

Book I Plan Guidelines

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PLEASANT HILL LAKES
ARCHITECTURAL REVIEW COMMITTEE
RESIDENTIAL PLANNING GUIDELINES

Adopted January 13, 2021

This community was developed with the intent that homes harmonize with each other and present a pleasing and consistent style.

The Board of Directors (the "Board") and the Architectural Review Committee (the "ARC") of the Pleasant Hill Lakes Homeowner's Association, Inc. (the "Association") hereby adopts the present "Residential Planning Guidelines" (the "Guidelines" or the "Residential Planning Guidelines") in accordance with the provisions of the current recorded declaration of the Association (the "Declaration").

The ARC is responsible for reviewing all Architectural Alteration Applications made by residents for improvements or alterations to the exterior of the house or lot (the "Alteration Application").

To the extent that any government ordinance, building code or regulation requires a more restrictive standard than that found in the Guidelines, the government standards shall prevail. To the extent that any government ordinance, building code or regulation is less restrictive than the Guidelines and any standards contained herein, or the Declaration, the Guidelines and the Declaration shall prevail.

The ARC and any of its members shall not be responsible for:

1. Construction, means, methods, techniques, sequences or procedures
2. The owner's failure to carry out the work in accordance with contract documents.
3. The acts of omissions of the contractors, subcontractors or any of their agents or employees performing any of the work.

It should be understood that:

1. The approval of the ARC shall not be construed as meeting the requirements of Osceola County or of any other governmental agency required for approval and the approval of the ARC is not be relied upon as an indication that the requirements of Osceola County or of any other governmental agency shall be met.
2. The Developer, the Association, the Board, the ARC, and any agents of the Association, shall be held harmless from any and all claims, damages, losses, and expenses arising out of their actions or decisions.

3. The invalidation or removal of any of the provisions contained in the Guidelines by judgment, decree, court order, statute, ordinance, or otherwise, shall in no way affect any of the other provisions which shall remain in full force and effect.

Alteration Application

1. The form of the Alteration Application to be submitted by an owner must be that used by the ARC at the time of the application.
2. Any addition to an existing building, any exterior alteration modification or change to an existing building, or any new detached structure **MUST** have the approval of the ARC **BEFORE** any work is undertaken. Examples of such projects include a deck, greenhouse, storage shed, roofs, pools, windows, doors, fireplace, fence, concrete surfaces and antennas.
3. Any addition, exterior alteration, modification or change to any existing building, shall not be portable or temporary and shall be compatible with the design character or the original building. Any new detached structure shall be compatible with the parent structure.
4. Only the exterior materials existing on the parent structure or compatible with the architectural design character of the Community will be approved.
5. An Alteration Application may be obtained from the community manager or as otherwise stated in an Association newsletter or a social media posting made by the Association.
6. A separate Alteration Application should be submitted for each exterior modification.
7. Incomplete Alteration Applications will be "rejected" and not be considered until resubmitted with all the necessary information for the ARC to decide.
8. Plan Review Process: Consists of submission and review by the Committee of final construction documents and landscape plans. Note: two (2) sets required.
9. Plans for landscaping shall consist of the scale of no less than 1" -30 ft. and will indicate plant materials, sprinkler systems, and walks and driveways. (Plans with different scales may be accepted for large-scale developments.)
10. Alteration Application: Must be accompanied by two (2) complete set of plans and specifications comprising of floor plan, showing square footage of A/C, space and total square footage and elevations, site plans, showing location of house, septic tank, driveway and other structures; landscape plan which shall include numbers, types and locations of plants and trees; and name and address of owner. The plans must also show all exterior and structural details and the relationship of the proposed work to existing structures and to property lines. Slab elevation of a home shall not vary from adjacent home by more than two (2) feet from adjacent homes unless dictated by governmental authorities.
11. Plan Submission: The completed Alteration Application and any supporting plans and documents should be submitted to the address shown in the Alteration Application. If no

address is shown, these documents shall be provided to the community manager for the Association, with a copy provided to the President of the Association.

12. Application Time: The ARC will attempt to respond to each Alteration Application within fourteen (14) days from the time it is received by the ARC. Note: The failure of the Association to respond to a submission within thirty (30) days of receipt by the ARC constitutes approval of the submission. However, if the Alteration Application is returned to the owner as being incomplete or otherwise lacking needed information, the thirty (30) day deadline will not begin to run until the ARC has received the corrected Alteration Application.
13. No construction shall be commenced or building permit obtained until the ARC approves the Alteration Application or until the expiration of the thirty (30) day deadline listed in paragraph 12 above.
14. Once a construction project is approved, it must be commenced within sixty (60) days from the date the owner is notified of the approval. Completion shall be six (6) months from the beginning date unless otherwise approved. If additional time is needed, an extension needs to be requested and received before time is expired on the original Alteration Application.
15. All new individual resident plans shall include provisions for at least two (2) off-street parking places, excluding the garage.

THE FACT THAT A STRUCTURE TYPE OR ALTERATION TYPE IS LISTED BELOW AS ONE THAT MAY BE PERMITTED DOES NOT EXCUSE AN OWNER FROM OBTAINING APPROVAL OF AN ALTERATION APPLICATION BEFORE THE COMMENCEMENT OF THE WORK AT ISSUE.

Each application should include:

1. Copy of the lot survey with the location of the alteration clearly drawn and labeled.
2. Vendor specifications or proposal showing the nature, kind, shape, height, material and color to be used and the location of the proposed alteration.
3. Color samples where applicable.
4. Color picture or vendor brochure showing what the item will look like when completed.

Disapprovals:

The application of this Criteria is intended to be applied equitably to all applicants. The ARC's decisions are based on discussion and voting by its members based on the restrictions set forth in this document, the restrictions set forth in any other Residential Planning Criteria, and the restrictions set forth in the Declaration of the Association, as amended from time to time.

Air Conditioners

1. No air conditioners shall be mounted through a window, door or hung on an exterior wall.
2. Replacement of air conditioner components shall be in their original location unless approved by the ARC.

Antennas and Satellite Dishes

1. All outside antennas, antenna poles, antenna masts, electronic devices, satellite dish antennas or antenna towers are subject to the approval of the ARC. All antennas not covered by the Federal Communications Commission (FCC) rules are prohibited.
2. Exterior antennas such as CB and HAM after being reviewed by the ARC need the approval of the entire Board of Directors. If approved the Lot owner / licensed operator may install the antenna as inconspicuously as possible toward the rear of the Lot. The tower will not exceed thirty (30) feet.
3. Transmission equipment may not interfere with the radio or television reception of other homes.
4. The ARC requires that all such items be screened from view and that the installation of the antenna comply with all applicable safety restrictions, including any restrictions as to location and height of antenna as imposed by applicable fire codes, electrical codes, zoning codes, and building codes.
5. All satellite dishes must be no larger than thirty-seven (37") inches in diameter.
6. All antenna and satellite dishes should be either ground mounted on a stand-alone pole or mounted on the rear wall or rear sidewall of the house to not be visible from street.
7. Any installation on roof tops should be clamped on and not screwed into the structure as it may automatically void any builder and/or roof warranties.
8. Installation of satellite dish shall be in accordance with the current rules of the FCC, placement shall be as inconspicuous as possible.
9. All installations shall meet the minimum wind load requirements of the Florida Building Code (latest edition) concerning wind resistance and other applicable requirements.
10. Homeowners shall not permit their antenna and satellite dishes to fall into disrepair or to become a safety hazard, and shall be responsible for their maintenance, repair and replacement, and the correction of any safety hazard.
11. If an antenna or satellite dishes become detached, Homeowners shall remove or repair such detachment within seventy-two (72) hours of the detachment. If the detachment threatens safety, the Association may remove the antennae or satellite dish at the expense of the Owner, without prior notice.

Barbecues/Smokers/Grills/Fire pits

1. Barbecue grills, smokers and built-in barbecue units shall be located within the rear side setbacks of the home. Their location must be carefully planned to minimize smoke or odors affecting neighboring properties.
2. If not screened from view of the neighboring property by a fence, they must remain covered when not in use.
3. Outdoor wood burning is discouraged except in a fire pit used on an uncovered patio or an open area of pavers or concrete within the rear yard. When not in use, a fire pit may be stored on a lanai or in a screened enclosure. The fire pit must have a wire screen mesh covering, be freestanding and kept in good working condition, An Alteration Application is required.
4. There are no fires permitted within the Association during Osceola County Fire Ban.

Canopies, Sunshades and Tents

1. The installation of a canopy (fabric gazebo), sunshade or tent is not permitted. An exception to this guideline will exist for private parties in which case the canopy, sunshade or tent may be installed 24 hours prior to and must be removed within 24 hours of the party.

Carriage lights

1. Carriage light sizes and locations must harmonize with the front elevation of the house. A picture with color and dimensions shall be attached to the Modification Request. Lights may be black, brown, white or match the color of the home.

Decks and Concrete Patios

1. All decks and patios shall be in the rear yard of the lot and not visible from the street in front of the house.
2. All decks and patios shall be solid poured concrete or concrete pavers in an earth tone color to complement the color palette of the house. Wooden or composite material decks may be considered based on the grade and terrain of the lot and will be reviewed by the ARC on a case-by-case basis.
3. Concrete pavers shall be installed according to manufacturer's recommended specifications and at a minimum over weed block fabric and level tamped sand or similar material.
4. Spaces between concrete pavers shall be sanded or grouted. Grass and weeds shall not be permitted to grow between pavers.

5. The size of decks and patios shall be determined by the available space per lot and may not cover more than twenty five percent (25%) of the total lot area excluding any building, structures and paved areas.
6. Construction of decks and patios shall not adversely affect any designed and approved drainage pattern for this or any other Lot.
7. Deck rails cannot exceed forty-eight inches (48") in height from decking and shall match the material and color of the decking or trim of the home or be ornamental aluminum to match the color of the house window frames. Deck rails may not extend past the deck or patio and must have a continuous top rail that is free of decorative finials to serve as a handrail.

Dog Houses, Kennels and Runs, Invisible Fences

1. All dog houses locations will be in the rear yard and within the side setbacks of the house.
2. The exterior colors and materials must relate to the exterior of the house in which they are located or blend with the environment. These are subject to the proper maintenance, care and appearance as with any structure.
3. Dog houses shall be a minimum of fifteen feet (15') from any neighboring property line.
4. The placement of dog houses must also take into consideration safety concerns, noise minimization, the possibility of offensive odors, etc.
5. Invisible fences need approval prior to installation.
6. Invisible fencing wiring must be buried no less than six inches (6") inside the lot line. No alterations of the yard grade shall be permitted with the installation of such system.
7. Regardless of the method of restraint used, including invisible fencing, pet owners are responsible for assuring that their pets do not run free. Pet owners are liable for any damage to persons or property caused by their pets.
8. If dogs are walked within the community the owner is responsible for any cleanup of their dog.

Doors

1. Doors may be replaced with doors that are similar in style and composition. Requests for replacement doors shall be submitted including pictures and color choices.
2. Door frames shall be white, bronze (dark brown) or of a color to closely blend with the trim color around the front door. A color sample of the trim must be submitted with the Alteration Application.

Driveways

1. Concrete, asphalt, or pavers may be characteristic of the driveway required. Walks shall be of the same material. The width of the driveway shall be a minimum of sixteen (16) feet. The length shall extend from the roadway to the house or past the garage door.

Driveways and Entrances to Garage

1. Driveways and entrances to garages may be concrete or interlocking stone or brick pavers which complement the color scheme of the home. Alternatives, modifications will be reviewed on a case-by-case basis.
2. Additional walking area(s) adjacent to the driveway which extends the overall total driveway width not more than four (4) feet will be considered for approval. The extension should match the existing driveway in design, material and color; however, paver extensions that complement the color of an existing concrete driveway will be considered. Samples of the pavers and photos of the existing driveway should be submitted with the application. No driveway expansion shall be permitted beyond the external side lines of the garage.
3. Minor repair and adjustment, washing or polishing of any vehicle is permitted in driveways. No repair is to exceed twenty-four (24) hours.

Elevations Changes in Facade Including Reconstruction

1. Changes in the outside appearance of the façade may be permitted even if these features are or were currently offered by the builders as an option.
2. All reconstruction including roofs shall be of the same or substantially similar material, colors, etc. as the original construction of the house.

Elevations (change in Grade)

1. No owner shall excavate or extract earth (dirt) from a Lot for any business or commercial purpose.
2. No elevation changes shall be permitted which materially affect surface grade of surrounding Lots or change the flow and drainage of surface water at Pleasant Hill Lakes Homeowners Association.

Encroachment and Plantings on Common Grounds

1. No extension of the landscaping of Home sites will be permitted onto Association common grounds.
2. Residents shall not put trees, bushes, plantings, bird baths, lawn ornaments, planters, bird feeders, flowerpots, picnic tables, furniture, fences, walks, hedge enclosures and other types of groupings on common grounds or other Association property.

Exterior Painting and Approved Color Schemes

1. Only those colors noted on the Approved Paint Colors Exhibit are permitted.
2. Prior to painting, each Owner must submit to the ARC a color plan showing the color of all exterior surfaces that shall include samples of the actual colors to be utilized and the materials.
3. Alteration Applications submitted without color samples will be returned. No house may have more than three colors (base, trim, accent door colors).
4. The body of the house (base color) must have a flat or eggshell finish, no gloss or high gloss finishes are permissible. If an Owner is proposing to paint doors and trims with gloss or high gloss, this needs to be noted on the Alteration Application.
5. There must be a minimum distance of one home to either side and in front of the applicant's home before a color combination can be repeated.

Fencing

No fences are approved without the express, prior written approval of the Architectural Review Committee (ARC) and the Pleasant Hill Lakes (HOA). Please note that it may take up to 30 days to do a final approval on an application. PLEASE PLAN YOUR PROJECT ACCORDINGLY.

Aluminum picket fence shall be four-foot (4') or five-foot (5') high black aluminum open picket style commonly referred to as the Key West style; Maximum five (5) feet in height. Caps are flat. If approved, open picket aluminum fencing is required on view corridors facing conservation areas, wet/dry ponds and lakes.

Wood and vinyl fencing will be approved if the design is in general conformity with the architectural design of the Community. Wood fences are required to be stained and sealed or painted to be kept in good repair.

Chain link fences may be allowed if black vinyl coated chain link is used. The application will need to be submitted to the ARC to be review. If approved, it will then be presented to the Full Board at the next scheduled monthly board meeting. If the full board approves the application, the homeowner will be notified.

Privacy fences Installed for the purpose of enclosing the back yard:

- Are to be six foot (6') high tongue and groove style tan/beige PVC,
- Must not extend any closer to the street than the front face of house. If one side of the front face of house is set back deeper than the other side, it must not extend any closer than the side of the front face of the house which is set back deeper than the other. (See Sketch at Page 37)
- The fence must be installed immediately inside the property line. (See Sketch at Page 37) Also remember that the fence is on your property and you are responsible to maintain the property up to the property line. This means that you are responsible for trimming the grass on the outside of the fence up to your property line. All fencing or screening should be composed of the same materials on both sides.

GENERAL CONDITIONS RELATING TO FENCING

1. Due to utilities and drainage, front yards may not be fenced
2. All PVC fencing must be tongue and groove often referred to as the Lexington style. Panels look the same on both sides. Maximum height will be 6'. Post caps are flat. Fences that abut a perimeter wall or fence must be tapered down to meet the same height of the perimeter wall or fence so as not to exceed its height.
3. Please attach a copy of your survey plan with your alteration application with desired location of fence sketched onto it and denoting setbacks in number of feet. (Please use different color or line style to distinguish survey from alternations)
4. Once approved, the installation must be completed within 90 days.
5. Fencing must remain in "like new" condition at all times. "Like new" condition means that regular cleaning of the fence would be needed to keep the crisp, clean appearance. "Like new" also means that any repairs to maintain the vertical nature of the fence should be performed on an as needed basis. At no time will unstable or loose fence panels or posts be allowed.
6. *It is recommended that a twelve inch (12") wide mulched maintenance strip be installed and maintained beginning on the property line and continuing under the fence into your yard. This will make it easier to maintain the fence without causing damage and reduces or eliminates the need to trim the grass on the outside of the fence.*
7. Fences must have the prior approval of the ARC and must be constructed of solid stain PVC in the style and design as described below and shall be built to conform to all manufacturer's specifications.

8. All fences that will abut an existing fence or perimeter wall must be installed with the final end side section graduating in height so that the last panel meets the height of the existing fence or perimeter wall.
9. Fences shall not be installed flush to the ground to prevent blockage of storm water drainage. (See Sketch Page 38)
10. It is recommended that fences not be installed in drainage or utility easements. However, if the ARC grants permission for a fence to be installed in a drainage easement it is the responsibility of the homeowner to correct any changes in drainage on the homeowner's home site or adjoining home sites at the homeowner's expense.
11. Should the Association, City or County be required to correct a drainage or utility situation either above or underground on lots affected by swales, rear yard drains or easements, the homeowner is responsible for all costs associated with the removal and reinstallation of the fence installed in said easement.
12. Only the good side of the fence may face outward. No posts or stringers may be visible from the outside of the fence.
13. Fences for corner lots require close coordination with the ARC due to their unique layout and concerns for vehicle visibility/safety and compliance with existing easements and county building code setback requirements. The ARC will also take into consideration how a home abutting this lot will be affected due to front set back requirements for the abutting lot.
14. Where easements or swales exist, fences will be installed no more than six (6) inches inside the property line. Alleyways between fences will not be permitted.
15. All required governmental approvals/permits for fence construction are the responsibility of the homeowners and must be obtained prior to construction. It is the responsibility of the Homeowner to comply with all City, County and/or Association requirements, whichever is most stringent.

Flags – Federal, State, Military

1. Flags shall be replaced if faded, tattered, or in poor condition.
2. Flag poles (32' max height) and attachments will be kept in a clean and maintained condition.
3. Flag size will be 3' X 5'.

Garage

1. No garage shall be enclosed or converted into a living area and must at all times be used as a garage for car storage or storage of Owners personal property. If the garage has been converted to a living area it must be converted back to a garage at the time of sale of the home.
2. All single-family homes must have a two (2) car or more garage.
3. Garage space and doors will be fully operational at the sale of property.
4. Garage space cannot be used as a commercial automotive repair business.
5. Carports are not allowed within the community
6. Garage doors shall remain closed when the garage is not in use.
7. Replacement of garage doors shall meet current County codes at the time of replacement. If there is more than one (1) garage door and the new door cannot be an exact match, then all doors must be replaced at the same time.
8. Garage doors must be painted the same color as the body of the house, Design monograms and anything other than a solid door, with the exception of windowpanes in the topmost panel of the door, are not permitted.

Garbage and Trash – Screening of Containers and HVAC Equipment

1. All garbage cans and other garbage containers shall be kept inside the garage or behind the front line of the house except on the night before and the day of collection. (TIP: If storing garbage cans inside the garage, placing one or two untreated charcoal briquettes inside the trash can after each trash pick-up day can eliminate odors.)
2. Acceptable screens shall be of material and color compatible with the design of the residence and may include landscaping or fencing. Overall length and height shall be kept to the minimum necessary to accomplish the screening.
3. Garbage and other refuse may not be accumulated or stored on any portion of the Lot.
4. Garbage cans shall not be placed at the street for pick up earlier than 5PM the night before pick-up day and empty containers shall be removed from sight the same day as picked up. All food refuse shall be placed in a covered receptacle to avoid attack from animals. Plastic garbage bags are not adequate.
5. If additional pickup of large items is needed Waste Haulers needs to be notified to maintain a minimum of time trash is exposed.

Garden Hoses

1. All hoses shall be stored completely out of sight of the street.
2. Garden hoses shall be on a hose wrap attached to the rear or side of the house or on a mobile station. Hoses may be neatly coiled on the ground in a flower bed behind shrubbery out of site from the street, common grounds or nearby neighbors. Circular (spiral coiled) hoses shall be secured.

Gas Tanks (Propane and /or Natural)

1. Preferable installation is to have gas tanks buried. Gas tanks installed above ground shall meet applicable building code requirements.
2. If the Owner chooses not to bury the gas tank, the tank must be screened from view of the streets and neighboring property. Appropriate screening includes fencing and landscaping.
3. If using landscaping for screening the tank, Owner shall install plants to screen tank from view of the street and other properties. When the tank height is attained, the plants will then be property trimmed and maintained at that height. Any dead plants shall be replaced immediately with the same type of plant of similar height.

Generators

1. Permanent or hard-wired generators may be installed and mounted on a concrete pad at the rear or side of the house. These generators are normally hard wired to the house's electrical system and run off the propane.
2. The generator shall be installed in the back of or side of the house with property screening- i.e. a fence.
3. Generators shall be screened from view from the street with shrubs or other landscaping under the same guidelines as those for screening swimming pool equipment.
4. The generator enclosure box shall be painted to match the exterior box color of the house unless located with a fenced yard.
5. The generator may only be operated when there is a power outage or for the briefest possible time to test it as required by the manufacture.
6. Portable generators shall be stored in the garage and only placed outside during periods of power outage. They shall be operated in accordance with manufacturer's directions and located as far as possible from adjacent houses.

Gutters and Solar Collectors

1. All gutters must match the exterior house color, trim color, or window frame color.
2. Gutter down spouts must not concentrate water flow onto neighboring properties.
3. Yard mounted solar collectors are allowed within a fenced area of the yard and shall not exceed the height of the fence.

Holiday Decorations

1. Holiday displays in the front entryway and on the front door, along with traditional holiday lighting do not require approval from the ARC.
2. Holiday lights and decorations shall not create a nuisance to the adjacent residents or the community.
3. Holiday lights and decorations to celebrate Christmas, Hanukkah, or other holiday occurring in December, may be installed commencing on Thanksgiving and shall be removed no later than February 1st of the following year.
4. Special decoration displays for Valentine's Day, St Patrick's Day, Easter, Memorial Day Independence Day, Halloween, Veteran's Day, Thanksgiving, or other religious holiday may be placed on the exterior of the lot fifteen (15) days prior to the special day and must be removed five (5) days after the special day.
5. Any displays other than those defined above will require the approval of the ARC.

House Numbers

1. To aid emergency personnel, delivery people and to conform to Osceola County ordinances, each house shall have a readily visible number permanently attached to the front of the house.
2. The numbers shall be located over the garage door or near the entrance to the front door, in a location clearly visible from the street.
3. The numbers shall be a minimum of 4" (four inches) in height and be in contrasting colors to the background of the house.

Irrigation

1. Irrigation may be installed in the front, side and rear yards of homes.
2. For houses where this is not the case, the lack of an installed irrigation system the use of a portable or mobile system is allowable to maintain your lawn and landscaping.

3. Irrigation systems may require modification to ensure 100% coverage of the property. This should be a part of the Alteration Application.

Landscaping / Sod

1. The addition or removal of any landscaping is a landscape change subject to the power of the ARC guidelines.
2. The following guidelines apply to landscape changes:
 - a. Landscaping may be added to or removed from the yard of any Lot, but only with the approval of the ARC.
 - b. Maintenance of the lawn and landscaping shall mean at a minimum, upkeep, maintenance and preservation of that which was installed.
 - c. Full sod will be in place from the front lot line to the rear lot line
 - d. The front of each house shall have a minimum of ten (10) shrubs in plant beds' and shall have a minimum of three (3) trees. All trees must be a minimum of 6' tall and have a 2" trunk diameter at chest height.
 - e. The ARC encourages all Owners to follow the Florida Friendly Landscaping Principles shown below when making changes to their landscape design.
 - i. Right plant in the right place
 - ii. Water efficiently
 - iii. Fertilize appropriately
 - iv. Mulch
 - v. Attract wildlife
 - vi. Manage yard pests responsibly
 - vii. Recycle yard waste
 - viii. Reduce storm water runoff
 - ix. Protect waterfront

Landscape Berms

1. Except as installed by the developer or builder, earthen berms shall not be permitted.

Landscape Edging and Borders

1. Edging will be allowed around mulched areas along the perimeter of the house and may be installed around an island.
2. Edging will be allowed around individual trees if installed to contain mulch and prevent damage to trees from lawn equipment. A minimum distance of six (6) feet shall be maintained between any landscape borders.
3. Wire, decorative plastic, resin and wood borders are not permitted.
4. Railroad ties are not permitted.

Landscape Lighting / Flood Lights

1. Landscape lighting, solar or wired, may only be installed in landscaping beds and along the walk from the front door to the driveway. It may be installed along the sides of the driveway. Individual lights shall be black, white, or natural metal in color (silver, gold, bronze, or copper).
2. Lighting shall be low level and recessed to shield the source of the light. Low voltage fixtures shall be located and aimed carefully. Tree mounted lights are not allowed.
3. Junction boxes and other lighting hardware shall be placed, below grade in a non-conspicuous or screened by landscape material to minimize daytime visibility.
4. Lights may not shine onto other properties.

Lawn Furnishings

1. Other than as reflected in paragraph 2 below, all types of lawn furniture will be in the rear of the home and not be visible from the street in front of the home.
2. Porch Swings and patio style furniture will be the only acceptable furniture on the front porch of the home. Maximum 3 pieces, example two chairs one table or a double swing,
3. For safety reasons all lawn furniture shall be removed when residence is unoccupied for a period of seven (7) days or more unless prior arrangements have been made with a neighbor.
4. All lawn furniture shall be removed upon issuance of any storm warnings of a Tropical Storm Warning or higher.
5. Outdoor drying lines should be screened with shrubbery and concealed in the rear of the Lot only.
6. Child play equipment (i.e. swings, slides, jungle gyms, basketball hoops, trampolines.) Such equipment should be prefabricated and erected to the rear of the house as inconspicuously as possible.

Lawns

1. Lawns shall be maintained in accordance with adopted policies that define the minimum community standards.
2. All Lots shall have grassed front, side and rear lawns.
3. All lawn shall be sodded with St. Augustine, Bahia, or other approved Florida friendly grass.
4. Plant beds and trees may be mulched. It is suggested that rigid landscape edging be used to keep materials in plant beds.

Lighting

1. Owners may install security spotlights or flood lights and lights may be activated by a motion sensor.
2. Fixture design and location shall be compatible with the design of the Home.
3. No spotlights, flood lights, or other high intensity lighting will be placed or utilized upon any house so that the light is directed or reflected on neighboring property.
4. Enclosures of light fixtures shall be designed to conceal the lamp bulb. Light bulbs may not exceed the manufacturer's recommendation for bulb wattage.
5. No lighting shall be permitted that constitutes a nuisance or hazard to any owner or neighboring resident.
6. Post mount light fixtures shall be permitted in the front of the house.

Lightning Rods and Surge Arresters

1. Lightning rods and surge arresters may be installed and shall be done in a manner that is least obtrusive and in accordance with the current National Electrical Code. ARC approval is required.
2. Lightning rods shall not be allowed to fall into disrepair. Any lightning rods or surge arrester damaged shall be repaired or replaced immediately or completely removed by a licensed electrical contractor. ARC approval is required.

Ornaments

1. Ornaments, including lawn ornaments, and decorative embellishments will be subject to the following restrictions.
2. Lawn ornaments include, but are not limited to:
 - Bird baths
 - Bird feeders
 - Bird or squirrel houses
 - Decorative flags (including holiday, sports, etc.)
 - Fountains
 - Patriotic display items (yellow ribbons, decals, etc.)
 - Personal items other than furniture are considered lawn ornaments
 - Plants on hooks
 - Plaques
 - Potted plants
 - Statues
 - Steppingstones within a landscaped bed
 - Sun dials
 - Tiki torch (may only be in the rear yard of a home)
3. Ornaments shall not exceed thirty-six (36") inches in any dimension.
4. For safety reasons all temporary lawn ornaments shall be removed when residence is unoccupied for a period of thirty (30) days or more unless prior arrangements have been made with a neighbor.
5. Bird feeders shall be mounted five (5) feet above ground level, not visible from the street. (be aware of protected wildlife to not harass or feed as we work with Florida Wildlife to protect them)
6. No bird houses are allowed.
7. Ornaments shall not be placed on streets, catch basins or on utility boxes.
8. Decorative buckets, plastic paint buckets and the like shall not be used.
9. One American flag, one POW and one U.S. Military flag and door wreaths (one per door) are not counted as ornaments.
10. Flowerpots containing dead plants and empty flowerpots shall be removed from public view immediately.

Outbuildings, Sheds and Storage Containers

1. Metal and vinyl sheds, car canopies, and the like are not permitted.
2. The structure must be anchored to the foundation and be designed to withstand high winds.
3. Structure must conform to the materials and color of the home. Meet local ordinances setbacks, and not exceed minimum lawn area requirements.
4. The structure must be located in accordance with the setback requirements contained in the Declaration.

Play Structures, Recreational Equipment and Toys

1. All exterior play and recreational equipment, including swing sets, jungle gyms, soccer goals, trampolines, or the like must be located within the rear yard of the property.
2. For safety, all play and recreational equipment cannot be used within twenty-five (25') feet of the road.
3. Tree houses and skateboard ramps are only permitted at the rear of the property.
4. All portable play and recreational equipment shall be removed when residence is unoccupied for a period of thirty (30) days or more unless prior arrangements have been made with a neighbor.

Ponds and Waterfalls

1. A plot plan showing the location of the pond and/or waterfall must be submitted with the Alteration Application. If the pond is being constructed from a kit, a picture would be helpful.
2. Design of these features should discourage creation of stagnant pools of water.
3. Ponds and waterfalls shall be in landscaped area within a fenced back yard and situated in a manner that does not permit sounds from the pond, waterfall or its equipment to be a nuisance to neighboring properties.

Rain barrels & Rain Chains

1. Rain barrels designed for the purpose of capturing rain from the gutter systems may be used on the side of rear of the house.
2. Rain chains may only be used in the rear of the home.

Recreational, Commercial Vehicles, Travel Trailers, etc.

1. Commercial vehicles larger than one ton are prohibited.
2. Boats, trailers, motor homes, recreational vehicles and commercial vehicles of no more than one ton (collectively referred to as the "Items") shall be subject to the following provisions.
3. No commercial trailers are permitted.
4. All Items must be in good working order and capable of operation and must be the subject of a current registration, proof of which must be provided upon the request of the Association.
5. All boats stored on a property will be stored on a current licensed boat trailer behind the front line of the house.
6. The homeowner will be allowed to store up to two boats on a property. Additional boats and trailers will need be stored in an enclosed garage.
7. A Recreational Vehicle stored on a property must be parked on a concrete or paved slab behind the forward front building line.
8. Any repair on the Items will be done within a garage.
9. Only commercially manufactured travel trailers or Motor Homes will be allowed within the community unless stored in an enclosed garage.

Roofs

1. No roof extensions (carport or overhang) for a car, boat, recreational vehicle, equipment or any other purpose will be permitted.
2. Roofing shall be natural colored asphalt or fiberglass shingles, wood shake, slate, tile or approved metal.
3. Samples should be provided.

Pictures of metal roofs





Screen Enclosures Patios and Sunrooms

1. Screen enclosures may have shingled, Elite style insulated aluminum roofs or screened roof structures. If shingled, they shall match the existing shingles on the house and shall maintain the rear setback as required by local municipality code. If insulated aluminum panels, frame and roof color must be the same as the anodized or electrostatically painted aluminum framing. The pitch of the roof shall meet current code requirements.
2. If the roof is screened, it shall be charcoal in color.
3. Framing must be anodized or electrostatically painted aluminum to match the framing of the windows on the home.
4. Screening shall be charcoal and of standard mesh size. No opaque or decorative screening is permitted.
5. Installation will meet all county and state building codes for homes with "C" Wind Exposure Zones and be designed and built to withstand 130 mile per hour winds.
6. All supported cables, screws and fasteners shall be of non-corrosive material such as stainless steel.
7. Structural gutters may be installed but where necessary, must be adjusted to tie into existing home gutters – runoff must be directed in a manner that will not negatively affect neighboring property or common property.
8. Aluminum kick plates, not to exceed sixteen (16") inches are allowed on screen enclosures including screen doors. Decorative grills may be installed on screen doors.
9. Sunroom walls shall have a finish on the exterior to match the existing house and will be constructed at a height not to exceed thirty-six (36") inches. All construction must be in conformance with the applicable building codes.
10. Vinyl windows (clear or light grey) will be allowed with frames that match the color of the existing window frames. Sample of the light grey tint shall be included with application.

11. Roof line may not exceed the height of the house.
12. Gable style roofs that are constructed of Elite style insulated aluminum panels will not be permitted unless the frame is white. Frame and roof of Elite style insulated aluminum roofs must match in color if the top of the roof will be visible to the streets or neighboring properties.
13. Exterior of the enclosure must be landscaped if not located with a fenced area.
14. Acceptable screens shall be of material and color compatible with the design of the residence and may include landscaping or fencing. Overall length and height shall be kept to the minimum necessary to accomplish the screening.

Screen and Storm Doors

1. See - "Doors"

Signs

1. **First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Pleasant Hill Lakes:** Article VII – Use Restrictions 7.18 No sign of any kind shall be displayed to public view on any Lot or the Commons Area, except a sign identifying the Property, street, or traffic control signs and a lot numbering system as established by the Declarants or the Board. Notwithstanding any of the foregoing, Owners shall be permitted to display a "For Sale" or "For Rent" sign, not to exceed eight (8) square feet, or a sign approved by the Architectural Review Committee. No sign of any kind shall be displayed on common areas without approval of the Board.
2. Preliminary and Final Designs of all signage visible from the outside of the buildings must be submitted to the Board for approval as to the structural and site compatibility. The location desired by the owner for a sign will be judged based on importance to the project and over all aesthetics. The legibility of the signage and the effect on the public rights-of-way of the Subdivision will be duly considered. This requirement applies to temporary as well as permanent signs; however, restrictions may be eased for the temporary type of signage upon written request to the Committee. The Committee's decision is subject to approval by the Developer in accordance with the Deed of Restrictions.
3. No handwriting whatsoever and used solely in connection the marketing of the affected Lot for sale or lease.
4. "Protected by alarm" signs are authorized in landscaping near the front and rear door. Signs shall not exceed six (6") inches by eight (8") inches.
5. Private Property signs may be no larger than (12") inches by (18") inches. Placed as close to the side property lines as possible.
6. A "permit board" displaying a building permit from the applicable government agency is allowed if required to be posted conspicuously.
7. Political signs are limited to two signs no larger than twenty-four (24") inches by thirty-six (36") inches. Political signs may be displayed for two weeks prior to an election and must be removed on the day following the election.

Skylights and Solar Water Panels

1. Skylights must be integrated as part of the roof design and require prior written approval from the ARC before installation.
2. Solar water heating panels will require approval by the ARC. Any solar panels and related appurtenances and equipment shall be designed and constructed to appear as an integrated part of the building's architecture. This shall generally mean that the panels shall be roof mounted so that the top surface is flush with the roof surface with all appurtenances recessed into the building's attic.

Storm/Hurricane Shutters

1. Storm/Hurricane shutters must be made of Lexan panels or aluminum panels or fabric panels. While not advised, if using plywood panels, they should be marine grade and ¾" thick.
2. Shutters may be closed or installed 48 hours prior to the expected arrival of the tropical storm or hurricane in the area and must be removed no later than 72 hours after the warning is lifted. Should the panels not be removed, the Association is granted an easement to the property to remove the panels and the cost of labor shall be charged to the Owner. The Association is not responsible for any damages caused by the removal or for the costs of storage of the panels.
3. In the event of an actual storm event causing substantial damage to the house, homeowner may request in writing, for an extension to the time period listed above if the repairs and restoration of the house require that the panels remain attached for a longer period of time.
4. Shutters may not be closed or installed at any time other than during a storm event.
5. Under no circumstances may storm shutters or protective panels be used as a routine security measure.

Swimming Pools, Spas and Hot Tubs

1. Any swimming pool to be constructed on any home site is subject to review by the ARC. County requirements for fencing or screening pools must be complied with.
2. Pool filter equipment must be placed out of view of the public. The noise level to neighboring properties must be considered in the location or equipment. The need to screen equipment may be necessary. All screening must have the prior written approval of the ARC.
3. Pool heating equipment must comply with all applicable building, zoning and fire-codes and must be concealed from public view.
4. Pools shall be of the in-ground type. Above ground pools are prohibited. The elevation at the top of the pool shall not be over two (2') above the natural grade of the lot.
5. Swimming pools shall not be permitted on the street side of the residence and if on a corner Lot must be screened from the street.
6. Spas or Jacuzzis Shall be located in the rear yard and screened from street view.
7. Screening of the pool is required by local laws either by fencing the property or by a screen enclosure that totally encloses the pool. Landscaping may be installed to provide privacy for

screened enclosures and must be maintained. Landscaping for this purpose must receive ARC approval prior to installation.

8. Pool heaters and pool filters shall be screened from view from the street by either a fence or landscaping.

Trees — Planting

1. No tree listed as a Not Approved Tree in the City of Kissimmee and Osceola County Tree Ordinance is permitted and if any should be removed.
2. Care shall be taken to preserve any natural tree, shrubs or other desirable vegetation existing on the property and builders are urged not to remove trees unnecessarily.
3. Tree staking materials shall be adjusted on a regular basis to maintain a neat appearance and permit plant growth to occur. All staking materials shall be removed no later than one (1) year after initial installation.
4. Fruit, flowering and citrus trees along with native trees are encouraged to be planted.
5. The front of each house shall have a minimum of ten (10) shrubs and in plant beds and have a minimum of three (3) trees and all trees must be a minimum of 6' tall and have a 2" trunk diameter at chest height.

Trees – Removal or Destruction

1. The removal or destruction of any tree and distinctive flora is a landscape change and, therefore, subject to the authority of the ARC to approve or disapprove the removal or destruction of trees.
2. The following guidelines shall apply to the removal or destruction of trees and distinctive flora:
 - i. Trees that have been planted at the direction of the builder/developer to meet County development requirements shall not be intentionally destroyed or removed.
 - ii. The above requirements pertain to trees and distinctive flora which die, for whatever reason, and unless otherwise approved by the ARC, shall be replaced with the same species and size tree or distinctive flora as the original tree or distinctive tree flora.

Trellises, Lattice, Arbors, Arches and Pergolas

1. Arches, arbors, pergolas, trellis and similar structures are permitted.

Vegetable, Herb and Cutting Gardens, Compost bins

1. Vegetable, herb and cutting gardens shall be confined in fenced rear yard and plants shall not exceed fence.
2. Gardens shall be properly maintained during the growing season and thereafter, all dead plants, stakes or other materials shall be removed.
3. Bins shall be covered to prevent animal or infestation. Located in the rear of the yard and not visible from the street.
4. Compost bins shall be located a minimum of five feet (5') from neighboring property lines.
5. Should an adjacent property owner complain regarding odors, rodents or other animals that are attracted to the bin, the Association will notify the Owner in writing and they must immediately remedy the situation. If the Owner does not abate the problem within ten (10) days from receipt of notice, the Association shall have the right, without further notice to enter the property and remedy the problem. All expenses incurred shall be assessed to the homeowner.

Vehicles and Parking

1. Parking of vehicles is permitted in garages and on driveways.
2. Parking is not permitted on lawns, or on County right of ways.

Water Softeners

1. Water softeners shall be screened from view from the street with shrubs or other landscaping under the same guidelines as those for screening HVAC and swimming pool equipment.

Window- Replacement, Tinting and Treatments

1. Originally installed windows may be replaced with windows of similar style. Replacement window frames shall match existing window frames unless all windows in the home are being replaced at the same time in which instance a request to change style or color may be considered by the ARC.
2. Owners may install energy conservation films on windows.
3. Window treatments shall consist of drapery, blinds, decorative panels, or other tasteful window covering. Any window treatment facing the front street of the house shall be white, off-white, or other neutral color (i.e. interior shutters in a wood tone).
4. Sheets or other temporary window covering may be used for a period not exceeding one (1) week after an Owner or tenant first moves into a House or when permanent window treatments are being cleaned or repaired, but in no case may they be in place for longer than one (1) week.

LAWN & LANDSCAPE MAINTENANCE STANDARDS

The following lawn maintenance standards apply to landscaping maintained by Owners and residents of Pleasant Hill Lakes.

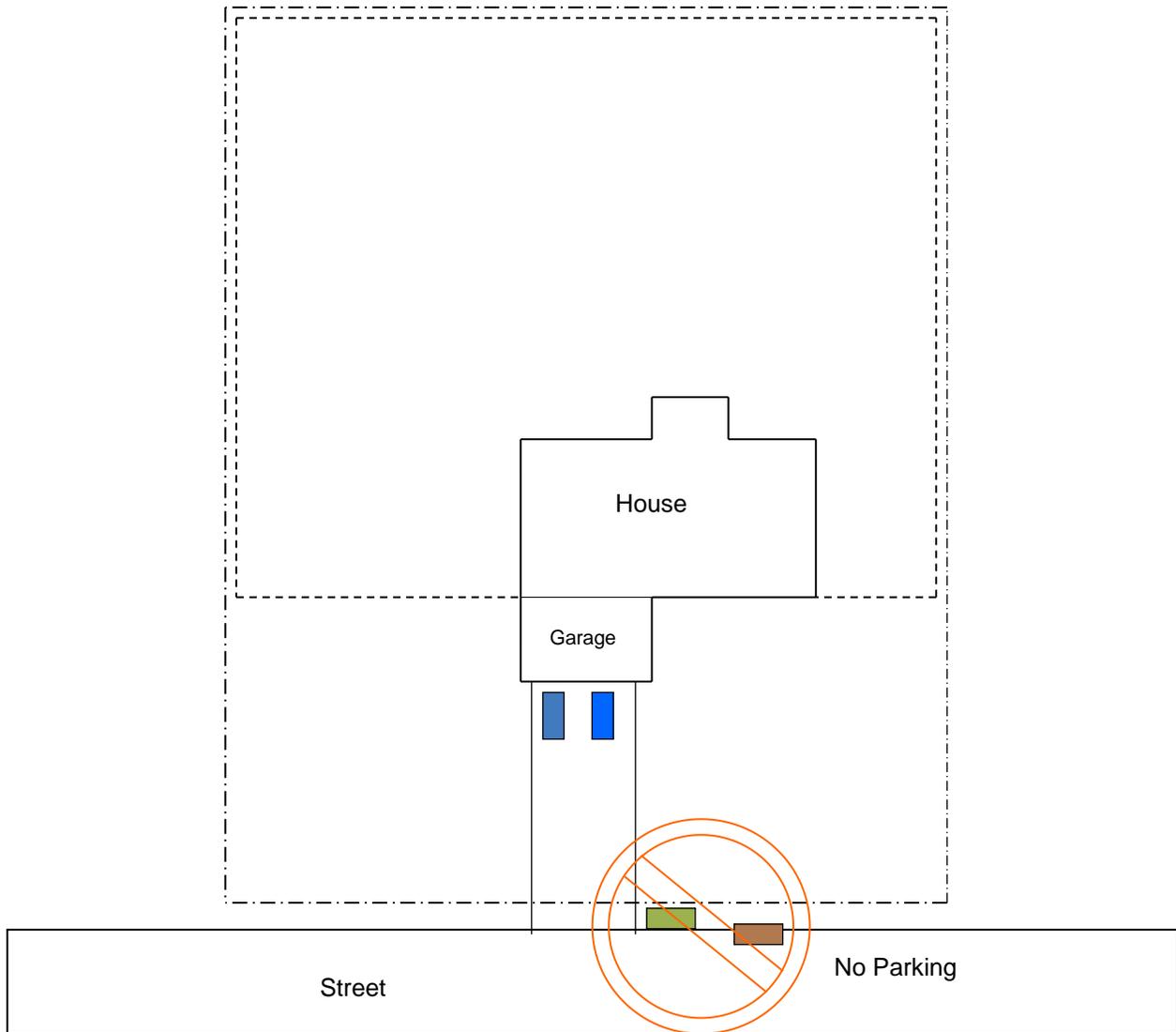
- Trees: Trees are to be pruned as needed and shall be maintained with a canopy no lower than eight feet (8') from the ground.
- Shrubs: All shrubs are to be trimmed as needed.
- Grass: Grass shall be St. Augustine or Bahia unless an alternative has been approved and shall not exceed five inches (5") in height. This includes the grass on both sides of the ditch.
- Edging: Edging of all beds and borders shall be performed as needed to prevent grass "runners" from growing onto driveways, walkways and into landscape beds. Grass along the walls of the house shall be edged.
- Mulch: Mulch should be replenished in beds as needed.
- Insect Control and Disease: Insect and disease control may be performed on an as needed basis.
- Fertilization: Fertilization of all turf, trees, shrubs, and pals should be performed on an as needed basis.
- Irrigation: Watering and irrigation will be the sole responsibility of the homeowner. It is the Owner's responsibility to comply with all applicable watering restrictions.
- Weeding: All beds are to be weeded on an as needed basis.
- Trash Removal: Dirt, trash, plant and tree cuttings and debris resulting from all operations shall be removed and all areas left in clean condition at the end of the day. Trash may not be placed at the curb until the trash pickup day.

PORTABLE STORAGE / MOVING CONTAINERS

- Portable storage / moving containers (commonly known as PODS) or any similar units designed for the temporary storage or transportation of a resident's personal household goods are permitted in the community for a maximum of seven (7) days.

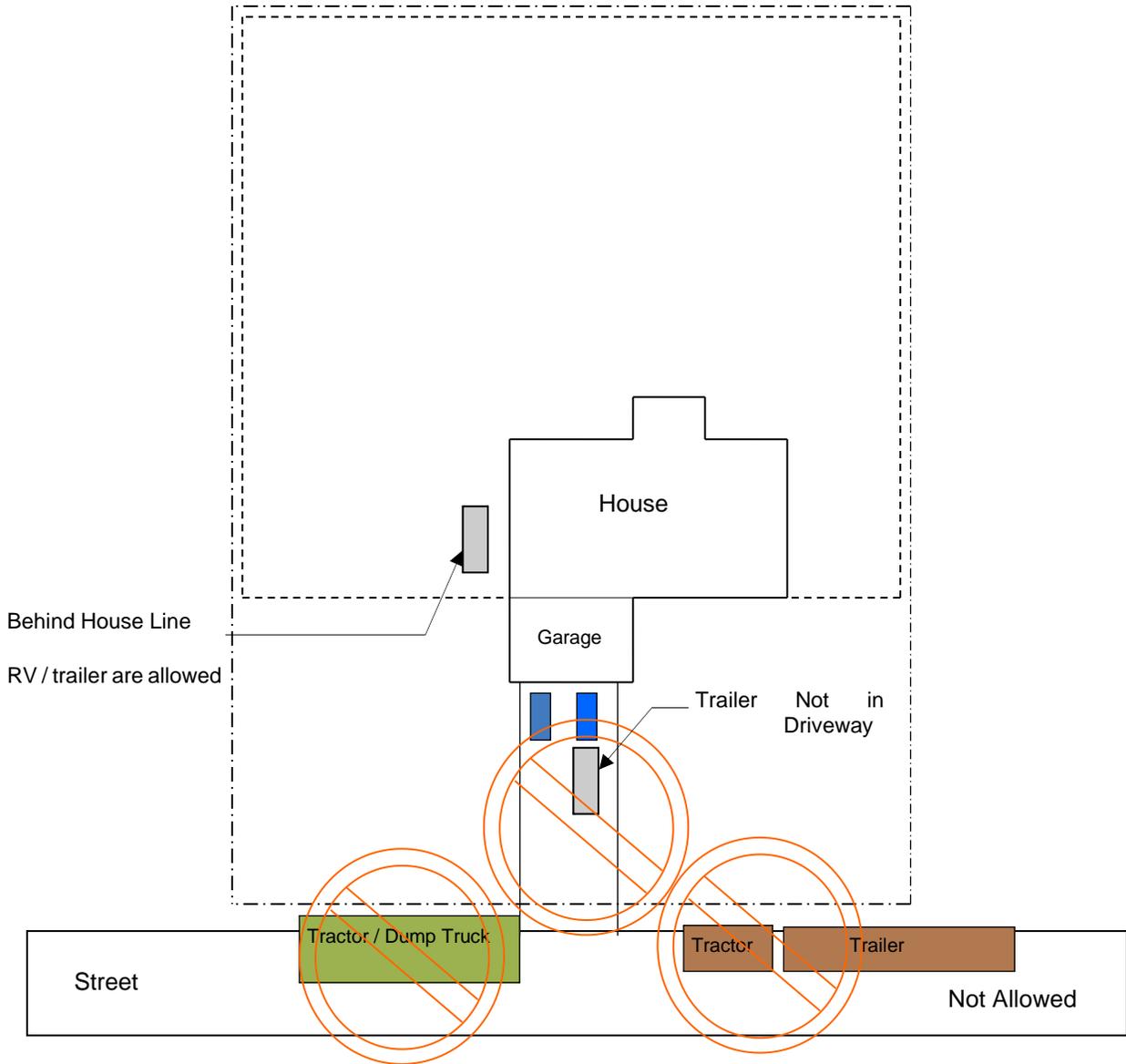
ENFORCEMENT OF GUIDELINES

- In the event of a violation of any of these Guidelines, including a failure to obtain ARC approval, the Association reserves its right to pursue all legal remedies provided by the Guidelines, the Declaration or otherwise provided under Florida law.



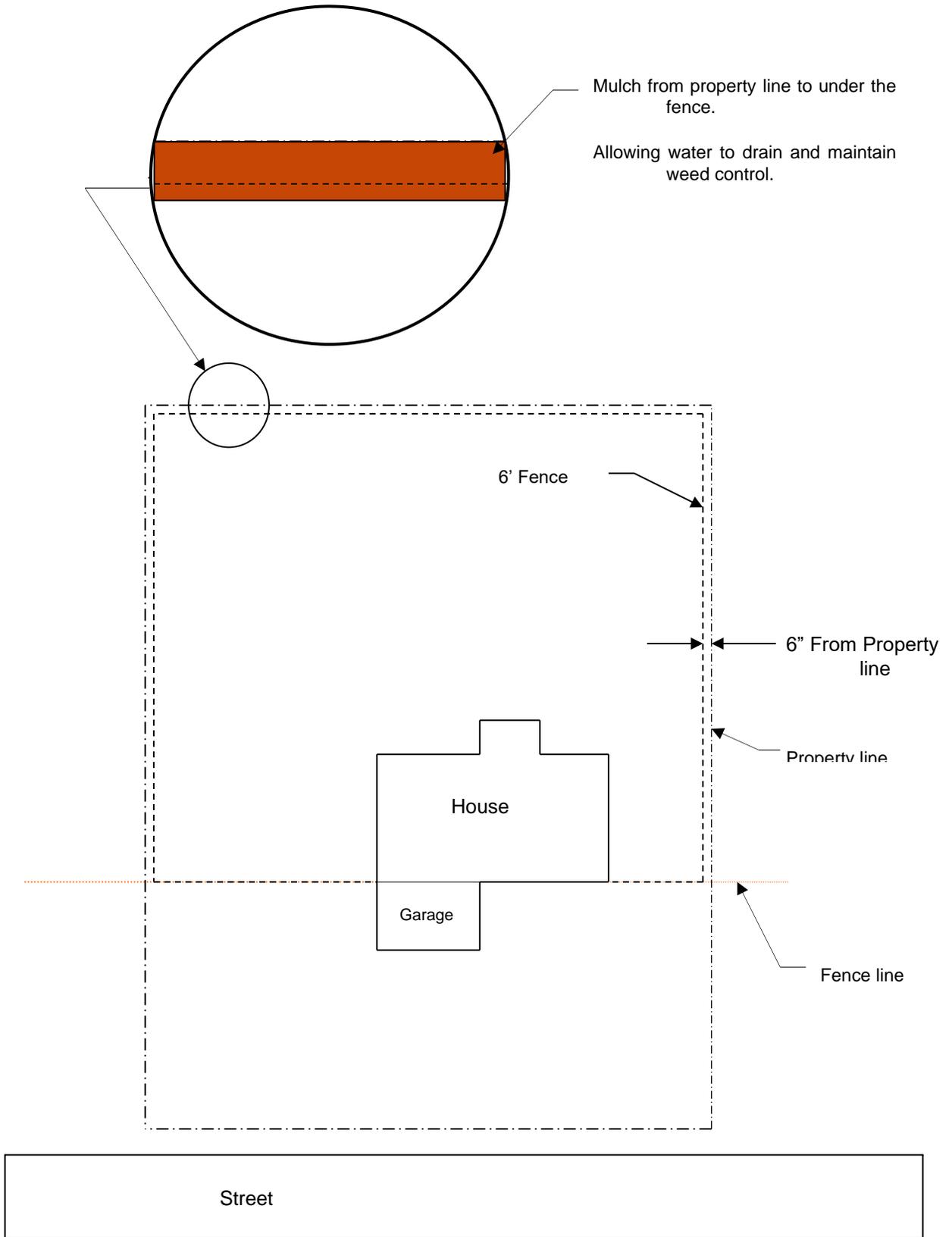
Personal Vehicle parking

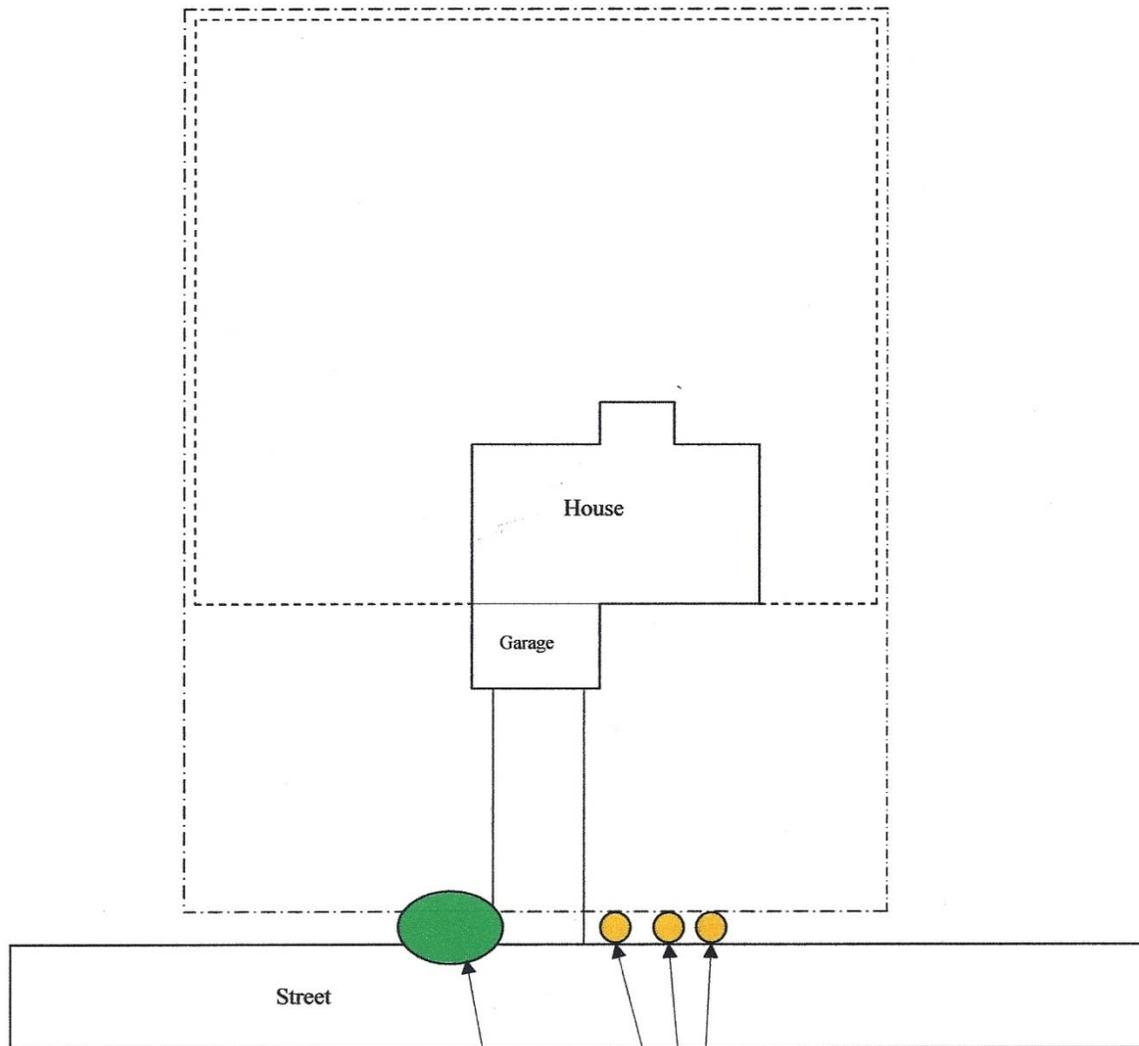
No vehicle parking on road



Personal Residence Commercial vehicle / equipment
parking and storage not allowed.

No Commercial Vehicles or Equipment





No piles of trash are to be placed at the curb outside containers. If there are large amounts of debris the County must be notified and a scheduled pickup date established before placement. If the County does not pick up the debris the debris must be removed from the curb.

Trash to be placed at the curb in containers the night before or the morning of pickup.

Trash and recycle placement for curb pickup.

FOR SALE/LEASE SIGN EXHIBIT

