepping stones shall not be permitted on the front portion of the property except as identified in the driveway extension portion of the guidelines.

MARKUP #1 ->

MARKUP #1 · CONFLICTS WITH MANDATORY STATE STATUTE

BOARD & COUNSEL REVIEW

Sec. 46 (p. 47): 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:

visible surface area of the front facade of the home (excluding doors and windows). Content Restrictions: In alignment with community standards for exterior decorations, wall art must be tasteful and respectful in nature.

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.