

WINTERMERE POINTE HOMEOWNERS ASSOCIATION

ARCHITECTURAL GUIDELINES AND REGULATIONS

General Information

The following Architectural Guidelines and Regulations (“Guidelines”) are designed to create uniform standards and procedures and to supplement Article VI, Section 18 of the Declaration of Covenants and Restrictions of Wintermere Pointe (“Declaration”). These Guidelines should be referred to when making exterior changes to your home. Additional information is available in your copy of the Declaration.

It is the homeowner’s responsibility to fill out each Submittal Form for each request correctly. This will allow the Architectural Review Committee (“ARC”) to respond to your request in a timely manner. If your application is incomplete or relevant information is not included with your form, your application will be returned to you and deemed rejected until further supplemented.

ALL major exterior alterations, including but not limited to building, landscaping, fencing, replacing mailboxes and painting require written approval from the ARC prior to the commencement of any such work. An application is still required even if you are replacing a roof or repainting a home the same existing color. If you are still uncertain of your obligation(s) after reading these Guidelines and the Declaration, please contact the ARC through the community’s Management Company or by sending a message through the online ARC Tracker BEFORE making any alterations or initiating contracts for work to be done on the property. All ARC requests MUST BE submitted by the record Owner of the Lot. Requests from third parties, including, but not limited to, renters or vendors, will not be accepted.

Wintermere Pointe is a Deed Restricted Community. By law, all persons who purchase a home in Wintermere Pointe must abide by the governing documents. These documents pass on to each subsequent buyer of the home and are attached to the property. Any exterior alteration without approval of the ARC will be considered a violation of the Declaration of Covenants, Conditions and Restrictions, and may subject the Owner and/or Lot to fines, liens, and attorneys’ fees and costs.

GETTING STARTED

Planning ahead is essential. While the ARC committee strives to review and approve all complete applications in a reasonable timeframe, pursuant to Article VI, Section 18, the ARC may require up to thirty (30) days to review all applications. Any Owner

seeking to make exterior alterations should consider these timeframes prior to entering into contracts or scheduling work with vendors.

RECEIVING APPROVAL

Approval from the Architectural Review Committee of Wintermere Pointe does not verify compliance with building, zoning, or other County/City codes. You must apply for and be approved for all necessary permits from the City of Winter Garden Building and Zoning Department if required. The Owner has sole responsibility to research and acquire any required city, county and state permits.

REGARDING NEIGHBORING PROPERTY DAMAGE:

Owners undertaking any exterior alteration projects will be responsible for any damage to Common Property or to adjacent Lots or personal property thereon, whether same is caused by the Owner's or his/her vendors', contractors', licensees', or invitees' willful act or negligence. If there is a sidewalk or driveway apron repair issue (damaged concrete) or any damage to Common Property owned and maintained by the Association, you must immediately notify the community's Management Company. **DO NOT COMMENCE** any repair work to damaged Common Property prior to notifying the Management Company. **NOTHING SHOULD BE AFFIXED TO THE ASSOCIATION OWNED BRICK WALLS, THIS INCLUDES, BUT IS NOT LIMITED TO, LIGHTS.**

CONSTRUCTION, EQUIPMENT INSTALLATION, LANDSCAPING OR EXTERIOR ARCHITECTURAL IMPROVEMENTS

Any exterior improvements, construction, landscaping or equipment installation must receive approval from the ARC unless indicated otherwise in these Guidelines.

In order to be considered complete, the following must be included with your application:

(It is recommended that you include your contractor's professional estimate form when available)

1. Plot survey/plan with drawing of placement/location and details of construction including heights, lengths, widths and depths. Include setback from the front of the house.
2. Include building materials, surface texture, color and grade etc.
3. Include visual in the form of a picture or detailed drawing
4. A separate submittal should be filled out for each individual request. For example, do not request a fence and a paint color change on the same submittal form.

STANDARDS AND GUIDELINES

A. PAINTING

1. All paint or repainting jobs MUST be approved by the ARC.
2. If you are painting minor imperfections or minor repairs with the touch up kit provided by the builder at closing, ARC approval is NOT required provided that the color and texture exactly matches the existing paint.
3. Should paint touch ups be required, the repainted areas must not be obvious from the street or the entire wall must be repainted to match.
4. Should the paint fade, bleed or otherwise become unsightly and unprofessional looking, the home must be repainted. If the stucco crack repairs and/or construction blocks are visible through the paint the home must be repainted. ARC approval will be required.
5. Currently the only house front door and trim colors which will be accepted are the colors available in the Sherwin Williams color book or other approved brand color book.
6. All painted surfaces on the house are to be kept clean of dirt, rust, mold and mildew.

B. FENCING

1. All fences must be approved by the ARC.
2. Per the Amendment to Declaration of Covenants and Restrictions of Wintermere Pointe ("Amendment"), Article VI, Section 7: "Fences...shall only be made of wrought iron, PVC, Aluminum materials in board on board, shadowbox or picket type styles"
3. Chain link fences shall not be approved.
4. No proposed fences of over 6 feet in height shall be approved. Notwithstanding the foregoing, any fences constructed or approved prior to the adoption of these Guidelines shall not be considered precedents.
5. Posts must be set in concrete to keep posts upright and level. Professional installation is recommended.
6. Gates are to be made of the same material as the fence.
7. Any approved wood fences shall be maintained in accordance with Article VI, Section 7, as amended by the Amendment.
8. All gates must be submitted for ARC approval if not already detailed on an ARC fencing application,
9. The structural integrity and the visual aesthetic appearance of the fence shall be maintained.
10. Shrubs and trees considered as part of the fencing design must be included on the application to the ARC for approval before installation and must be maintained at a height of no more than 6 feet.
11. Any adjacent home locations will be taken into consideration when determining the fence placement. Fences must be located in the rear yard and must not project farther forward than the approximate mid-section of the subject house or the mid-section of the homes on either side. Fences are not permitted to extend into the side or front yard or past the back of the house if the house is on the pond.

12. The following additional, specific restrictions shall be applicable to any fences, walls and hedges on Lots abutting ponds or conservation areas:
 - a. Any such fence, wall or hedge shall not obstruct the views of the pond or conservation areas from other Lots along such pond or conservation area as determined by the ARC; and
 - b. All fences constructed in this area must be of aluminum type, must be black in color and must be of a style which does not obstruct the view of the pond or conservation areas; and
 - c. Any fences, hedges or walls to be constructed or planted in these areas must be approved by the ARC prior to installation or planting and the ARC shall have full authority to determine whether such installation adequately preserves the view.
 - d. No wrought-iron fences greater than 4 feet in height will be approved.
13. Fence setback will be a minimum of 10 feet from front of the house.

C. LANDSCAPING

1. All landscaping plans which will alter the appearance of the Lot and will be visible from the adjacent street will require prior written approval from the ARC.
2. By way of example, but without limitation, the following landscaping alterations require prior written approval:
 - a. The removal or addition of any trees except palms and the addition or reduction of any decorative gardens
 - b. Structural or other change to the contour of the land
 - c. Planting of a hedge or row of front rear or side yards that will act as a fence
3. The following do NOT require prior written approval:
 - a. Replacing annuals in an existing landscaping bed or around trees
 - b. Replacing dead bushes or trees with vegetation of similar height, size and similar quantity
 - c. Vegetable gardens planted in the back yard that are not visible from the front and are not cultivated for commercial purposes
4. No artificial vegetation or anything plastic such as fencing statues or flowers in the front or side yard except seasonal or holiday decorations.
5. Lawn Maintenance:
 - a. Lawn/grass shall be maintained no higher than 6 inches.
 - b. All front yards must be at least 50% St. Augustine sod and the remainder shall be approved shrubs and trees.
 - c. A maximum of 18" may be planted with other shrubs and plants around mailbox.
 - d. Lawns: as described in the Declaration, Article VI, Section 12, all lawns shall be 100% St, Augustine variety sod and shall be maintained regularly and kept weed-free.

- e. Lawn shall be maintained in a green and healthy appearance. No bare or brown spots larger than one foot in diameter to go unattended. Dead sod must be replaced.
 - f. Grass shall be blown off sidewalk, driveways and street.
 - g. Grass clippings must not be blown into or left to clog the storm drains.
 - h. Grass runners (shoots) shall not exceed more than 6 inches in length/height. All edges must be trimmed.
 - i. All plantings shall be trimmed, weeded and fertilized to maintain a clean, neat, crisp green and aesthetic appearance.
6. All Lots shall be landscaped and in keeping with the general conformity and harmony of the Wintermere Pointe community.
 7. Yards must be routinely maintained for nuisance plants such as dollar weed and Bermuda grass and treated for insects such as chinch bugs, fleas and ticks for a healthy lawn appearance and to avoid contaminating neighboring properties.
 8. No lawn or landscaped area may be paved or concreted for the purpose of vehicular parking
 9. No gravel or rock mulch shall be used as ground cover, except in minimal accent landscaping areas
 10. Weeds which grow through the pavers sidewalks, cracks, curbs etc. must be manually removed or killed with a chemical spray and removed from sight.
 11. Mulch or rocks must be kept in the gardens and around shrubs and replaced or added to when the soil is exposed.
 12. Decorative gardens are to be properly maintained and free of obvious weeds or dead foliage. Hedges and shrubs are to be routinely trimmed. Palms need the removal of dead or dying fronds.
 13. Lawn sprinklers attached to hoses are for emergency use only and should be removed immediately and stored out of sight when not in use.
 14. Planting trees within the easement or within 12 feet of a structure maintained by the Association (including but not limited to: sidewalks, driveway aprons, curbs, streets, streetlights or perimeter structures) must use a root barrier system approved by the ARC. The barriers are designed to contain and direct tree roots downward to prevent damage to the structures by horizontal root growth.
 - a. Trees or plants planted within the easement must not exceed a trunk caliper measurement of 14 inches at 6 feet above the surface when fully mature (see recommended varieties below).
 - b. Root barriers must be equal to or deeper than the base of the deepest structure and designed to direct the root ball downward.
 - c. Home owner must contact all utilities for clearance prior to planting or removing trees or shrubs to prevent damage to irrigation, phone, cable, electrical or sewer systems.
 - d. Homeowners should choose a different variety of tree than the neighbor or either side of their home when planting in the easement.

- e. Hedges in the easement are prohibited; however, a hedge type single plant can be used (i.e. Virburnm, Podocarpus, etc.)
- f. No trees considered to be invasive shall be planted in Wintermere Pointe neighborhood such as the mimosa tree.
- g. Hedges used as fencing can be no higher than six feet or no higher than 4 feet for homes on conservation or water area and cannot block the view of neighbors.

Recommended Trees:

Ligustrum	Allee Elm
Crepe Myrtle	Youpon Holly
Fringe Tree	Savannah Holly
Jatropha	Jerusalem Thorn
Dahoon Holly	Majestic Beauty Indian Hawthorne
Silver Buttonwood	Nellie R. Stevens Holly

Note: This is not an exhaustive list. The ARC has approval authority of any species that meets the above guidelines.

D. PATIOS, POOLS, ENCLOSURES, ADDITIONS & STRUCTURAL CHANGES:

1. Changes must be approved by the ARC,
2. Style and shape must fit the architectural design of the house and be in keeping with the general conformity and harmony of the community.
3. To soften visual impact, it is suggested minimal landscaping be included in the plan.
4. No pools shall be permitted in the front or side yards.
5. No above ground pool shall be permitted.
6. Additions and changes to pool patios must be approved by the ARC and be consistent with the general conformity and architecture of the community.
7. All NEW pool equipment, plumbing tanks, heating or cooling units, power generators etc. are to be shielded from view from the streets with appropriate shrubs or hedges. Application must show placement of such shrubs to obstruct view of the equipment.
8. If your existing pool pumps and heaters, air conditioners, above ground tanks, power generators etc. are not currently shielded from view of the road by shrubs, you must add suitable hedges or shrubs.
9. All pool screen enclosures are to be "bronze/black" in color as seen throughout the community and must be maintained including rips, tears and missing panels.

E. GARAGES

1. Any changes to the exterior of the garage, including painting of accent or trim on garage door, must be approved by the ARC.
2. No automobile garage shall be enclosed, screened over or converted to another use without specific approval by the ARC Committee.

3. All homes must maintain a functional garage with space to park at least one vehicle.
4. No additional garages may be added to property. No changes may be made to building footprint.

F. SHEDS, PENS AND DOG HOUSES:

1. In accordance with Article VI, Section 4, no tent, shack, barn, utility shed or building (other than your home and the garage, may be erected on a Lot.
2. Animal pens are not permitted.

G. CONCRETE SLABS:

1. No application for a concrete slab as a standalone structure will be approved. Concrete slabs may only be used as a foundation structure, i.e., air conditioner pad, etc.

H. ROOFING CHANGES:

1. Replacement of roof must be approved by the ARC.
2. Changes to the soffits, fascia or adding gutters and downspouts require ARC approval.
3. Repairs must match the color, size and texture of existing products on the home.
4. Metal base roofs are not allowed.

I. SECURITY BARS

1. No security bar system may be visible from the exterior of any window or door of any structure on the property.

J. DRIVEWAYS AND SIDEWALKS

1. Any additional patio or walkway extensions or additions including any and all pavers must be approved by the ARC.
2. All pavers, sidewalks, and walkways must be free of weeds and clean of dirt, mildew, mold, rust oil stains, etc.
3. Driveway walkway and patio pavers must be kept level and in good repair. Public sidewalks and drive aprons (concrete between street and sidewalk) may not be painted, sealed or replaced with pavers. If there is a sidewalk issue, please notify the community's Management Company.
4. Any repair of driveway must receive ARC approval.
5. ARC approval is required to replace driveway with pavers.
6. No stamping or painting of driveways will be approved.

K. EXTERIOR LIGHTING

1. Additions or a change to decorative and/or coach lighting requires approval from the ARC.

2. Landscape, decorative and security lighting should be integrated into the landscaping in a manner which will enhance the beauty of the property.
3. If any exterior lighting is deemed by the ARC to be too plentiful, too obvious or too bright, or is installed in a manner that is distracting or causes a disturbance to neighbors, the ARC has the right to require the homeowner make changes to, or remove entirely, the lighting.
4. Hardware and fixtures should be placed to appear as discrete as possible.
5. Coach lighting shall be consistent with the architectural design of the house.
6. Light bulbs/lenses in all fixtures shall be clear or white year-round, excluding holidays.
7. **No permanent overhead lighting along soffits and facia will be approved.**
8. **All landscape lighting must be lit white unless it is changed to reflect the holidays, and as such should abide by Article T herein stated below.**
9. **ALL EXTERIOR LIGHTING MUST RECEIVE APPROVAL BY THE ARC PRIOR TO INSTALLATION.**

L. DOORS—EXTERIOR

1. Changes must be approved by the ARC
2. Applications for alterations that are visible from the exterior to doors with/without glass must be submitted with proper descriptions, color noted, and if applicable, a photo or picture from a brochure.
3. Any paint change from the original color must be approved by the ARC before painting.
4. The ARC must approve any changes to or replacement of garage doors.
5. Storm doors are not permitted.

M. MAILBOXES

1. The only mailbox style that may be used is the type installed at the time of construction.
2. Mailbox must be maintained in good repair and with working door and house numbers. House numbers must promptly be replaced if damaged or removed.
3. Mailbox must be black aluminum
4. Mailbox must be free of writing, bumper stickers, signs and advertising.
5. The following mailbox shall require no prior ARC approval: BeautifulMailbox.com, Cambridge 2.0.0, post cap PC2, box MB1, no base, color: black
 - a. Any other mailbox and design must be submitted to the ARC for approval prior to installation.

For the street number: 2inch reflective rectangular stick on black letters placed on both sides, centered vertically, horizontally centered or toward the back of mailbox on the flag side (so it's not blocked by the flag).

N. WINDOW/WALL AIR CONDITIONERS

1. No AC equipment other than compressor units which must be installed on the side or back of the house only, may be visible on the exterior of the home. Units must be hidden from view of the streets by hedges or shrubs.
2. No wall or window air conditioner units may be permanently installed. Temporary installation of window air conditioner will be considered on a case-by-case basis for medical and emergency situations. If approved by the ARC, the installation must not be seen from the street or by adjacent neighbors.

O. SOLAR PANELS/COLLECTORS/ELECTRIC VEHICLE STATIONS

1. Prior to installation of any solar panels or collectors, an application must be approved by the ARC. Size and position etc. must be indicated on plot plan.
2. Solar panels/collectors may not be installed on the front of a home.
 - a. Notwithstanding the foregoing, in the event that the Association is unable to limit or restrict the location of the proposed solar panel or collector due to the applicability of Fla. Stat. § 163.04, the Association may “approve” an application without limiting its rights in the future to enforce these provisions upon other members.
3. All electric vehicle stations must be located within the garage of a dwelling. If there is extenuating circumstances and the electrical vehicle station cannot be placed in the garage, ARC approval must be granted prior to installation.

P. BASKETBALL HOOP WITH STANCION:

1. May be temporary/portable style only
2. Hoop and/or stanchion may not be mounted to house or permanently installed in ground.
3. Pursuant to Article VI, Section 10, all hoops must be set back no less than 15 feet from sidewalk for pedestrian and automobile safety.
4. Must be stored inside during any imminent hurricane and or other warnings.
5. Must be weighted in place by water or sand and not containers sitting on top of the hoop base.

Q. RECREATIONAL EQUIPMENT:

1. The addition of any permanent or semi-permanent recreational equipment MUST be approved by the ARC. This includes playhouses, swing sets, trampolines, monkey bars, tents, Tiki huts, etc.
2. Trampolines that are placed on Lots that back up to a water feature shall only be approved if the trampoline is buried in the ground.
3. Product, size, location and placement on the plot plan must be indicated on the ARC submission form.
4. Equipment must be installed or stored in the back yard only, out of sight from the roadside, and may not be taller than 10 feet maximum.

5. Grass and or vegetation around and under any and all equipment must be maintained (mowed, trimmed, weeded, etc.) in order to prevent pests and to maintain the visual esthetics throughout the property.
6. No skateboard or bicycle ramp or similar structure shall be permanently installed or maintained overnight on any portion of any lot.
7. All recreational equipment must be maintained in attractive and safe condition.
8. The ARC reserves the right to request that a homeowner remove play equipment if the surrounding neighbors complain about disrepair such as missing and broken parts or rust, peeling paint, or excessive noise, etc.
9. Temporary play equipment such as bounce houses are allowable for a birthday or holiday party and are allowed for up to 24 hours on the property. They should be placed as inconspicuously as possible so that they do not detract from the neighborhood
9. Inflatable play equipment is not permitted on a permanent basis.

R. YARD DÉCOR

1. Any decorative items visible from the road or adjacent Lots, including but not limited to items such as furniture, birdbaths, statues, landscape brick and edging must be approved by the ARC and integrated into the landscape so that it is tasteful and discrete.
2. No beach, pool, cabana or picnic style furniture should be visible from the street.
3. If any decorative yard items are deemed by the ARC to be too plentiful, too obvious, too bright, do not harmonize with the architectural style of your home or are placed in a manner which causes disturbance to neighbors, the ARC, in its sole discretion, has the right to request the homeowner make appropriate alterations to or remove the item(s).
4. Any decorative items, including fountains and/or rock gardens, that are approved by the ARC and installed must be maintained in a neat and attractive condition.
5. No stakes or posts with reflectors are allowed along the driveway or front of the house.

S. SATELLITE DISHES/ANTENNAS:

1. In accordance with Article VI, Section 11, all satellite dishes and antennae must be approved by the ARC.
2. Should be limited to installation on the back of the house except to the extent that reception would be substantially obstructed by such placement.
3. No satellite dish may be installed closer than 15 feet from the front of the house.
4. No satellite dish larger than 39 inches in diameter will be permitted.

T. HOLIDAY DECORATIONS:

1. All exterior holiday decorations (i.e. signs, lights, yard decorations, and interior decorations that are visible from the street such as window stickers.

decorations in the windows, garlands, etc.) shall be displayed in compliance with the following schedule:

- a. December holiday decorations shall not be displayed until 1 week before Thanksgiving and shall be removed by January 10th.
 - b. Memorial Day decorations shall not be displayed until 1 week before and shall be removed by 3 days after the holiday.
 - c. Fourth of July decorations shall not be displayed until June 28th and shall be removed by July 7th.
 - d. Thanksgiving decorations shall not be displayed until 1 week before and shall be removed by 3 days after the holiday.
 - e. Easter decorations shall not be displayed until 1 week before and shall be removed by 3 days after the holiday.
 - f. Halloween decorations shall not be displayed until 1 week before and shall be removed by 3 days after the holiday.
2. Special Occasion decorations to include such as birthdays, retirements, births, graduations, anniversaries. May be displayed a maximum of one week (seven days).

U. SIGNAGE:

1. "For Sale" Signs:
 - a. Only one professionally printed real estate sign per property no larger than 2x2 feet may be displayed in the front yard only as long as is needed.
 - b. Signs must be clean and maintained in good repair.
 - c. Signs may not be placed in front of the main entrance except during the same day of an open house, after which time the sign must be immediately removed.
 - d. No "For Sale" or "For Rent" signs etc. may be placed in windows or on fences or on or over brick walls.

V. FLAGS:

1. Official United States of America flag is permitted to be displayed according to State Statues and must be replaced or removed if tattered or torn.
2. Permanent ground mounted flag poles are not permitted.
3. Flags may not be hung in windows as window coverings or drapes.
4. Seasonal yard flags are permitted and must be removed if faded or tattered.

W. VEHICLES, BOATS AND TRAILERS:

1. No campers, boats, trailers, ATV/quads, dune buggies, golf carts or motor homes may be parked on the property unless enclosed in the garage.
2. Auto body work and long term or ongoing vehicular repairs are not to be done in the driveway. Such work must be contained within the garage and must not be a disturbance to any neighbors. Also, such work may not be commercial in nature as this is a residential community.

X. PARKING

NOTE: Due to safety issues it is very important that as few vehicles as possible park on the roads in Wintermere Pointe. Vehicles parked on the street block the visibility of drivers from children, pets and other vehicles backing out of driveways. Except in rare or extreme circumstances, residents and their visitors are to avoid parking on the roads. Routine daily and/or nightly parking of resident's vehicles or long-term parking of resident's or visitor's vehicles on the street is not allowed. Should residents persistently abuse the parking regulations, more stringent efforts will be made to eradicate the problem. Temporary parking permits and/or enforced towing options may be required if residents do not follow the regulations

1. Parking of cars, motorbikes, boats, trailers, campers, motor homes and commercial vehicles is not allowed on the street or on any unpaved portion of a homeowner's property with the exception of commercial or public service vehicles temporarily present at the property while performing services for or on behalf of owners or residents of the property or guests visiting the property for less than 6 hours.
2. Residents are not to park their vehicles on the road except in rare and short-term cases such as when washing the driveway.
3. Guests staying overnight or longer than 6 hours are to park in the driveway of the home they are visiting.
4. Any commercial vehicles being brought home regularly by homeowners and being parked in Wintermere Pointe must be stored inside the homeowner's garage or left in the driveway with any commercial lettering/graphics or insignias completely covered with a magnetic or other type of covering of the same color as the vehicle.
 - a. A commercial vehicle is considered to be any vehicle that is owned or used by a business, corporation, association, partnership, or sole proprietorship or any other entity conducting business for a commercial purpose or which uses special fuel or motor fuel on the public highways, and which has a gross vehicle weight of 26,001 pounds or more, or has three or more axles regardless of weight, or is used in combination when the weight of such combination exceeds 26,001 pounds gross vehicle weight.
5. No vehicle may be parked in the driveway in a manner which causes any part of the vehicle to extend over any portion of the sidewalk or street.
6. No derelict/inoperable vehicles, covered, unlicensed or untagged vehicles may be parked on the property.

Y. TRASH AND GARBAGE

1. No lumber, bulk materials, refuse or trash shall be kept, stored or allowed to accumulate on any property except building materials during the course of construction of any approved structure.
2. During major renovations or additions, the leasing of commercial garbage bins may be temporarily required. Such bins are to be kept on the subject property and not allowed to overflow. Bins must be removed as soon as the

refuse levels can be handled by the contractor's vehicles or by fitting in the household garbage can.

3. Household trash cans/bins must be stored out of sight except on garbage collection days and brought in from the curb to be stored again as soon as possible.
4. Landscape waste must be stored out of sight and may be placed on the curb the night before trash pickup.
5. Hazardous materials are not to be put out with the household garbage but must be taken to the appropriate waste collection site.

Z. YARD SALES

1. Yard sales, garage sales, or similar sales occurring upon an Owner's property other than those organized and scheduled by the Association are prohibited. Estate sales may be permitted with prior Board approval.
2. No posting of the gate code is allowed. This jeopardizes the security of the neighborhood. If you post the gate code, you may be subject to an administrative fee for having the gate code deactivated and changed to protect the neighborhood.

A1. WINDOW COVERINGS

1. All window coverings, including, but not limited to blinds, which may be seen from the exterior must be maintained in a good and sanitary condition.

MISCELLANEOUS:

Awnings: Awnings are not permitted

Clotheslines: Clotheslines are only permitted in the rear of the home and shielded.

Decorative Trim: The ARC must approve any decorative exterior changes or additions to trim or molding design size or quantity.

Pets: Pets are not allowed to roam freely in the community. All pets must be leashed when off of the owner's property. Animal waste deposited on yards, green spaces sidewalks, roads, parks or any public place is to be promptly picked up by the pet owner or walker. Residents will be held responsible for any damage caused by their pets.

No farm animals or fowl (types traditionally kept on farms) are to be permitted as pets in Wintermere Pointe.

No pets shall be allowed to be a nuisance to others within the community

MAINTENANCE AND REPAIRS:

Owners are responsible for maintenance to property, existing structures and additions in a way that does not detract from the overall beauty of the neighborhood. In most circumstances no ARC Application is required to make repairs and restoration to the original condition of the home or property with the exception of painting which always requires approval by the ARC. Always refer to the ARCHITECTURAL REGULATIONS for details pertaining to each subject such as paint, landscaping, etc. Should you still need clarification please contact the ARC Committee through the ARC website or the community's Property Management Company.

Property that is left in disrepair for extended periods of time is considered a violation of the Covenants and Guidelines.

Following is a list of areas that should be inspected and assessed, and any needed improvements made on a regular basis to ensure that your home is in good repair:

1. Paint on entire structure
2. Grass, shrubs, hedges and trees
3. Decorative gardens and planters
4. Driveways and walkways
5. Fences
6. Decks, lanais courtyards and patios
7. Roofing, soffit fascia, gutters and downspouts
8. Play equipment
9. Pools and screened enclosures

VIOLATION PROCEDURES:

- A. Homeowner is cited with a violation for making an exterior change without approval
 1. Homeowner must submit a request to the ARC immediately.
 2. If the ARC approves the request, the matter is resolved.
 3. If the ARC denies the request the Homeowner will be required to correct the violation immediately.
 4. If the Homeowner corrects the violation the matter is resolved
 5. If the Homeowner does not correct the violation the Homeowner could be subject to fining and/or legal action.
- B. Homeowner makes an exterior change with ARC approval but fails to comply with the terms of the request and approval (Making changes that are not the same as what they submitted):
 1. Homeowner will be cited with a violation and will be required to respond with a new request indicating the changes that were not approved or will be required to correct the violation immediately
 2. If the new request is approved or if the Homeowner corrects the violation, the matter is resolved.
 3. If the Homeowner does not correct the violation the Homeowner's file will be sent to the attorney and all attorney's fees will be paid by the homeowner.

IMPORTANT INFORMATION AND CONTACT INFORMATION:

City of Winter Garden 407-656-4111