

**VILLAS OF STOCKBRIDGE HOMEOWNER'S ASSOCIATION, INC.  
ARC GUIDELINES AND HURRICANE PROTECTION SPECIFICATIONS**

**Roofing**

All shingles must be asphalt shingles. Wood shingles, concrete roofs, clay roof, tile roofs, slate roofs, roll roofing systems, and/or metal roofs are not allowed as they do not fit within the architectural style of the community. Roof shingles must be in one of two primary families of colors: BROWNS and GRAYS.

- Please note that if your home is painted BROWN, YELLOW, PEACH, TAN, OR BEIGE, you must choose a roof sample in the BROWN family of colors.
- Please note that if your home is painted GRAY, VIOLET, OR BLUE (all shades), you must choose a roof color in the GRAY family of colors.
- If your home is GREEN OR ROSE, you may be able to choose a roof sample in the BROWN OR GRAY family of colors DEPENDING UPON THE SHADE OF GREEN OR ROSE. Roof shingle colors for GREEN OR ROSE homes must be approved BEFORE you obtain a permit.

Attach a PHOTO OF THE FRONT OF YOUR HOME showing the roof and driveway, PHOTO OF SHINGLE SAMPLE, PERMIT, & SPECIFICATIONS, PLANS, etc. You will receive initial color denial or approval from the committee. Once you receive approval, you may request a permit from Seminole County. Once you receive the permit, you will need to upload it to receive final approval.

You also must comply with all building and zoning codes in Seminole County, Florida including obtaining a permit and final inspection. You must submit a copy of the permit to the ARC for final approval of your request and prior to beginning work. A copy of the final inspection must also be provided to the ARC for placement in your permanent homeowner file. Failure to submit the required documents will result in denial of your request without further consideration.

Roof, driveway, and siding colors should be harmonious. Therefore, if your roof is in the gray family of colors, your driveway will need to be gray if painted or stained, and your siding will need to be in one of the following families of colors regardless of the shade of the color: gray, violet, pink, rose, blue, light blue, or some shades of green. If using pavers, you must choose a set of three different colored pavers, *i.e.*, a light gray, medium gray, and dark gray colored pavers. If your roof is in the brown family of colors, your driveway will need to be a brown color if painted or stained, and your siding will need to be in one of the following families of colors regardless of the shade of the color: brown/tan/beige, yellow, peach, pink, rose, or some shades of green. If using pavers, you must choose a set of three different colored pavers, *i.e.*, a light brown, medium brown, and dark brown colored pavers. You must paint or stain the entire driveway including the apron or easement by the street, as well as the sidewalk. *First Supp. Dec. Art. VII, sections 8, 12 and 13; See color scheme chosen by builder, i.e., New England colors, established in 1984 and reaffirmed by HOA Board of Directors in 1991 and 2006, and clarified in 2019-2020.*

### **Common wall/front privacy wall**

Can only be installed in between your home and neighbor's home. Any constructed privacy or common walls must be no more than 6 feet in height and should either be painted white or the color of the body of the home.

Attach a PHOTO OF THE FRONT OF YOUR HOME showing the roof and driveway, PROPERTY SURVEY, PERMIT, & SPECIFICATIONS, PLANS, etc. , etc. indicating where addition, change, or installation is located. You also must comply with all building and zoning codes in Seminole County, Florida including obtaining a permit and final inspection. If a permit is required by the county, you must submit a copy of the permit to the ARC prior to beginning work. A copy of the final inspection must also be provided to the ARC for placement in your permanent homeowner file. Failure to submit the required documents will result in denial of your request without further consideration.

### **Privacy wall/fencing**

Can only be installed in the front of your home around the front patio area. Any constructed privacy walls or fences must be no more than 6 feet in height and should either be painted white or the color of the body of the home.

Attach a PHOTO OF THE FRONT OF YOUR HOME showing the roof and driveway, SET OF PLANS, PROPERTY SURVEY, PHOTOGRAPHS, SPECIFICATIONS, etc. indicating where addition, change, or installation is located. You also must comply with all building and zoning codes in Seminole County, Florida including obtaining a permit and final inspection. If a permit is required by the county, you must submit a copy of the permit to the ARC prior to beginning work. A copy of the final inspection must also be provided to the ARC for placement in your permanent homeowner file. Failure to submit the required documents will result in denial of your request without further consideration.

### **Painting**

Please paint a small section of your house by your garage door with a sample of the body color and the sample of the trim color you want on the adjacent trim. For painting and siding purposes, all garage doors must be painted the same color as the body or the trim of the house. Garage doors may be white, cream or ivory if the trim is white, cream or ivory.

When Stockbridge was originally built in early 1980s, a noted decorator and color coordinator were retained by the Builder at major expense to help replicate colors and shades of the New England villages used as a model for the overall development. The original rules did not allow for changing the colors of the homes from the original, but with the completion of Phase 3 in 1991, some newer shades were added. Indeed, some developments within walking distance of Stockbridge do not allow any deviation from the original colors and the homeowners would not have it any other way! Maintaining consistency in good taste will only enhance the value of the homes in Stockbridge and when the time comes to move, you will be confident that you will regain your investment.

To help make your choice easier when picking a new color, here are a few guidelines to follow:

- There are two (2) families of colors: BROWNS and GRAYS. Every roof has a dominant shade and care must be taken to choose a shade that matches that roof color.
- If your house has a BROWN roof, you must choose paint or siding from the following five families of colors: (1) BROWN/BEIGE/TAN, (2) YELLOW, (3) PEACH, (4) ROSE, or (5) some shades of GREEN.
- If your house has a SILVER, GRAY, or BLACK roof, you must choose paint or siding from the following six families of colors: (1) GRAY, (2) BLUE, (3) VIOLET, (4) PINK, (5) ROSE, or (6) some shades of GREEN.
- No house siding shall be white, cream, or ivory. All homes that are white in the community must be repainted upon the home being sold, transferred to another party, or if any painting or siding is done.
- Trim may be white, cream, or ivory.
- Colors in the same color family found on homes on either side of or directly across from the house to be painted will not be acceptable for the subject house regardless of the trim colors. For example, dark brown, beige, brown, and tan are different shades of brown in the BROWN color family and light gray, medium gray, and dark gray are all different shades in the same GRAY color family. So, if the house next to or across from you is beige, you cannot paint your home any shade of brown, beige, tan, or any similar color. If the house next to or across from you is gray, you cannot paint your home any shade of gray.
- If you are proud of your home and wish to help retain the value of your property, it is necessary to consider the whole subdivision when you plan to paint.

Roof, driveway, and siding colors should be harmonious. Therefore, if your roof is in the gray family of colors, your driveway will need to be gray if painted or stained, and your siding will need to be in one of the following families of colors regardless of the shade of the color: gray, violet, pink, rose, blue, light blue, or some shades of green. If using pavers, you must choose a set of three different colored pavers, *i.e.*, a light gray, medium gray, and dark gray colored pavers. If your roof is in the brown family of colors, your driveway will need to be a brown color if painted or stained, and your siding will need to be in one of the following families of colors regardless of the shade of the color: brown/tan/beige, yellow, peach, pink, rose, or some shades of green. If using pavers, you must choose a set of three different colored pavers, *i.e.*, a light brown, medium brown, and dark brown colored pavers. You must paint or stain the entire driveway including the apron or easement by the street, as well as the sidewalk. *First Supp. Dec. Art. VII, sections 8, 12 and 13; See color scheme chosen by builder, i.e., New England colors, established in 1984 and reaffirmed by HOA Board of Directors in 1991 and 2006, and clarified in 2019-2020.*

Attach a PHOTO OF THE FRONT OF YOUR HOME showing the roof and driveway and PAINT COLOR SAMPLES. You also must comply with all building and zoning codes in Seminole County, Florida including obtaining a permit and final inspection. If a permit is required by the county, you must submit a copy of the permit to the ARC prior to beginning work. A copy of the final inspection must also be provided to the ARC for placement in your permanent homeowner file. Failure to submit the required documents will result in denial of your request without further consideration.

## Siding

You may install vinyl or hardi-board siding. If you are installing hardi-board siding, you will need to submit a separate application for painting. You also must comply with all building and zoning codes in Seminole County, Florida including obtaining a permit and final inspection. You must submit a copy of the permit to the ARC prior to beginning work. Once you receive the permit, you will need to upload it to receive final approval.

For painting and siding purposes, all garage doors must be painted the same color as the body or the trim of the house. Garage doors may be white, cream or ivory if the trim is white, cream or ivory. All new or replacement privacy walls and common walls (between two homes) must be painted the same color as the body of the house or white.

When Stockbridge was originally built in early 1980s, a noted decorator and color coordinator were retained by the Builder at major expense to help replicate colors and shades of the New England villages used as a model for the overall development. The original rules did not allow for changing the colors of the homes from the original, but with the completion of Phase 3 in 1991, some newer shades were added. Indeed, some developments within walking distance of Stockbridge do not allow any deviation from the original colors and the homeowners would not have it any other way! Maintaining consistency in good taste will only enhance the value of the homes in Stockbridge and when the time comes to move, you will be confident that you will regain your investment.

To help make your choice easier when picking a new color, here are a few guidelines to follow:

- There are two (2) families of colors: BROWNS and GRAYS. Every roof has a dominant shade and care must be taken to choose a shade that matches that roof color.
- If your house has a BROWN roof, you must choose paint or siding from the following five families of colors: (1) BROWN/BEIGE/TAN, (2) YELLOW, (3) PEACH, (4) ROSE, or (5) some shades of GREEN.
- If your house has a SILVER, GRAY, or BLACK roof, you must choose paint or siding from the following six families of colors: (1) GRAY, (2) BLUE, (3) VIOLET, (4) PINK, (5) ROSE, or (6) some shades of GREEN.
- No house siding shall be white, cream, or ivory. All homes that are white in the community must be repainted upon the home being sold, transferred to another party, or if any painting or siding is done.
- Trim may be white, cream, or ivory.
- Colors in the same color family found on homes on either side of or directly across from the house to be painted will not be acceptable for the subject house regardless of the trim colors. For example, dark brown, beige, brown, and tan are different shades of brown in the BROWN color family and light gray, medium gray, and dark gray are all different shades in the same GRAY color family. So, if the house next to or across from you is beige, you cannot paint your home any shade of brown, beige, tan, or any similar color. If the house next to or across from you is gray, you cannot paint your home any shade of gray.
- If you are proud of your home and wish to help retain the value of your property, it is necessary to consider the whole subdivision when you plan to paint.
- Failure to submit the required documents will result in denial of your request without further consideration.

Roof, driveway, and siding colors should be harmonious. Therefore, if your roof is in the gray family of colors, your driveway will need to be gray if painted or stained, and your siding will need to be in one of the following families of colors regardless of the shade of the color: gray, violet, pink, rose, blue, light blue, or some shades of green. If using pavers, you must choose a set of three different colored pavers, *i.e.*, a light gray, medium gray, and dark gray colored pavers. If your roof is in the brown family of colors, your driveway will need to be a brown color if painted or stained, and your siding will need to be in one of the following families of colors regardless of the shade of the color: brown/tan/beige, yellow, peach, pink, rose, or some shades of green. If using pavers, you must choose a set of three different colored pavers, *i.e.*, a light brown, medium brown, and dark brown colored pavers. You must paint or stain the entire driveway including the apron or easement by the street, as well as the sidewalk. *First Supp. Dec. Art. VII, sections 8, 12 and 13; See color scheme chosen by builder, i.e., New England colors, established in 1984 and reaffirmed by HOA Board of Directors in 1991 and 2006, and clarified in 2019-2020.*

Please attach a PHOTO OF THE FRONT OF YOUR HOME showing the roof and driveway, PHOTO OF THE VINYL SAMPLE STYLE AND COLOR, PERMIT, SPECIFICATIONS, etc. You will receive initial color denial or approval from the committee. Once you receive approval, you may request a permit from Seminole County. Once you receive the permit, you will need to upload it to receive final approval.

### **Screen enclosures**

All newly installed or any replacement aluminum screened-in porches or screen enclosures are to be bronze or white in color and must be harmonious with the house. For example, if you have white windows, you must have a white aluminum screen room if you are installing a new one or replacing an existing one.

Attach a PHOTO OF THE FRONT OF YOUR HOME showing the roof and driveway, SET OF PLANS, PROPERTY SURVEY, PHOTOGRAPHS, PERMIT, SPECIFICATIONS, etc. indicating where addition, change, or installation is located. You also must comply with all building and zoning codes in Seminole County, Florida including obtaining a permit and final inspection. You must submit a copy of the permit to the ARC prior to beginning work. You will receive initial denial or approval from the committee. Once you receive approval, you may request a permit from Seminole County. Once you receive the permit, you will need to upload it to receive final approval. Failure to submit the required documents will result in denial of your request without further consideration.

### **Fencing**

All new or replacement fences on the perimeter of the property must be 6 foot white vinyl PVC. Posts must face inward and no fences are permitted on waterfront properties. If repainting of an existing wood fence is needed, the fence must be re-painted white (the same white as the PVC vinyl). If the existing fence needs repair or replacement of more than 30% of the boards, then the entire fence must either be removed or replaced with only white PVC vinyl fencing. Homeowners may not place any portion of their fence on Association property. Any fence or other structure on Association property is subject to removal by the Association at the expense of the Homeowner.

Additionally, there cannot be any gates, openings, or other means of access, egress, ingress, etc. to

another homeowner's or the Association's property regardless of which way the gate opens or closes. All gates and other openings have to be located where they can only provide access, ingress, egress, etc. onto your own property.

Attach a PHOTO OF THE FRONT OF YOUR HOME showing the roof and driveway, SET OF PLANS, PROPERTY SURVEY, PERMIT, PHOTOGRAPHS, SPECIFICATIONS, etc. indicating where addition, change, or installation is located. You also must comply with all building and zoning codes in Seminole County, Florida including obtaining a permit and final inspection. You must submit a copy of the permit to the ARC prior to beginning work. A copy of the final inspection must also be provided to the ARC for placement in your permanent homeowner file. Failure to submit the required documents will result in denial of your request without further consideration.

### **Driveway & Sidewalk Painting or Pavers**

Concrete staining, concrete painting, pavers or driveway replacement must be in one of two families of colors: BROWNS and GRAYS.

- Please note that if your roof is in the BROWN family of color and your home is BROWN, YELLOW, PEACH, TAN, BEIGE OR LIGHT GREEN, you must choose a concrete stain, concrete paint, or pavers in the BROWN family of colors.
- Please note that if your home is painted GRAY, VIOLET, ROSE, or LIGHT BLUE, you must choose a concrete stain, concrete paint, or pavers in the GRAY family of colors.

Attach a PHOTO OF THE FRONT OF YOUR HOME showing the roof and driveway, SET OF PLANS, PAINT, STAIN OR PAVER SAMPLE, & SPECIFICATIONS, etc. You also must comply with all building and zoning codes in Seminole County, Florida including obtaining a permit and final inspection. If a permit is required, you must submit a copy of the permit to the ARC prior to beginning work. A copy of the final inspection must also be provided to the ARC for placement in your permanent homeowner file. Failure to submit the required documents will result in denial of your request without further consideration.

Roof, driveway, and siding colors should be harmonious. Therefore, if your roof is in the gray family of colors, your driveway will need to be gray if painted or stained, and your siding will need to be in one of the following families of colors regardless of the shade of the color: gray, violet, pink, rose, blue, light blue, or some shades of green. If using pavers, you must choose a set of three different colored pavers, *i.e.*, a light gray, medium gray, and dark gray colored pavers. If your roof is in the brown family of colors, your driveway will need to be a brown color if painted or stained, and your siding will need to be in one of the following families of colors regardless of the shade of the color: brown/tan/beige, yellow, peach, pink, rose, or some shades of green. If using pavers, you must choose a set of three different colored pavers, *i.e.*, a light brown, medium brown, and dark brown colored pavers. You must paint or stain the entire driveway including the apron or easement by the street, as well as the sidewalk. *First Supp. Dec. Art. VII, sections 8, 12 and 13; See color scheme chosen by builder, i.e., New England colors, established in 1984 and reaffirmed by HOA Board of Directors in 1991 and 2006, and clarified in 2019-2020.*

### **Driveway replacement, modification, and/or extension**

Driveway replacement and/or driveway parking extensions must be either the original unpainted

concrete or in one of two families of colors: BROWNS or GRAYS, as stated above in paragraph 4 for painting and staining. Basically, you must match your existing driveway and roof. If your driveway is currently the original concrete you are not required to paint it; but if it is painted, you must paint the driveway extension the same color. If you are submitting a request to extend your existing one-car driveway, the extension of the driveway must be continuous with and not apart from the current driveway. The extension must be done with concrete or pavers, as provided in Seminole County's Residential Driveway Construction Permit Application and in paragraph 4 above. Gravel parking extensions will not be approved by the ARC under any circumstances. The total driveway width after extension is added cannot exceed 18 total feet with a 3 feet or less wide flares at the street, for a total width of 24 feet or less at the street. All driveways must be 5 feet or more from your neighbor's property line and 6 feet or more from your neighbor's driveway flare. Water drainage must not be negatively affected by any driveway extension. Concreting or placing pavers on the entire front yard area of your home is expressly not allowed for both aesthetic reasons and because of the negative effects on drainage. No extensions will be considered or approved for homes with two-car driveways or double car garages. All homeowners, however, may add gravel of no more than 18 inches wide on either side of the driveway as a landscape feature only. If extending the driveway with concrete, the depth and type of the concrete must either be 6 inches of non-steel reinforced 3,000 psi minimum concrete or 6 inches of fiber-reinforced concrete. Expansion joint is material required where the new concrete will join the existing concrete driveway. Drawings certified by an engineer are required for all concrete replacements and extensions.

Attach a PHOTO OF THE FRONT OF YOUR HOME showing the roof and driveway, SET OF PLANS, ENGINEER DRAWINGS, SPECIFICATIONS, PROPERTY SURVEY, etc. You also must comply with all building and zoning codes in Seminole County, Florida including obtaining a permit and final inspection. If a permit is required, you must submit a copy of the permit to the ARC prior to beginning work. A copy of the final inspection must also be provided to the ARC for placement in your permanent homeowner file. Failure to submit the required documents will result in denial of your request without further consideration.

### **Tree Removal**

Trees located on any Lot having a diameter of eight inches (8") or more (measured four feet (4') from ground level) may not be removed without prior approval of the ARC. All requests for approval of tree removal shall be submitted to the ARC along with a plan showing generally the location of such tree(s) and the name of the tree species. Notwithstanding the foregoing, the Seminole County Arbor Ordinance shall take precedence over this Section 16 and MAY require a permit and/or replacement of the tree to be removed. Homeowners are urged to check with the County prior to submitting the ARC form if their tree is not on invasive species list maintained by the County or the State. If a permit is required, you must submit a copy of the permit to the ARC.

Pursuant to Florida law, tree, shrubs, etc., that encroach on your property, hang over your roof, hang over your home, lay on your fence or house, or fall on your fence or house, from a neighbor's or the Associations' property may be trimmed back to your property line so long as the pruning does not kill the tree. A parcel owner or the association who owns the property where the tree is growing is not required to trim the tree, remove the tree whether dead or alive to protect your property and they are not responsible for any damage caused to your property. Neither your neighbor nor the association is responsible for cutting or trimming trees or for any damage caused by trees which are

overhanging your property or damage your property. In other words, if the tree was on your property and was dead and fell onto your neighbor's home, you would not be responsible for any damages caused to your neighbor's home under Florida law, but you would be responsible for damages caused to your own home. Similarly, if a tree on HOA common ground or your neighbor's lot falls onto your home, the neighbor or the HOA are not responsible for damages caused to your home. This has been the law in Florida since the 1980s. No ARC request is required for tree or shrub trimming.

## **Landscaping**

Xeriscaping and/or Florida native plants are encouraged to conserve water. Xeriscaping requires prior ARC approval. Landscaping beds should be kept weed free and tidy. Dead trees, shrubs, branches, etc., should be removed and keep trees off houses. Lawns should be maintained to an acceptable 3-4 inch height and free from weeds or bare spots. Invasive plants, shrubs, and trees are discouraged because of their environmental damage. Yard waste may not be placed on Association property at any time. Homeowners may not plant trees, shrubs, or other plants on Association property without written ARC approval.

Please attach a PHOTO OF THE FRONT OF YOUR HOME showing the roof and driveway, SET OF PLANS, LIST, PHOTOS OR PLANTS, SHRUBS, TREES, etc. Failure to submit the required documents will result in denial of your request without further consideration. If you are installing sprinklers, you also must comply with all building and zoning codes in Seminole County, Florida including obtaining a permit and final inspection. If a permit is required, you must submit a copy of the permit to the ARC prior to beginning work. A copy of the final inspection must also be provided to the ARC for placement in your permanent homeowner file. No sprinklers may be installed on Association property.

## **Window Replacement**

Window replacement may be with or without the white grid bars that were original with your home. Only white replacement windows will be considered and approved. In order for your request to be considered, you must attach a PHOTO OF THE FRONT OF YOUR HOME showing the roof and driveway, your PROPERTY SURVEY, SET OF PLANS OR SPECIFICATIONS, PHOTO OF THE PROPOSED WINDOWS, AND A COPY OF THE SEMINOLE COUNTY BUILDING PERMIT.

You also must comply with all building and zoning codes in Seminole County, Florida including obtaining a permit and final inspection. If a permit is required, you must submit a copy of the permit to the ARC prior to beginning work. A copy of the final inspection must also be provided to the ARC via this website for placement in your permanent homeowner file.

You will receive initial denial or approval from the committee. Once you receive approval, you may request a permit from Seminole County. Once you receive the permit, you will need to upload it to receive final approval. Failure to submit the required documents will result in denial of your request without further consideration.

## **Exterior Door Replacement**

Exterior doors must be six panel in style like the current doors in the community. In order for your request to be considered, you must attach a PHOTO OF THE FRONT OF YOUR HOME showing the roof and driveway, SET OF PLANS OR SPECIFICATIONS, PHOTO OF THE PROPOSED DOOR, AND A COPY OF THE SEMINOLE COUNTY BUILDING PERMIT. Failure to submit the required documents will result in denial of your request without further consideration.

You also must comply with all building and zoning codes in Seminole County, Florida including obtaining a permit and final inspection. If a permit is required, you must submit a copy of the permit to the ARC prior to beginning work. A copy of the final inspection must also be provided to the ARC via this website for placement in your permanent homeowner file.

You will receive initial denial or approval from the committee. Once you receive approval, you may request a permit from Seminole County. Once you receive the permit, you will need to upload it to receive final approval. Failure to submit the required documents will result in denial of your request without further consideration.

## **Garage Door Replacement**

All new garage doors must be white or must be painted the same as the body color of the home. Garage doors must either be solid with panels (like a 6 panel door) or they may have small windows at the top of the door with panels (like a 6 panel door). In order for your request to be considered, you must attach a PHOTO OF THE FRONT OF YOUR HOME showing the roof and driveway, SET OF PLANS OR SPECIFICATIONS, PHOTO OF THE PROPOSED DOOR, AND A COPY OF THE SEMINOLE COUNTY BUILDING PERMIT. Failure to submit the required documents will result in denial of your request without further consideration.

You also must comply with all building and zoning codes in Seminole County, Florida including obtaining a permit and final inspection. If a permit is required, you must submit a copy of the permit to the ARC prior to beginning work. A copy of the final inspection must also be provided to the ARC via this website for placement in your permanent homeowner file.

You will receive initial denial or approval from the committee. Once you receive approval, you may request a permit from Seminole County. Once you receive the permit, you will need to upload it to receive final approval.

## **Solar panels**

All solar panels must installed flat on your roof. They may not be on poles or otherwise placed anywhere on the lot. In order for your request to be considered, you must attach a PHOTO OF THE FRONT OF YOUR HOME showing the roof and driveway, SET OF PLANS OR SPECIFICATIONS, PHOTO OF THE PROPOSED PANELS, AND A COPY OF THE SEMINOLE COUNTY BUILDING PERMIT. Failure to submit the required documents will result in denial of your request without further consideration.

You also must comply with all building and zoning codes in Seminole County, Florida including

obtaining a permit and final inspection. If a permit is required, you must submit a copy of the permit to the ARC prior to beginning work. A copy of the final inspection must also be provided to the ARC via this website for placement in your permanent homeowner file.

You will receive initial denial or approval from the committee. Once you receive approval, you may request a permit from Seminole County. Once you receive the permit, you will need to upload it to receive final approval.

### **Permanent fixed storm shutters**

All permanent fixed storm shutters must either one of two types: (1) “Colonial” shutters, which are permanently attached to your home on either side of each window or which wrap around your screen room, or (2) “Bahama” shutters, which are permanently attached over your windows and screen rooms. No Bahama shutters may be located over any exterior door or garage door. No Colonial shutters may be located over any exterior garage door. If one shutter is installed anywhere on the home, then all windows must have shutters installed to maintain the community aesthetic and to provide complete hurricane protection. All permanent fixed storm shutters over windows and screen rooms should be the same color as the trim of your home, which is usually white, ivory, or cream.

In order for your request to be considered, you must attach a PHOTO OF THE FRONT OF YOUR HOME showing the roof and driveway, OTHER PHOTOS AS NECESSARY, SET OF PLANS OR SPECIFICATIONS, PHOTO OF THE PROPOSED SHUTTERS, AND A COPY OF THE SEMINOLE COUNTY BUILDING PERMIT. Failure to submit the required documents will result in denial of your request without further consideration.

You also must comply with all building and zoning codes in Seminole County, Florida including obtaining a permit and final inspection. If a permit is required, you must submit a copy of the permit to the ARC prior to beginning work. A copy of the final inspection must also be provided to the ARC via this website for placement in your permanent homeowner file.

You will receive initial denial or approval from the committee. Once you receive approval, you may request a permit from Seminole County. Once you receive the permit, you will need to upload it to receive final approval.

### **Roll-down track storm shutters**

All roll-down track storm shutters shall be mounted over doors, windows, and screen rooms, and must be permanently attached to your home. The mount and/or encasement holding the roll-down shutter must be rectangular and mounted onto and remain inside the upper trim piece located above the doors, windows, and screen rooms. No roll-down shutters may be located over any garage door. If one roll-down track shutter is installed anywhere on the home, then all windows and exterior doors must have roll-down track shutters installed to maintain the community aesthetic and to provide complete hurricane protection. All roll-down track shutters over doors, windows and screen rooms should be the same color as the trim of your home, which is usually white, ivory, or cream.

In order for your request to be considered, you must attach a PHOTO OF THE FRONT OF YOUR HOME showing the roof and driveway, OTHER PHOTOS AS NECESSARY, SET OF PLANS OR

SPECIFICATIONS, PHOTO OF THE PROPOSED SHUTTERS, AND A COPY OF THE SEMINOLE COUNTY BUILDING PERMIT. Failure to submit the required documents will result in denial of your request without further consideration.

You also must comply with all building and zoning codes in Seminole County, Florida including obtaining a permit and final inspection. If a permit is required, you must submit a copy of the permit to the ARC prior to beginning work. A copy of the final inspection must also be provided to the ARC via this website for placement in your permanent homeowner file.

You will receive initial denial or approval from the committee. Once you receive approval, you may request a permit from Seminole County. Once you receive the permit, you will need to upload it to receive final approval.

### **Retaining walls**

Retaining walls must not negatively affect water drainage, direct water towards, cause flooding, and/or cause water pooling on another owner's parcel or on HOA common area. To match the current existing retaining walls in the community, no wooden retaining walls are allowed. All block retaining walls must be constructed of Old Castle "Diamond 10D" blocks in the color "Cocoa" and all poured concrete retaining walls must be painted Glidden "Oakwood brown." The width and type of the poured concrete walls must either be 6 inches of non-steel reinforced 3,000 psi minimum concrete or 6 inches of fiber-reinforced concrete. Drawings certified by an engineer are required for all retaining walls, whether block or poured concrete.

In order for your request to be considered, you must attach a PHOTO OF THE FRONT OF YOUR HOME showing the roof and driveway, SET OF PLANS OR SPECIFICATIONS, PROPERTY SURVEY, SKETCHES, PHOTO OF THE PROPOSED RETAINING WALLS, AND A COPY OF THE SEMINOLE COUNTY BUILDING PERMIT. Failure to submit the required documents will result in denial of your request without further consideration.

You also must comply with all building and zoning codes in Seminole County, Florida including obtaining a permit and final inspection. If a permit is required, you must submit a copy of the permit to the ARC prior to beginning work. A copy of the final inspection must also be provided to the ARC via this website for placement in your permanent homeowner file.

You will receive initial denial or approval from the committee. Once you receive approval, you may request a permit from Seminole County. Once you receive the permit, you will need to upload it to receive final approval.

### **Exterior fixed generators**

All exterior fixed generators must be located inside of a 6 foot tall, white vinyl PVC fenced back yard area and the fence must enclose the entire back yard of the lot. All exterior fixed generators must be able to run on propane and must be permanently hard wired into the main outdoor electrical box. They must be placed on a non-permeable pad designed to catch any spilled fuel. Generators must be no more than 4 feet tall. No fixed generator will be approved that can be seen from HOA common area, any HOA roadway or parking lot, or from a neighbor's property. Exterior fixed

generators must comply with all applicable laws and building codes in effect at the time of installation.

In order for your request to be considered, you must attach a PHOTO OF THE FRONT OF YOUR HOME showing the roof and driveway, PHOTO OF YOUR HOME SHOWING THE EXISTING WHITE VINYL PVC FENCE, SET OF PLANS OR SPECIFICATIONS, PROPERTY SURVEY, SKETCHES, PHOTO OF THE PROPOSED GENERATOR, AND A COPY OF THE SEMINOLE COUNTY BUILDING PERMIT. Failure to submit the required documents will result in denial of your request without further consideration.

You also must comply with all building and zoning codes in Seminole County, Florida including obtaining a permit and final inspection. If a permit is required, you must submit a copy of the permit to the ARC prior to beginning work. A copy of the final inspection must also be provided to the ARC via this website for placement in your permanent homeowner file.

You will receive initial denial or approval from the committee. Once you receive approval, you may request a permit from Seminole County. Once you receive the permit, you will need to upload it to receive final approval.

### **Exterior fuel storage tanks**

All exterior fuel storage tanks must be located inside of a 6 foot tall, white vinyl PVC fenced back yard area and the fence must enclose the entire back yard of the lot. All exterior fuel storage tanks must be above ground only, must stand no more than 4 feet tall, must be placed on a non-permeable pad designed to catch any spilled fuel, must be white in color, and cannot be more than 500 gallons. Exterior fuel tanks may only store propane. They may not store gas or diesel. Exterior fuel storage tanks must be maintained at all times, properly permitted, and inspected annually for leaks. No fuel storage tank will be approved that can be seen from HOA common area, any HOA roadway or parking lot, or from a neighbor's property. Exterior fuel storage tanks must comply with all applicable laws and building codes in effect at the time of installation.

In order for your request to be considered, you must attach a PHOTO OF THE FRONT OF YOUR HOME showing the roof and driveway, PHOTO OF YOUR HOME SHOWING THE EXISTING WHITE VINYL PVC FENCE, SET OF PLANS OR SPECIFICATIONS, PROPERTY SURVEY, SKETCHES, PHOTO OF THE PROPOSED EXTERIOR FUEL STORAGE TANK, AND A COPY OF THE SEMINOLE COUNTY BUILDING PERMIT. Failure to submit the required documents will result in denial of your request without further consideration.

You also must comply with all building and zoning codes in Seminole County, Florida including obtaining a permit and final inspection. If a permit is required, you must submit a copy of the permit to the ARC prior to beginning work. A copy of the final inspection must also be provided to the ARC via this website for placement in your permanent homeowner file.

You will receive initial denial or approval from the committee. Once you receive approval, you may request a permit from Seminole County. Once you receive the permit, you will need to upload it to receive final approval.

## **Potable water storage**

All exterior potable water storage tanks must be located inside of a 6 foot tall, white vinyl PVC fenced back yard area and the fence must enclose the entire back yard of the lot. All exterior potable water storage tanks can be either above ground or underground. All above ground exterior potable water storage tanks must stand no more than 5 feet tall, must be white in color, and cannot be more than 1,000 gallons. No potable water storage tank will be approved that can be seen from HOA common area, any HOA roadway or parking lot, or from a neighbor's property. Exterior potable water storage tanks must comply with all applicable laws and building codes in effect at the time of installation.

In order for your request to be considered, you must attach a PHOTO OF THE FRONT OF YOUR HOME showing the roof and driveway, PHOTO OF YOUR HOME SHOWING THE EXISTING WHITE VINYL PVC FENCE, SET OF PLANS OR SPECIFICATIONS, PROPERTY SURVEY, SKETCHES, PHOTO OF THE PROPOSED EXTERIOR POTABLE WATER STORAGE TANK, AND A COPY OF THE SEMINOLE COUNTY BUILDING PERMIT. Failure to submit the required documents will result in denial of your request without further consideration.

You also must comply with all building and zoning codes in Seminole County, Florida including obtaining a permit and final inspection. If a permit is required, you must submit a copy of the permit to the ARC prior to beginning work. A copy of the final inspection must also be provided to the ARC via this website for placement in your permanent homeowner file.

You will receive initial denial or approval from the committee. Once you receive approval, you may request a permit from Seminole County. Once you receive the permit, you will need to upload it to receive final approval.

## **Hurricane protection products**

Florida is prone to hurricanes and the related wind and water damage. Homeowners may wish to install various hurricane protection products, which may include but are not limited to: roof systems recognized by the Florida Building Code which meet ASCE 7-22 48 standards; permanent fixed storm shutters; roll-down storm shutters; impact-resistant windows and doors; reinforced garage doors; erosion controls; exterior fixed generators; fuel storage tanks; potable water storage; and/or other hurricane protection products used to preserve and protect your home. All hurricane protection products must be approved by the Association prior to installation and they must fit in with and adhere to the general and existing unified New England style homes and design that the community currently has. Additionally, all hurricane protection products must comply with all state, federal, and local laws and regulations, as well as all building and zoning codes in Seminole County, Florida, including permitting. Hurricane protection products that do not comply with these rules will be denied and installation without approval will subject the homeowner to possible fining, suspension, and/or declaration and rule enforcement litigation.

In order for your request to be considered, you must attach a PHOTO OF THE FRONT OF YOUR HOME showing the roof and driveway, OTHER APPLICABLE PHOTOS OF YOUR HOME AND LOT, SET OF PLANS OR SPECIFICATIONS, PROPERTY SURVEY, SKETCHES, PHOTO OF THE PROPOSED HURRICANE PROTECTION PRODUCT, AND A COPY OF THE SEMINOLE

COUNTY BUILDING PERMIT. You will receive initial denial or approval from the committee. Once you receive approval, you may request a permit from Seminole County. Once you receive the permit, you will need to upload it to receive final approval. Failure to submit the required documents will result in denial of your request without further consideration.

In addition to the color and style requirements contained under the specific ARC guidelines herein and in order to maintain the community's current New England architectural character and provide for guidance on acceptable hurricane protection products, the following standards are applicable to all homeowners.

- **Roofs:** The parts of the roof system which are visible once the roof installation is complete (*i.e.*, asphalt roof shingles, drip edge, and roof vents, vent pipes, etc.), must meet the color specifications of the Association and all shingles must be asphalt shingles. Wood shingles, concrete roofs, clay roof, tile roofs, slate roofs, roll roofing systems, and/or metal roofs are not allowed as they do not fit within the architectural style of the community. The parts of the roof system that are not visible once the roof is complete (*i.e.*, underlayment, sheathing, nails, screws, plywood decking, etc.), shall be governed by the applicable laws and building codes in effect at the time of installation.
- **Permanent fixed storm shutters:** All permanent fixed storm shutters must either one of two types: (1) "Colonial" shutters, which are permanently attached to your home on either side of each window or which wrap around your screen room, or (2) "Bahama" shutters, which are permanently attached over your windows and screen rooms. No Bahama shutters may be located over any exterior door or garage door. No Colonial shutters may be located over any exterior garage door. The proper protection for garage doors is a reinforced garage door, not shutters. If one shutter is installed anywhere on the home, then all windows must have shutters installed to maintain the community aesthetic and to provide complete hurricane protection. All permanent fixed storm shutters over windows and screen rooms should be the same color as the trim of your home, which is usually white, ivory, or cream. Permanent fixed storm shutters must comply with all applicable laws and building codes in effect at the time of installation and which meet the color specifications of the Association.
- **Roll-down track storm shutters:** All roll-down track storm shutters shall be mounted over doors, windows, and screen rooms, and must be permanently attached to your home. The mount and/or encasement holding the roll-down shutter must be rectangular and mounted onto and remain inside the upper trim piece located above the doors, windows, and screen rooms. No roll-down shutters may be located over any garage door. The proper protection for garage doors is a reinforced garage door, not roll-down shutters. If one roll-down track shutter is installed anywhere on the home, then all windows and exterior doors must have roll-down track shutters installed to maintain the community aesthetic and to provide complete hurricane protection. All roll-down track shutters over doors, windows and screen rooms should be the same color as the trim of your home, which is usually white, ivory, or cream. All roll-down track shutters must comply with all applicable laws and building codes in effect at the time of installation and which meet the color specifications of the Association.
- **Impact-resistant windows:** Impact-resistant window replacement may be with or without

the white grid bars that were original with your home. Only white replacement windows will be considered and approved. Impact-resistant windows must comply with all applicable laws and building codes in effect at the time of installation and which meet the color specifications of the Association.

- **Impact-resistant exterior doors:** Impact-resistant exterior doors must be six panel in style like the current doors in the community. Impact-resistant doors must comply with all applicable laws and building codes in effect at the time of installation and which meet the color and style specifications of the Association.
- **Reinforced garage doors:** Reinforced garaged doors must either be solid with panels (like a 6 panel door) or they may have small windows at the top of the door with panels (like a 6 panel door). Reinforced garage doors, which comply with all applicable building codes in effect at the time of installation and which meet the color and style specifications of the Association.
- **Erosion controls:** Erosion controls typically should consist of poured concrete or block retaining walls, xeriscaping, planting of native plants, etc. Erosion controls must not negatively affect water drainage, direct water towards, cause flooding, and/or cause water pooling on another owner's parcel or on HOA common area. All xeriscaping and planting of native plants should comply with the ARC guidelines contained herein. As to retaining walls, to match the current existing retaining walls in the community, no wooden retaining walls are allowed. All block retaining walls must be constructed of Old Castle "Diamond 10D" blocks in the color "Cocoa" and all poured concrete retaining walls must be painted Glidden "Oakwood brown." The width and type of the poured concrete walls must either be 6 inches of non-steel reinforced 3,000 psi minimum concrete or 6 inches of fiber-reinforced concrete. Drawings certified by an engineer are required for all retaining walls, whether block or poured concrete. Retaining walls must comply with all applicable laws and building codes in effect at the time of installation.
- **Exterior fixed generators:** All exterior fixed generators must be located inside of a 6 foot tall, white vinyl PVC fenced back yard area and the fence must enclose the entire back yard of the lot. All exterior fixed generators must be able to run on propane and must be permanently hard wired into the main outdoor electrical box. They must be placed on a non-permeable pad designed to catch any spilled fuel. Generators must be no more than 4 feet tall. No fixed generator will be approved that can be seen from HOA common area, any HOA roadway or parking lot, or from a neighbor's property. Exterior fixed generators must comply with all applicable laws and building codes in effect at the time of installation.
- **Exterior fuel storage tanks:** All exterior fuel storage tanks must be located inside of a 6 foot tall, white vinyl PVC fenced back yard area and the fence must enclose the entire back yard of the lot. All exterior fuel storage tanks must be above ground only, must stand no more than 4 feet tall, must be placed on a non-permeable pad designed to catch any spilled fuel, must be white in color, and cannot be more than 500 gallons. Exterior fuel tanks may only store propane. They may not store gas or diesel. Exterior fuel storage tanks must be maintained at all times, properly permitted, and inspected annually for leaks. No fuel storage tank will be approved that can be seen from HOA common area, any HOA roadway or

parking lot, or from a neighbor's property. Exterior fuel storage tanks must comply with all applicable laws and building codes in effect at the time of installation.

- **Potable water storage:** All exterior potable water storage tanks must be located inside of a 6 foot tall, white vinyl PVC fenced back yard area and the fence must enclose the entire back yard of the lot. All exterior potable water storage tanks can be either above ground or underground. All above ground exterior potable water storage tanks must stand no more than 5 feet tall, must be white in color, and cannot be more than 1,000 gallons. No potable water storage tank will be approved that can be seen from HOA common area, any HOA roadway or parking lot, or from a neighbor's property. Exterior potable water storage tanks must comply with all applicable laws and building codes in effect at the time of installation.
- **Other hurricane protection products used to preserve and protect your home:** If you wish to install any other hurricane protection product not listed herein, it must comply with the current New England architectural style of the community. It also must comply with all applicable laws and building codes in effect at the time of installation.

## General Guidelines

Below please find the general ARC guidelines and hurricane protection specifications for your reference. Please note that these are not the complete rules and guidelines that govern the Association. For a complete set of rules and guidelines, please refer to the 500+ pages of HOA declarations, bylaws, articles, and all amendments and supplements thereto, as well as the HOA simplified rules and the ARC guidelines and hurricane protection specifications. If you have any questions, or email the Board at [villasofstockbridge@gmail.com](mailto:villasofstockbridge@gmail.com) or communicate with the ARC Committee via the ARC Tracker. Please remember that any exterior work that does not comply with these rules will be denied and installation without approval will subject the homeowner to possible fining, suspension, and/or declaration and rule enforcement litigation. Thank you.

Homeowners and tenants must comply with all application state, federal, and local laws, including but not limited to any zoning restrictions, building codes, permit requirements, ordinances, statutes, regulations, municipal codes, etc. at all times. *First Supp. Dec. Art. V, section 1; Restated Supp. Dec. Art. V, section 2.*

All painting, roofing, fencing, erection or removal of common-party walls (walls between homes), concrete staining or painting, paver installation, driveway work, installation of screen enclosures, installation of privacy walls/fences in front of home along patio area, siding must be pre-approved in writing by the architectural review committee, and hurricane protection products. Master Dec. Article V, section 1; First Supp. Dec. Art. VII, sections 8, 12 and 13; Fla. Stat. § 720.3035(6)(a). A permit from the county may also be required. Sem. Co. Ord. Chapter 40.

Roof, driveway, and siding colors should be harmonious. Therefore, if your roof is in the gray family of colors, your driveway will need to be gray if painted or stained, and your siding will need to be in the blue or gray family of colors. If your roof is in the brown family of colors, your driveway will need to be a brown color if painted or stained, and your siding can be any color except a blue or gray color. No house siding shall be white, cream, or ivory. Trim may be white. First Supp. Dec. Art. VII, sections 8, 12 and 13; See color scheme chosen by builder ie., New England colors,

established in 1984 and reaffirmed by HOA Board of Directors in 1991 and 2006. Colors in the same color family found on homes on either side of or directly across from the house to be painted will not be acceptable for the subject house regardless of the trim colors.

Driveways and sidewalks may not be painted except with a Florida Department of Transportation approved paint without ARB approval. However, sidewalks and driveways may be stained with concrete stain with a color approved by the ARB. First Supp. Dec. Art. VII, sections 12 and 13. Community sidewalks may not be painted or stained. Pavers must be pre-approved and must be harmonious with the roof and siding colors. Driveways should be kept mildew, debris, and oil free at all times. First Supp. Dec. Art. VII, sections 12 and 13; see Sem. Co. Ord. Section 95.2, 95.3 and 95.4.

Any constructed privacy wall/fence (around front patio area) or common walls (between two houses) must be no more than 6 feet in height and should either be painted white or the color of the body of the home. First Supp. Dec. Art. VII, section 8.

Small ornamental "fences" anywhere on lot are permitted provided that they do not enclose entire lot or run along an entire lot line; are used as a planting border, support for plants, or similar use; are not used for delineating lot lines; and fit in with the architectural theme of Stockbridge.

All new fences on the perimeter of the Lot must be white PVC vinyl fencing. If repainting of an existing wood fence is needed, the fence must be re-painted white (the same white as the PVC vinyl). If the existing fence needs repair or replacement of more than 30% of the boards, then the entire fence must either be removed or replaced with only white PVC vinyl fencing. Fences must be maintained and white in color at all times. They should be free from rot, mildew, etc. and be in good repair. First Supp. Dec. Art. VII, sections 8 and 12; see Board/ARC guidelines adopted April 2013, October 2005, February 1992, April 1990, and July 26, 1989. Fencing shall be no more than 6 feet in height. First Supp. Dec. Art. VII, sections 8 and 12; see Board/ARC guidelines adopted April 2013, October 2005, February 1992, April 1990, and July 26, 1989. Additionally, there cannot be any gates, openings, or other means of access, egress, ingress, etc. to another homeowner's or the Association's property regardless of which way the gate opens or closes. All gates and other openings have to be located where they can only provide access, ingress, egress, etc., onto your own property. See Board/ARC guidelines adopted January 2014.

No radio or television antennae are permitted on any Lot or common area. Satellite dishes must be affixed to the home or be located on the Owner's Lot and not on common ground. First Supp. Dec. Art. VII, section 12. Flags must comply with Florida Statutes.

No in-ground or above-ground pools of any kind are allowed on the Owner's Lot. First Supp. Dec. Art. VII, section 19.

No permanent or temporary structures of any kind are ever allowed, including sheds, garages, etc. and at no time may they be seen from any other parcel or HOA common area. *First Supp. Dec. Art. VII, section 3.* Those present in the community as of Jan. 1, 2012 will be grandfather in. However, when they are in need of repair or replacement, no replacement sheds or structures will be allowed. Party tents or blow up children's play houses are allowed for no more than 12 consecutive hours if there for a party. *First Supp. Dec. Art. VII, sections 3 and 5.*

Large lawn ornaments such as full size deer, seahorse bird baths, mirrored globes, etc. are not permitted. Ornaments such as ducks, hex signs, etc. should not be mounted on the exterior of houses. Basketball goals shall not be placed on the house structure itself. Basketball goals will be permitted only in limited circumstances:

- Will not interfere with neighbors' property (car, house, yard).
- Cannot be mounted next to a street, *i.e.*, using street as the basketball court. Lot diagram shall be included in application pointing out location of goal on the lot. Cannot be mounted on house.
- Shall be kept in good repair.
- Shall be removed when no longer used or when owner moves.
- Applicant shall obtain concurrence of neighbors to erect goal, and documentation showing this concurrence shall be included in application.

Cables and wires visible from the street attached to houses must be either painted the body color of house or enclosed in a "wire cover" (conduit) which is to be painted the body color of the house. All other cable and internet wires are to be buried underground.

Residents, Tenants, Guests, and Owners may not park on any grass area or mulch area at any time and should always use their driveways or designated parking lots. First Supp. Dec. Art. VII, sections 3, 4 and 5; Sem. Co. Ord. Sections 250.70, 250.72, and 250.74. No boat, boat and trailer, trailer, POD, house trailer, mobile home, camper, ATV, four-wheeler, jet ski, commercial vehicle, or other similar vehicle shall be parked for any period of time in excess of ten (10) consecutive hours or stored or otherwise permitted to remain on the premises except in a closed garage attached to a Dwelling Unit. First Supp. Dec. Art. VII, sections 3, 4 and 5; Sem. Co. Ord. Sections 250.70 and 250.72. No parking of inoperable vehicles at any time is permitted, except inside a garage. First Supp. Dec. Art. VII, sections 3, 4 and 5; see Sem. Co. Ord. Section 95.2, 95.3, 95.4, 120.2, 120.3, 120.4 and 250.76.

The posted speed limit on all streets in the community is 15 miles per hour and all persons are required to come to a complete stop at all stop signs. Fla. Stat. § 316.074.

All permitted pets shall be kept on the Owner's Lot and shall not be allowed off the premises of the Owner's Lot except on a leash. County ordinance requires that all dogs must be leashed if not on the Owner's Lot or any a designated dog park. First Supp. Dec. Art. VII, section 6; see Sem. Co. Ord. Section 20.17. No permitted pet shall be allowed to make noise in a manner or of such volume as to annoy or disturb other Owners. First Supp. Dec. Art. VII, sections 6 and 7; see Sem. Co. Ord. Section 20.19. County ordinance requires that pet owners are required to pick up all animal waste, including that located on their own property. Pet waste stations are located throughout the community. *See* Sem. Co. Ord. Section 20.18, 20.20 and 20.21.