

The Enclave at Palmira Architectural Review Rules and Guidelines For Enclave Unit Owners

Introduction

“Architectural Review” is the label attached to your Enclave Owners Association Board of Directors responsibility to ensure the safety and integrity of our buildings and the consistent appearance expected in a condominium neighborhood.

Each unit contains what are referred to as “**limited common areas**.” These areas are not part of the unit owner’s property, but the owner is granted use of those areas for the duration of their ownership. Two examples of these areas are each lanai and, for second floor owners, the interior staircase to the upper floor.

For purposes of The Enclave, “Architectural Review” (AR) encompasses ***any change to a unit that is visible from outside that unit and any work involving the building shell (doors, windows, exterior walls, floors) whether or not the result will change the outside appearance of the building.*** Some neighborhoods enumerate architectural change rules and operational guidelines. Within the Enclave, for ease of understanding and communication, both are included in these rules.

This document complements the Documents of Condominium applicable to each unit. If an owner is not able to locate their copy, please visit www.leeclerk.org and do a public records search for your phase and neighborhood documents.

In a condominium neighborhood, it is vital that the exterior appearance of the building be managed to maintain the high level of consistency, help insure work performed does not negatively affect other owners and consequently to maintain or enhance the property owners' and community value.

In general, any addition, modification, or change affecting the exterior appearance of a condominium building, or common areas surrounding a condominium building requires AR review and approval **BEFORE** proceeding with any work. The approval requirement also applies to any work that will involve the building shell, whether or not the appearance of the building will be changed. Note: Proceeding with work covered by the AR before **written** approval has been received may result in removal of all work performed at the expense of the initiator. **Condominium owners and anyone else planning changes covered by the AR should be careful not to commit to contracts for work before receiving written AR approval by all applicable authorities.**

WHEN IN DOUBT, ASK FIRST!

If you are planning work and question whether AR review is needed check with The Enclave at Palmira Owners Association Board via Pegasus Property Management at (239) 454-8568 before proceeding.

Revision History

Original Issuance – January 6, 2011

First Revision – May 13, 2012

(Added storm protection, radon mitigation, holiday decoration and window film sections; clarified role of the rules in this document)

Second Revision – October 1 2013

(Added lanai screening position; editorial change in ARC form)

Third Revision – January 7, 2014

(Clarified that work involving the building shell must be pre-approved, even if the work will not change the external appearance of the building)

Update – June 3, 2014

Incorporated items above and changes related to impact glass, lanai screen frames, floor installation (both interior and exterior), temporary deployment of storm protection, air conditioning line set replacement requiring pre-approval, emphasized pre-approval for any work involving the building exterior, whether or not it will alter the building appearance.

Fourth Revision – February 3, 2015

Changed references to “Owners Association” from “Neighborhood Association”, Incorporated standard for exterior lighting replacement, Further clarified how air conditioner line sets may be replaced; Added rule for hose bibb access modification at owner expense, when needed and Added statement on lanai enclosure

Fifth Revision – August 18, 2015

Clarified acceptable storm protection colors
Added position on exterior lighting other than coach & side lights

Sixth Revision – March 10, 2016

Added two devices pre-approved for use in the Enclave to provide notification of visitors approaching their unit

Seventh Revision – September 13, 2016

Added sign types that may be displayed outside units

Eighth Revision – June 1, 2018

Added Electric Vehicle Charging Stations Rule
Updated Storm Shutter Descriptions & Request for Modification Form

Ninth Revision – October 30, 2018

Added Dumpster Rules

Tenth Revision – January 30, 2019

Garage Door Replacement Specifications

Eleventh Revision – December 1, 2019

Reorganized & categorized rules for clarity & ease of access
Revised and clarified Storm Shutter Specifications for new paint scheme
Expanded acceptable grid size choices for lanai screening
Addressed use of gasoline generators for electricity
Added rule for lanai light replacement
Added rule for temporary storage unit use
Added prohibition on vegetable gardens

Twelfth Revision – March 25, 2020

Added color-coded storm shutter deployment diagrams

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*****Windows, Doors & Screens*****

Window & Door Coverings for Hurricane/Storm Protection, Solar Protection or Privacy

Rules for Installation and Use of Window and Door Coverings Such As Used For Hurricane/Storm Protection, Solar Protection or Privacy

The rules below address the installation and deployment of window and door protection such as storm shutters, screens, fabrics, etc.

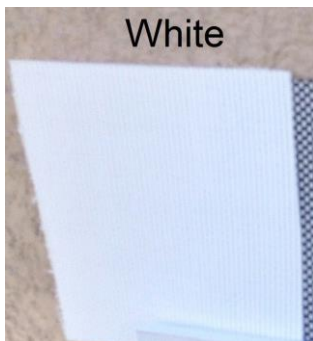
General Rules and Definitions

1. All window and door coverings or shades visible from the exterior (e.g., behind a glass window) of a condominium unit must be approved by the Architectural Review of The Enclave Owners Association Board of Directors. This includes any materials installed solely for solar protection or privacy on a lanai. (Items installed as of January 1, 2012 is considered approved as to installation, but the rules below describe usage of these products.)

Any *replacement* storm, solar or privacy protection must also be submitted for Architectural Review approval.

2. Plywood and other disposable materials that would require temporary nailing into the exterior building components for attachment are not allowed.
3. All window and door coverings, and the surfaces underneath them, must be kept clean.
4. Any interior window or door covering visible from outside a unit must be white or no darker than white or off-white (e.g., bone) in color.
5. Lanai storm or sun protection must be installed inside lanai screens). The product must be white or bone with frames/attachment devices or fixtures white in color to match the existing white screen frames.
6. Storm protection on windows MUST be white with white structures for compatibility with our current paint scheme.
7. All Requests for Modification should include color samples. See color chart below.

White Shutter Color



Bone Shutter Color



White Frame Color

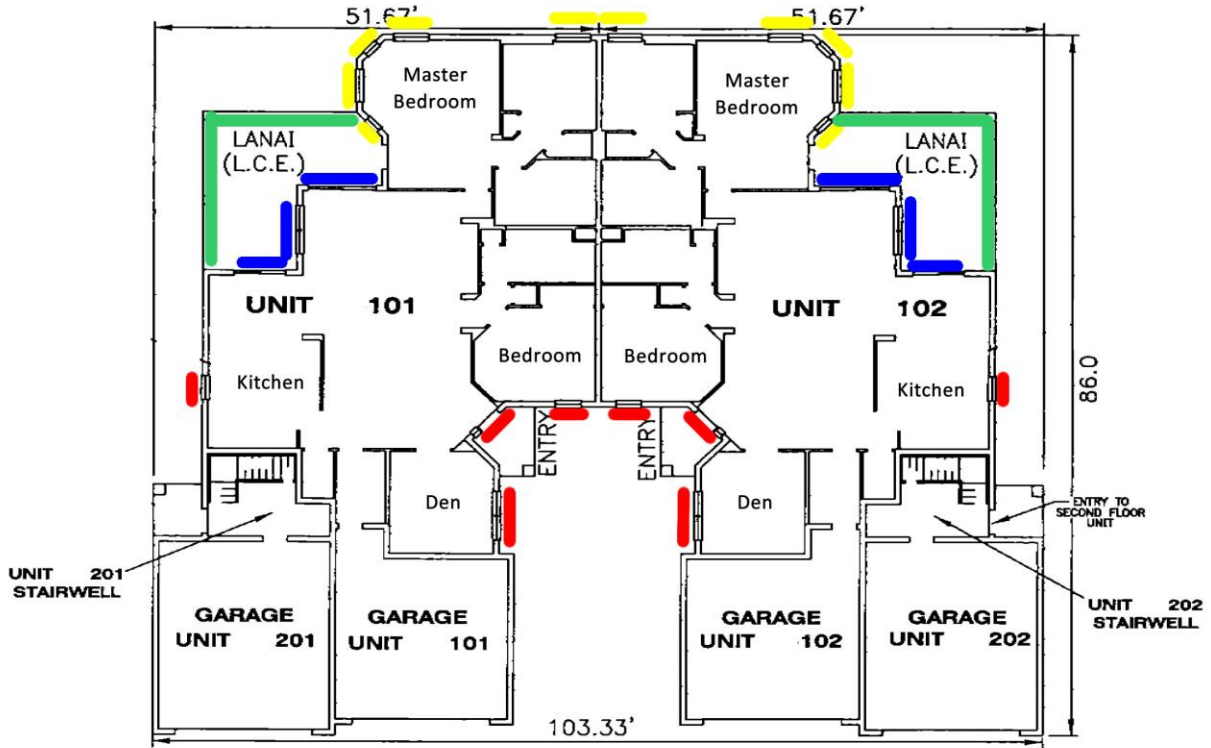


8. **“Hurricane Season,”** for purposes of these rules, is defined as the period from May 1 through Nov. 30.
9. **“Duration of a Storm”** is the period from National Weather Service announcement of a hurricane watch through 10 days after the watch or warning expires.

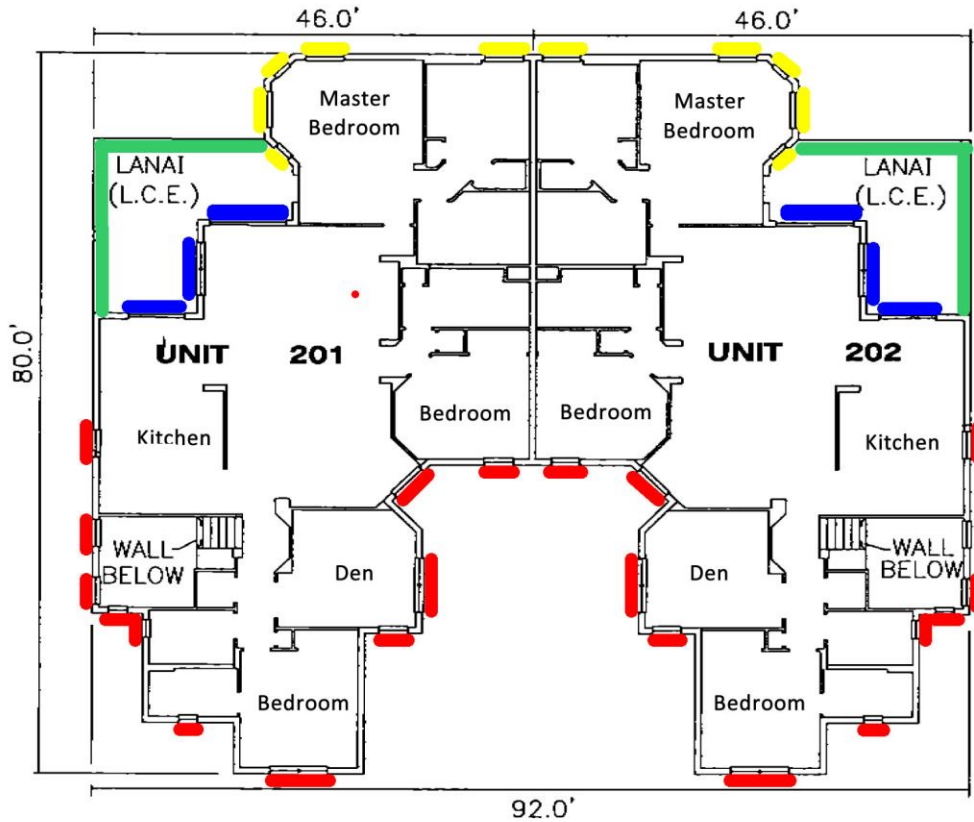
Rules Described by Building Opening:

Building Opening	Approved Action(s)
<p>Lanai</p>	<p>Hurricane Season You may deploy</p> <ul style="list-style-type: none"> • Transparent Panels • Permanently-attached shutters (roll-down, accordion) • Storm protection fabrics inside lanai screens • Corrugated metal shutters (see on diagrams) <p>Other than Hurricane Season</p> <ul style="list-style-type: none"> • Screens, shutters and fabrics mounted inside the lanai screens may be closed at the unit owner’s discretion. Corrugated metal shutters must be removed.
<p>Windows and Doors:</p> <ul style="list-style-type: none"> • In Courtyards • On the side of the buildings • Facing the street 	<p>Hurricane Season You may deploy for the entire season:</p> <ul style="list-style-type: none"> • Transparent Panels • Permanently-attached shutters (roll-down, accordion) <p>Corrugated metal, externally-attached window fabric or other temporarily-attached storm protection may be used for only the duration of a storm.</p> <p>-----</p> <p>Other than Hurricane Season Temporarily-attached storm protection and transparent panels on these surfaces must be removed, including any mounting brackets.</p> <p>To maintain the aesthetics of our community’s buildings, permanently-attached storm protection on these surfaces, such as electric roll-down shutters, should, while the unit is occupied, remain open unless temporarily closed to afford sun or heat protection.</p>
<p>Windows and Doors:</p> <ul style="list-style-type: none"> • Master Bedroom and Bath 	<p>Hurricane Season You may deploy for the entire season:</p> <ul style="list-style-type: none"> • Transparent Panels • Permanently-attached shutters (roll-down, accordion) <p>Corrugated metal may be used only for the duration of a storm.</p> <p>-----</p> <p>Other than Hurricane Season Permanently attached shutters, fabric products and transparent shutters should be opened / removed whenever the unit is occupied.</p> <p>Permanently-attached shutters-may be used for partial-day sun or heat protection.</p> <p>Transparent or roll-down shutters may continually be deployed on these windows when the unit is unoccupied for 24 hours or more.</p>

FIRST FLOOR UNITS



SECOND FLOOR UNITS



Violations

Violations of these rules should be reported to Pegasus Property Management to include the violating address and unit number and a brief description of the violation. Violators will be notified by a letter from the property management company. Violations are required to be corrected within 5 calendar days. Failure to comply will result in further enforcement action from the Enclave Neighborhood Board.

Hurricane (Impact) Glass

The replacement of the original window or lanai door glass with impact glass requires AR approval before the commencement of work.

It is the association's responsibility to assure the integrity of our buildings, as well as their consistent appearance, requiring the pre-approval of such construction work.

To ensure consistent appearance, an important aesthetic of our neighborhood, the color of the impact glass must be clear or have only a slight tint. Dark tints or mirrored glass will not be approved.

Windows being replaced must be consistent in appearance (e.g., frame size, shape and color) with original windows and have any mullions installed on the OUTSIDE of the glass as was originally done.

Window Film

An additional way of providing shade, protection from UV damage to interior finishes and mitigate heat gain through window glass is the application of a clear window film to the inside of the glass.

Two products have been approved for use in the Enclave. They are both 3M products which are guaranteed for life by the manufacturer and not just the dealer. In southwest Florida, the authorized 3M dealer is Golf Coast Glass Protection.

The two approved products are 3M PR 70 and 3M Ultra 400 clear window films.

Application of any other window film requires submission to AR for review prior to installation.

Installation of tinted or colored films will not be permitted.

Enclosure of a Unit's Lanai Not Permitted

The lanai of each condominium unit is a "limited common area" and any modifications to it must be approved by AR.

The only enclosure of the lanai that will be approved in The Enclave is the installation of hurricane protection including roll-down shades and hurricane fabric as described in the "Window & Door Coverings for Hurricane/Storm Protection, Solar Protection or Privacy" section of the Enclave ARC Rules. The installed product(s) must be deployed in accordance with those rules.

Lanai Screening and Screen Frames

The screening protecting our lanais will age over time and require replacement. When replacement is required, it is the responsibility of each unit owner to do so at their own expense. Furthermore, the screening must be replaced with the same product as originally installed during construction, ensuring the consistent appearance of our buildings. The product is black plastic screening with the grid size of 18 x 14 or 20 x 20.

If the unit owner questions whether the product they selected meets neighborhood standards, they should contact Pegasus Property Management.

Installations which comply with these standards may be made without separate Enclave Architectural Review approval.

The frames holding the lanai screens are also the unit owner's responsibility. While made from durable aluminum, unit owners are asked to periodically check that the anchoring bolts are intact and securely holding the frame in place.

NOTE: No solid material, including "Florida glass" may be installed in screen frames.

*******Flooring*******

Lanai Tile Installation

The floor of the lanai may be either the basic concrete surface or a hard surface tile. In units purchased with the concrete surface, for appearance, comfort and durability reasons, a unit owner may desire to have tile installed on the lanai floor.

Installation of tile does require submission to the ARC for pre-approval. Of particular concern is how the drainage from the lanai, under the screen frame, will be preserved during the installation. This should be addressed in detail as part of the submission.

Interior Floors

The installation of interior flooring must be pre-approved so that the neighborhood can be assured that installation meets the standards cited in the Enclave documents of condominium and, in particular, that sound deadening will be appropriately addressed for second floor installations.

*******Lighting*******

Owner-installed Exterior Lighting

Unit owners are not permitted to install or affix manual or automatically/sensor triggered exterior lighting on an Enclave building exterior. This limitation also applies to similar lighting installed on a lanai, a limited common area (LCA).

Lighting of any type, including solar powered, may not be installed in any Common Area. These areas include lawns, trees, planted areas and walkways.

The only exception to this prohibition is manually controlled light kits affixed to a ceiling fan installed on a lanai ceiling.

Exterior Light Replacement Specifications

Coach Lights and Side Lights

Coach Lights and Side Lights on Enclave buildings were replaced as part of the 2018-2019 painting project. Specifications for any future replacements that may be required appear below.

Hardware parameters

- Lights must be similar in appearance to existing fixtures
- Coach lights must have three bulbs and side lights must have two bulbs to assure that failure of one bulb does not darken the entire fixture.
- Lights must be antique bronze in factory finish and will not be painted
- Glass in each fixture must be “bubble” glass or “wave” glass so as to obscure the bulbs and make dirt on the glass less visible.

Hardware specifications

 A wall-mounted coach light with a dark bronze finish. It features a decorative, tiered top and a glass enclosure with a textured, bubble-glass pattern. The fixture is mounted on a decorative bracket.	<p>Front of Garage –</p> <p>Progress Lighting P5653-20 Finish: Antique Bronze</p>
 A wall-mounted side light with a dark bronze finish. It has a decorative top and a glass enclosure with a textured, bubble-glass pattern. The fixture is mounted on a decorative bracket.	<p>Side of Building –</p> <p>Progress Lighting P5649-20 Finish: Antique Bronze</p>

Entryway Ceiling Fixture

No similar fixture was found to what is currently installed at unit entry doors. The fixture below was located that has a similar finish, uses two bulbs, has “wave” glass and is flush-mounted.



Lanai Lamps

The globe-shaped accent lights originally installed on unit lanais may be replaced by unit owners subject to the following guidelines:

- Lights may be white, black, brown or antique bronze (matching the coach lights elsewhere on the building)
- Each lamp is limited to a bulb of 60 watt equivalent or less
- The bulb used must not be a projector/reflector bulb, so that lighting does not intrude on neighbors

To allow the Association to maintain their responsibility for anything installed on a lanai, a Request for Modification must be submitted and approved before the lights are replaced.

*****Mechanical*****

Air Conditioning: Line Set Replacement; Drain Line

The air conditioning “**line set**” is the connection between the outside compressor and coil unit and the air handler inside each unit. For both first floor and upper units, the line set was originally installed in the concrete slab when our buildings were constructed.

Should the original line set fail, the replacement must be installed on the outside of the building. The line set must be installed in a metal box attached to the building exterior. The line set will enter the lower unit in the ceiling area and a second floor unit through the attic space. The exterior metal box must be painted the building color unless it is alongside a downspout, in which case it can be white.

To assure the continued consistent appearance of our buildings, any work to replace a line set must have pre-approval by AR before any repair work is done.

If a unit experiences persistent drip pan drain line clogging, a supplemental **drain line** may be installed outside the building. This is typically 1” PVC tubing extending from the eave to the ground. Positioning and painting needs are the same as for line set replacement.

Radon Mitigation External Installation Standard

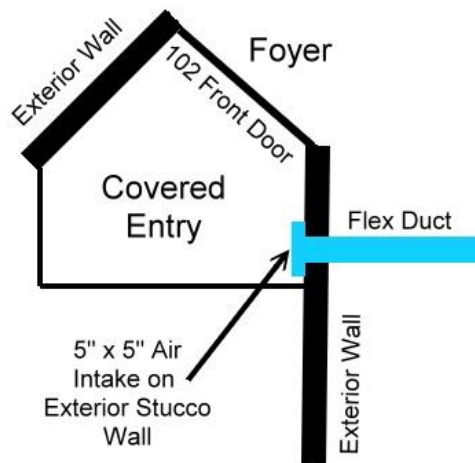
The owners of some first-floor units in The Enclave at Palmira have identified unacceptable levels of radon gas in their interior.

Radon is a naturally-occurring gas found in the ground across the country.

Unit owners may independently engage a radiation mitigation contractor who will perform necessary testing and arrange installation of the necessary equipment and venting.

This position statement addresses the location and appearance of the external air intakes essential to the mitigation process.

The air intake must be installed beneath the soffit near the home’s main entrance. See the diagram below.



Reverse the Diagram for #101 units

The vent's location minimizes the visibility of the air intake and helps maintain the uniform and appealing appearance of buildings in the Enclave.

The visible air intake must be a white 5" x 5" air intake with fixed louvers. Such a unit, pictured below, is made by Deflect-o Hardware. The part number is HSM4W.



Installations which comply with the standards expressed here may be made without separate Enclave Architectural Review approval. All other installations, including any for second floor units, require specific approval from Architectural Review.

Garage Door Replacement Specifications

The overhead garage door and its operating mechanism are the responsibility of each unit owner if repair or replacement are required.

The garage door originally installed when Enclave units are built is no longer manufactured. Should it need to be replaced, the acceptable replacement door is:

- Brand: Overhead Door
- Model: 170 non-insulated or 180 insulated
- Size: 7 feet & 16 feet wide
- Style: Standard (S) Raised Panel Design
- Color: White - to be painted to match building shell color



Generators for Electricity During Utility Outages

For use during storm-related electrical outages, so owners are interested in using a gasoline-fueled generator for electricity to power part of their unit.

Whole-unit generators are not feasible for a number of reasons, including fuel storage. Since we owners do not own the property around our units, such a generator could not be installed in a common area. Beyond that, there is no room to do so. Single-family homeowners, owning the landscape around their homes, have some flexibility that condo owners do not.

Installation of a transfer switch, like the installation of an electric vehicle charging station currently addressed in our AR rules, would require approval of a Request for Modification submitted by the unit owner.

While a portable generator could be used by an owner, storage of fuel (both in the generator and in gas containers) for it is an issue. Storage of pressurized gas is prohibited in by state code in multi-unit buildings and a can of gas even more dangerous. A fume-filled garage from a gas can and a spark from a garage door operator would be disastrous. Our neighborhood does not allow for outside storage of personal property, so having gas cans outdoors is not an option.

In the event of an impending storm, your Board urges you to secure your property, turn off your water supply and seek a safe place for you and your family until the storm passes and utility service is restored.

Hose Bib Alternative for Enclave Units

The external water access on each unit's garage wall is called a "hose bib." It is the connection to which a garden hose can be affixed for car washing, watering, etc.

Permanent deployment of the hose and mounting anything on the side of the building are both violations of long-standing Enclave regulations found in both our neighborhood and phase declarations since the Enclave's inception. Additionally, permanent mounting of anything on the building exterior is prohibited and will continue to be so for aesthetic, safety and structural integrity reasons.

Permanent deployment of a hose is a safety issue if that hose should extend onto the nearby walking or driving surfaces. While some hoses might of a size to minimize this risk, the Enclave neighborhood is not prepared or equipped to handle all the possible variations that might entail.

Some hose bibs are very low to the ground, difficult to get to from the walking path and generally hard to reach. If an owner feels their hose bib is not sufficiently accessible for their needs, there is a very specific alternative available to owners at their own expense.

An owner may purchase and install a Yard Butler Hose Bib Extender and hose to the existing bib. The extender is pictured below and is available from the manufacturer and on Amazon.com. Other brands and styles of this extender exist, but this is the ONLY extender permitted in The Enclave.



The hose extender (29-1/2" high) would go into the ground (it has a foot flange for easy ground penetration) .behind the plantings near the existing bib and alongside the downspout. It would be connected to the existing bib a leader hose of no more than six feet in length. A sample is pictured above. (Continued on next page)

Total cost to a unit owner wanting to install this would be less than \$45. (\$31 for extender, \$11 for hose plus tax or shipping.)

Once connected, the hose bib mounted on the building would be left on and the flow of water controlled from the faucet on the extender.

This installation would provide a much easier-to-access hose connection and faucet control. The hose attached to the extender would still have to be removed and stored in the garage between uses.

Visitor Notification Devices

The devices described below have been approved by the Enclave Board for use by owners. These devices provide notice of visitors to and near the owner's unit. These devices are offered as meeting the standards of:

- Provide notice to owner that someone is at their door or immediate area

- Provide notice/information to the unit owner without intruding on any adjacent owners' ability to enjoy their property

- Do not change the external appearance of the buildings.

However, they are presented without recommendation. It is the responsibility of each owner interested in them to determine if one or more meets their needs.

Installation

- Installation of the video doorbell described below may be done by the unit owner.
- Installation of the Chamberlain Wireless Alert System sensor may be done by the unit owner.

Video doorbell

Video doorbells that transmit visitor arrival at your door over WiFi are increasingly popular. They are made by a number of manufacturers including Ring and Nest. Each Doorbell is a wireless doorbell, intercom and camera that transmits notice of a visitor at your door. That notice, and a video of the visitor is transmitted to your smartphone. This device can be attached to existing doorbell wiring or will run on internal batteries. Visit www.ring.com for more information on what is offered by one manufacturer.

Ring Video Doorbell

MOBILE ACCESS

See and speak with visitors from anywhere using the free Ring™ app, receive motion alerts, and review recorded footage

WI-FI CONNECTED

Simply connect the Video Doorbell to your Wi-Fi network and it's ready to go.

EASY INSTALLATION

Installs in minutes - no professional help or special tools required.

HD CAMERA

Always have a clear view of your home's entrance with wide-angle HD video.

NIGHT VISION



TWO-WAY TALK

Seamlessly speak with anyone at your door via the built-in speakers and microphone.

MOTION DETECTION

Motion sensors activate the camera and trigger instant mobile alerts when movement is detected.

CLOUD RECORDING (OPTIONAL)

Never miss any activity at your home with optional Cloud Recording.

DUAL POWER

Connects to existing doorbell wiring, or runs off the built-in battery for total convenience.

CERTIFIED FOR OUTDOOR USAGE

Chamberlain Wireless Alert System

This device provides an audible alert inside the unit that there is motion in the range of the exterior sensor. The sensor has a range of 15 or 30 feet and is user-selectable. The battery-operated sensor, 3" by 5" installs on an exterior or lanai wall. This is sold at Walmart and Amazon for \$41.99 or less.



Roll over image to zoom in

Chamberlain CWA2000 Wireless Motion Alert System (Black / Tan)

by Chamberlain

★★★★☆ 2,206 customer reviews | 368 answered questions

#1 Best Seller in Security Sensors & Alarms

List Price: \$89.99

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You Save: \$48.00 (53%)

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Item Package Quantity: 1

1	4
\$41.99	\$243.27

- Alerts with light & sound when vehicles or pedestrians are approaching
- 1/2 mile range from sensor to base unit
- Easy installation / easy operation
- Weatherproof outdoor sensor with adjustable sensitivity control
- Expandable up to 8 sensors

Electric Vehicle Charging Stations

Sections 718.112(8) and 718.121(2)/HB841 of the Florida statutes were revised in 2018 to allow condominium owners to install electric vehicle charging stations. Such installation requires Architectural Review approval after the unit owner's submission of a completed Request for Modification.

The Request for Modification must, in addition to the information requested on the form, include the credentials of the selected contractor to help assure that said contractor is licensed and knowledgeable about such installation.

For installations approved upon submission of the Request for Modification, it is the owner's responsibility to contract with the vendor for installation of the charging station.

Such installation, per the statute, must comply with the following requirements:

- The charging station must be installed within the boundaries of the unit owner's garage.
- The installation may not cause irreparable damage to the condominium property, in the Board's reasonable discretion.
- The electrical service for the charging station must be separately metered. The unit owner is responsible for that electricity bill.
- The unit owner installing the charging station is responsible for the costs of installation, operation, maintenance, repair and insurance of the station.
- If the unit owner, or unit owner successor decides there is no longer a need for the electric vehicle charging station, they must pay for the cost of removing the station. The association can collect the costs of removal the same as collecting assessments.
- The unit owner must provide a certificate of insurance naming the Enclave Owners Association as an additional insured within 14 days of approval for installation of the station.
- The unit owner must reimburse the association for the actual cost of any increased insurance premium attributable to the charging station within 14 days of receiving an invoice from the Enclave Owners Association.

*****Displays & Signage*****

Signage

Section 8.20 of the Amended and Restated Declarations of Covenants, Conditions and Restrictions for The Enclave at Palmira prohibits the display of any and all signs by owners.

Only those signs listed below have been approved by The Enclave Owners Association Board of Directors as an exception to the prohibition mentioned above.

Signs, provided by the systems vendor, indicating that a unit has an alarm system installed. These signs are typically shaped as a shield or octagon and are attached to a small post for insertion in the ground. Such sign may be installed in front of the unit's garage on the side closest to the main entry door. The sign should be within six feet of the building.

Flag Display

Flying of the American Flag is allowed. The flag should be 2-1/2' x 4' or 3' x 5' in size as are readily available at retail outlets. Flags should only be flown during daylight hours and kept in good repair as deemed appropriate by AR or the Enclave Owners Association Board.

Flags should be flown from a 5' pole inserted into an appropriate pole mount mounted to the building. Flagpole holders should be mounted 7 feet above the driveway surface at the front corner of the unit's garage (Refer to the illustration below.)

Flags flown by first floor units should be near the front corner of their garage nearest the central courtyard. Flags flown by second floor units should be near the front corner of their garage nearest the end of the building.

Flying any flag other than the American flag, such as decorative, holiday or those of school or professional sports teams, must receive prior AR review and approval.



Holiday Decorations (Seasonal)

“Year-End,” for purposes of this provision, is defined as the period from November 15 through January 15 of the following year.

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Lights or decorations may be erected by unit owners at the exterior of the units or on the interior of the units, where they may be seen from the outside of the unit, in commemoration or celebration of publicly observed holidays provided that such lights or decorations do not unreasonably disturb the peaceful enjoyment of adjacent owners by illuminating bedrooms, creating noise or attracting sightseers.

All lights and decorations that are not permanent fixtures of the unit as part of the original construction shall be removed within fifteen (15) days after the holiday has ended.

Lights or decorations commemorating year-end holidays should not be displayed prior to November 15<sup>th</sup> of any year. Other holiday decorations or lights may not be displayed more than two (2) weeks in advance of the holiday.

Any exterior decorations or lights must not be installed any higher than the level of the gutters over the garage door. Decorations may be attached to trees or plantings in accordance with the no-damage provision below.

The method of attachment of exterior lights and decorations must not damage the surface to which they are attached or leave any evidence of attachment once removed.

Should repairs be required following the removal of exterior lights or decorations, the cost of such repairs shall be the responsibility of the individual owner of the unit where the lights or decorations were attached.

Violations of this position will be handled in accordance with standard neighborhood notification and action provisions.

## \*\*\*\*\*Exterior – Common Areas\*\*\*\*\*

### Landscaping

Any plants, shrubs, trees, planters or decorative items which add to or change that which is provided around buildings, in courtyards, and common areas by the Enclave Community or is otherwise within the jurisdiction of the Enclave Community landscape plan must receive prior AR review and approval. Trimming of landscaping is also prohibited except as directed by the Enclave Neighborhood Board.

Owners are permitted to have one or two planters near their entry door as long as the planters do not impede access to their unit.

### Placement of Dumpsters & Storage Units in Common Areas



Occasionally, an owner's remodeling project (kitchen, flooring, etc.) may require a dumpster for removal of debris. Similarly, moving to a new home or a significant remodeling project may require a storage unit (such as a "Pod") be temporarily on-site.

Since any such container must be placed in a common area of our neighborhood, submission of an AR request and pre-approval is required.

The Request for Modification must clearly state the size of the dumpster or nature of the storage unit, where it will be placed and how long it will remain on-site (maximum allowed is 5 days.)

### Vegetable Gardens

The 2019 session of the Florida Legislature gave governmental entities the ability to regulate vegetable gardens on residential properties.

The Enclave does not allow any common area in the neighborhood to be used for gardening of any type.

