# KEYWAY PLACE HOMEOWNERS ASSOCIATION A DEED RESTRICTED COMMUNITY

9904 Sheltering Spruce Street

**Englewood Florida** 

# **Architectural Guidelines and Regulations**

**Prepared by the Architectural Review Committee** 

## Approved by The Board of Directors May 27, 2021

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## Article 1. Architectural Review Committee Mission Statement

The charge to the Architectural Review Committee is to ensure the overall value of the community by preserving its architectural integrity, harmonious design, and aesthetic principles through careful consideration of the 'Community-Wide Standards' as set forth in the Declaration of Covenants, Conditions and Restrictions.

## Article 2. Rule Making Authority

The authorization for the establishment of the Architectural Review Committee and the vested powers given to it are set forth under FL 720.3035, Declaration Article IV, Architectural Control in the Covenants of Keyway Place

Furthermore, it states: "No structure or thing shall be placed, erected or installed upon any Lot, and no improvements or other work (including, without limitation, staking, clearing, excavation, grading, and other site work, exterior alterations or additions, or planting or removal of landscaping) shall take place within the Community, except in compliance with this Article and the Architectural Guidelines." Consequently, for any changes, an Architectural Review Committee Submittal Form must be submitted to and approved in writing by the <u>ARC</u>.

Any owner may remodel, paint, or redecorate the interior of any structure on his or her Lot without approval of the <u>ARC</u>. Synonyms for the word "Modification": (the making of a limited change in something, <u>alteration</u>, <u>change</u>, <u>difference</u>, <u>redoing</u>, <u>refashioning</u>, <u>remaking</u>, <u>remodeling</u>, <u>revamping</u>, <u>review</u>, <u>revise</u>, <u>revision</u>, <u>reworking</u>, <u>variation</u>)

In order to better understand the rules and guidelines, the <u>ARC and the BOD</u> created the Architectural Guidelines and Regulations approved by the BOD. These guidelines and regulations are to provide assistance to owners who wish to perform landscaping and architectural changes which are visible from the outside.

## Article 3. Composition of the Architectural Review Committee

The Architectural Review Committee (hereinafter referred to as the <u>ARC</u> shall consist of three (3) members and two (2) alternates who are appointed by the Board of Directors.

## Article 4. Procedures for Submitting a Form

Owners requesting landscape and/or exterior architectural changes shall use an Architectural Review Committee Submittal Form. This form is available from the management company of Keyway Place HOA, also on the KWP webpage. All applications must be submitted through the KWP Management Company.

IF RELEVANT TO THE ARC REQUEST, A Submittal Form must include on a minimum 8 1/2" by 11" sheet of paper either carefully printed or typed detailed description of the proposed change, addition, or installation. Furthermore, requests must be accompanied by a copy of an owner's Plot & Site Plan\* (Survey) and, if possible, a photo showing the exact location of the project. Plans and specifications shall show, as applicable but not limited to, dimensions, structural design, exterior elevations, exterior materials and colors, landscaping, drainage, exterior lighting, irrigations, and other features of proposed construction or other activity as the <u>ARC</u> deems relevant.

\* Note: Each owner received an 8 <sup>1</sup>/<sub>2</sub> x 14 Plot & Site Plan as part of the closing documentation. A scale drawing may be substituted for the Plot & Site Plan in the event an owner cannot locate the original document.

Owners who plan changes that require the approval of Sarasota County (or any other governmental agency) must have approval of the ARC prior to seeking governmental permits from the appropriate agency. County permits are acquired from the Permitting Section of the Sarasota County Planning Department. If the County permitting process requires changes from what was originally approved by the ARC, then the Owner shall seek ARC "re-approval".

All Submittal Forms must be signed and dated in order to be considered or they will be denied.

Submittal Forms must be received by Sunstate Association Management no later than seven (7) days prior to the scheduled <u>ARC</u> meeting to allow <u>ARC</u> members to review the Submittal and to visit the site, if necessary, prior to meeting deliberations. Submittal Forms received less than seven (7) days prior to the <u>ARC</u> meeting will be "held" for review and consideration at the next scheduled

<u>ARC</u> meeting. The <u>ARC</u> shall promptly notify the owner of a "held" Submittal Form through the management company.

Applications that are incomplete or lacking required documents will not be accepted by the ARC Committee.

Conditional approvals will not be granted

## Article 5. Architectural Review Committee Meetings

As a general rule, the <u>ARC</u> meets at the pool to discuss applications as needed based on submitted requests. The ARC Committee has the option to conduct online meetings. Meetings to vote on final decisions will be published at the mailbox and pool bulletin boards and sent by email at least 48 hours prior. Applicants expecting a decision must check the scheduled meeting day and time if they want to be present.

Public comments are invited at the beginning of the meeting and are limited to allow time for final evaluation of Applications. Speakers will be allowed up to three (3) minutes and must sign up and indicate their topic before the meeting.

When considering a Submittal Form, the <u>ARC</u> deliberations will be guided by:

State and County laws; The Declaration of Covenants, Conditions and Restrictions for Keyway Places; Articles of Incorporation; The By-Laws; Initial Restrictions and Rules The Architectural Guidelines and Regulations

Should any case arise where these guidelines conflict with any applicable law, rule, or code by any enforcing agency having jurisdiction, the law, rule, or code shall prevail in that order over these guidelines.

## Article 6. Air Conditioners, Awnings, Jalousies, Slatted Windows, Tubular Skylights

- <u>Air conditioners</u> mounted in windows or in walls of homes in Keyway Place are <u>NOT</u> permitted, EXCEPT in emergency usage a window unit may be installed.
- <u>Air conditioners</u> may be re-located with ARC approval and a valid Sarasota permit. **Express** Permits are not allowed. (Sarasota County does not conduct a site plan review before issuing Express Permits) HVAC mechanical equipment, including concrete pads are not permitted in easements.
- <u>Outdoor awnings outside the lanai, jalousies, and slatted windows</u> are <u>NOT</u> permitted.

## • <u>Solar Collectors (Skylights) and vent requirements are described in Declaration Section</u> <u>3.12.1.9</u>

## Article 7. BARBEQUE Grills

Barbeque equipment and other related equipment (e.g., smokers, etc.) shall be kept in the lanai, or at an appropriate place at the rear or rear side of the dwelling, covered, and screened from street view by enclosing shrubbery. Small concrete slabs or stones, of the appropriate size for the footprint of the barbeque equipment, are permitted beneath the equipment.

## Article 8. Exterior Decorative Objects

All exterior decorative objects, whether natural or man-made, require an approved <u>Request for</u> <u>Architectural Approval</u> Submittal Form prior to installation. Approval will be based on the following:

- 1. The <u>ARC</u> will evaluate all additional proposed exterior decorative objects solely in terms of design, execution and general esthetic appropriateness in order to make sure they harmonize with the Community Wide Standard and fit to the general look of neighbored properties.
- 2. The <u>ARC</u>, in evaluation of suitability, will consider the following criteria: location, color, design, intrusiveness, materials, relationship to the environment, safety, significance, size, scale, quantity and taste, as well as those items where by their nature are considered vulgar and obscene.
- 3. Garden statues and similar decorative items are not to exceed 4 feet in height and 2 feet in length. Garden flags should not be larger than 12.5" by 18".
- 4. Planted pots should not exceed 7 gallons in volume.
- 5. An artificial area of water, or a structure with water flowing through it, built into the ground, which is intended to enhance the landscape shall be small in scale and not exceed 15 inches in height and utilize a re-circulating water system from a concealed water storage tank. No koi ponds are allowed. Direct plumbing connections are not permitted. Installation in the owner's front landscape area providing that none of the original landscaping is displaced. This feature must be maintained by the home owner, and must be treated to remain clean, algae free, rodent free, and discourage a haven for mosquitos.
- 6. A self- contained stand-alone water feature (i.e.: water fall), designed to run independently with no water source, intended to enhance exterior area's making more interesting and attractive through their sound, design, and appearance shall be allowed provided they do

not to exceed 50" tall, 30" deep, and 36" wide. This feature must be maintained by the home owner, and must be treated to remain clean, algae free, rodent free, and discourage a haven for mosquitos. It may NOT approach onto the sidewalk. It must be installed to the manufacturer's specifications and directions.

7. Wall Art is allowed with ARC approval. Pictures and the size of the wall art must be included with the request for alteration forms. The ARC will determine if the art is appropriate and harmonious with the community

Keyway Place HOA will not be liable for any damage to decorative or other items by its vendors or employees. Owners and residents fully understand that they are placing those items at their own risk and will not be reimbursed if they are damaged for any reason.

#### Article 9. Front Entryway, Screen Doors, and Garage Enclosures

Front entryways and doors may be enclosed with screens and screen doors. The following conditions must be met:

- 1. Structural framing material must be brown or white aluminum consistent with the original building design.
- 2. Screen material must be black/charcoal in color consistent with the original building design.
- 3. An elevation of the enclosure screen door design must be included as part of the submittal
- 4. If a building permit is required, fabrication must be installed by a qualified and licensed applicator whose business name and address are included in the application.

Garage Screens shall be limited to those with vertical open and close features to preserve architectural uniformity throughout the community. Horizontal screens are prohibited.

- 1. Screen fabric and frame must match the garage door and frame colors as closely as possible.
- 2. If a building permit is required, fabrication must be installed by a qualified and licensed applicator whose business name and address are included in the application.

## Article 10. Rain Gutter Regulations

Homeowners must prepare a <u>Request for Architectural Approval</u> Submittal Form for an original installation or additions to existing rain gutters.

1. Gutters, downspouts, and splashguards are constructed of aluminum. Gutters shall be seamless 5" or 6" material. Downspouts should be placed on grass in such way that will not interfere with the mowing procedure of the property.

- 2. No Rin Chains are permitted.
- 3. No rain barrels are permitted

## Article 11. Hurricane Protection of Windows and Lanais

Florida has set standards for storm protection products, but some manufacturers don't undergo the specific testing to see if their systems measure up. Contractors installing hurricane shutters on homes must obtain a County Permit and must use products meeting state building codes. Owners also are required to obtain a County building permit and submit it to the ARC prior to installing approved products themselves

The <u>ARC Architectural Guidelines and Regulations</u> are predicated on the State laws that deal with the application of hurricane protection materials and approves applications of hurricane protections that meet or exceed the "Miami-Dade Specifications.

Permanent installation of shutters, clear plastic panels, bars, or other similar materials for security or hurricane protection purposes are not permitted.

#### Accepted Methods of Hurricane Protection

Applications for bolted panels, accordion shutters, rollup shutters, and fabric protections, meeting Miami-Dade specifications and harmonious with the designed appearance of the house, are permitted by the <u>ARC</u>.

#### Unacceptable Methods of Hurricane Prevention

1. Bermuda shutters and colonial shutters are hinged shutter protections, mounted at the sides or above windows. The <u>ARC</u> does not permit Bermuda or colonial shutters in view of their lack of conformity with the architectural design of KWP homes.

2. Film that is applied to windowpanes is marketed as a hurricane protection although it is not generally viewed as a protection from general hurricane damage (blow out). The film effectively prevents the formation of flying shards when windows are broken by wind or blown objects. Extremely reflective silver films which have an exterior reflectivity of 58% or greater and are commonly referred to as "mirror" films are not permitted.

#### Article 12. Landscaping, in General

The objective of the landscaping guideline is the maintenance of an orderly and a harmonious community .Keyway Place complies with Sarasota County regulations governing the preservation of the original trees planted by the Developer and specified the Exhibit I to the Declaration. Therefore, owners may not remove, replace, or relocate trees, without <u>ARC</u> approval. This is a Sarasota County law with penalties attendant on violations. In order to approve such work, a request must be in line with Sarasota County guidelines. Applicant must

provide copy of written approval from Sarasota County. Email would be acceptable.

Homeowners may plant additional ,bushes, etc.- They must submit a Request for Architectural Approval Submittal Form before proceeding with any changes or additions. (See 12- 1-a). The Submittal should indicate the name, the number and the location of the plantings on a copy of the Plot & Site Plan. In fulfilling this responsibility, the <u>ARC</u> retains the right to deny certain plantings because they are inappropriate, unsightly, invasive, or create undesirable environmental conditions. For example, Banyan trees, Ficus trees (rubber plants), fruit bearing trees and plants, and vegetables are not permitted outside of lanais.

Planting beds are defined as owner-created plots where original turf is removed and a place for planting is established. Owners are permitted latitude in designing new planting beds but require <u>ARC</u> approval. General guidelines include the following:

1. Absent <u>ARC</u> approval, changes are not permitted by owners to yard landscaping as originally installed or as previously approved by the <u>ARC</u>. With the following exception (1.a).

a. <u>ARC</u> approval **is not** required for owners to plant annuals, perennial plants and small shrubs in the original or <u>ARC</u> approved expanded mulched areas of their property. Only plants that are included in the most recently published Florida Friendly Landscaping Guide will be allowed

2. Owners are not permitted to connect to or modify the existing irrigation system by themselves. Only a licensed contractor, with <u>ARC</u> approval may do so.

3. Only Saint Augustine and Bahia type of grass is permitted in community lawns.

4. Mulch in front and side planting beds shall not differ from Association's chosen color.

5. Mulch beds cannot be expanded into drainage easements.

6. Article 18 covers this topic

7. Trees and planting beds should be of reasonable size and scaled in relation to the site. They must respect the rights of neighboring properties, community easements, and the needs of efficient mowing. Maximum height of selected trees shall not exceed the expected full growth height of surrounding trees.

8. No artificial plants are permitted in front yards

\* See "Article. 15. Vines Guidelines" for further

#### information.

9. No compost piles or compost devices permitted

## Article 14

This section is covered in Article 12 Landscaping.

## Article 15. Vines Guidelines

Spreading Vines that adhere to walls and creep without control are NOT permitted.

Hanging basket vines (ivies, etc.) may grow down from small pots (12" or less in width) that are secured to walls along entranceways at a height of approximately five (5) feet.

- 1. Trellises with vines are permitted at the home entrance on the approach sidewalls, and along the side or rear walls of the home.
- 2. Trellises in high winds can be a threat to persons and property. Therefore, trellises require safe and secure anchoring and mounting that prevents them from being blown about. The permitted anchoring is to secure the trellises in the earth and to securely mount them to a wall with brackets that maintain the trellis a minimum distance of three inches from the wall. The trellis must be removed from the wall for painting.

1. The height of trellises is limited to six (6) feet. The number of vines and trellises is limited to one per wall.

2. Owners are responsible for well-trimmed pruning of vines and maintenance of trellises so they continually present an attractive presence to the community.

3. Arch-structures that permit walking through are not permitted.

4. A completed Submittal Form must also include the common and scientific names of all vines for which approval is requested. Some of the commonly approved and denied vines are listed below. This is not a complete listing but is included only as a guideline.

See Appendix C for list of approved and not approved vines

## Article 16. Lanais, Lanai Extensions and Enclosures

Lanais and Lanai Extensions

Most homes in Keyway Place come with lanais built on the foundation slab and under the home roof and are enclosed by an aluminum structure that supports the screen material.

Owners wishing to extend their lanais are required to obtain <u>ARC</u> preliminary approval first and then necessary County permitting. (See Article 4 above). Then, owners are required to submit the County permit with all appropriate documents (i.e., contractor's construction plan, a copy of the Plot & Site Plan, a specification of the materials, and the contractor's name and address) for final <u>ARC</u> approval.

The lanai framing must be constructed of bronze or white aluminum with charcoal screening. All materials are to be consistent with the house and area standards and shall not extend beyond the width of the rear of the dwelling or into any easement areas. ARC written design approval is required prior to starting any lanai construction.

Since Lanai enclosures interior walls are generally "visible from the outside of the structure" and thus subject to approval under Article 5 of the Declaration the interior walls of enclosed lanais should be either white or the same color as the exterior walls of the unit.

Turning one's lanai into a storage space is prohibited.

#### Enclosures

Only that part of the lanai under the original home roof structure may be enclosed.

The <u>ARC</u> only permits the use of glass, acrylic, composite, or polycarbonate materials for purposes of enclosing the lanai. A sliding or outward swinging hinged door of identical material is required in order to maintain a second means of egress. Maintenance of these panel materials is the responsibility of the owner.

Enclosure of the front entryway with glass, acrylic, or polycarbonate material is not permitted.

## Article 17. Exterior Lighting

#### House Lighting

Visible light fixtures that are part of the original house exterior may not be altered. Replacement of existing lighting must be in the style and scale of the original lighting fixtures. Submittals for replacement must include the fixture location, number, style, fixture color and lamp color (clear or white) and wattage. Due to the strong winds that are experienced in Florida, fixtures suspended from chains or other devices that can blow about are only allowed as follows; A single hanging light fixture may be installed at the front entryway of any home with the height set to avoid conflict with the front door swing. In addition, the chain length shall be limited to ensure that the arc of swing is clear of the door, transom glazing, side walls and, if installed, entry screening.

Wall wash lighting of exterior walls is prohibited.

#### Landscape Lighting

Lighting that improves footing, navigation or security (path lighting) may be approved, but with conditions. Recommended path light fixtures include solar and low voltage, ground-mounted styles that may be wholly or partially concealed by plantings. Electric bulbs used in path fixtures located in front and at the side of the house must be either clear or white. Colored bulbs are not allowed. All wires must be installed at least one-foot underground.

Lighting that illuminates plants in planting beds, for example, low lights on palm trees, is permitted when aimed away from the view of neighbors or passersby.

Lighting that illuminates either neighboring common areas or neighboring property is not permitted.

The use of landscape lighting to illuminate signs, statues, yard art, etc. is prohibited.

Proposed lighting shall not be approved if it has an adverse visual impact on any other property, due to location, color, wattage. The quantity of fixtures, style, color and spacing will be considered in the decisions by the <u>ARC</u>

Temporary lightings or industrial lightings that are not solely landscape lightings designed for this specific purpose are not allowed.

Because the effects of proposed lighting may be difficult to assess prior to installation, the <u>ARC</u> reserves the right to require correction of lighting after installation that is found to cause an adverse impact or raise a safety concern.

## Article 18. Maintenance of Property

Owners are responsible for general maintenance of their lots. This responsibility includes, but is not limited to, keeping buildings and structures in good condition and repair, removing all debris, pet excrement, and unsightly materials from the grounds.

The Keyway Place HOA contracts with a landscaping maintenance company for the care of all lawns and plantings in the areas of initially installed landscaping, as shown on each lot's recorded site plan. Owners are responsible for year-round maintenance of all added plantings in the side or back (trees, shrubs, and planted beds of flowers or grasses). This includes watering, weeding, pruning, fertilizing, mulching, disease prevention, treatment of diseased plantings, and removal of dead plants.

#### Article 19. Painting

Individual owners in Keyway Place may paint their home after receiving an approved <u>ARC</u> Submittal Form. They will be required to comply with the Painting Specification as stated for all residences. Homes may be painted their original color or to one of the selections of the color pallet. Each pallet must be considered inclusive as trim colors from the pallet must be used with only that base home color. If a homeowner wants to deviate from any trim/door colors on any pallet, they may request a "variance" from the ARC to modify a shade for trim or request a different door color. These maybe considered by the ARC committee provided that they are in compliance with Article 4.3, which states: **"In passing upon plans and specifications, the ARC may take into consideration such factors as it deems appropriate, including, without limitation, the suitability and desirability of the proposed construction and of the materials of which the same are purposed to be built, the Lot upon** 

which they are proposed to be installed, the quality of the proposed workmanship and materials, the harmony of external design with the surrounding Community, and the effect and appearance of such construction as viewed from neighboring Lots and Common Properties". See Appendix A for color pallet

## Article 20. Pavers, Tile, Curbing and Front Doors

#### Pavers/Tiles:

Pavers or Tiles are permitted from the front entrance to the driveway. The original sidewalk may be removed and pavers or simulated concrete pavers may be installed. A small paving area may be installed at the rear of the lanai to accommodate an outward swinging door. Lanai doorway pads may not project more than six inches beyond the width of the door swing or exceed 36 inches in total. Width of the pad is subject to <u>ARC</u> approval.

Pavers or cast-in-place concrete around the exterior perimeter of the lanai is permitted when equal to or less than 36 inches in width. Subject to <u>ARC</u> approval. Color of the thresholds to match the roof or painted to match the lanai. See Appendix A for color pallet.

Changes to the walkways or driveways are not allowed without <u>ARC</u> approval, except for regular maintenance such as grinding or replacement of broken concrete. All driveways and walkways must be repaired and maintained by the owner.

#### Front door "glass" inserts:

Replacement of the front door with a glass insert door will be approved as long as the door color will remain the same. <u>ARC</u> approval is required prior of making such change.

#### Article 21. Pools and Spas

Pools and Spas are allowed.

Only in-ground swimming pools are approved. Pools must be located in the rear of the property and be enclosed by a pool cage or lanai extension. A County permit is required for all pool installations. Submittals for pools must include a copy of the Plot & Site Plan showing the placement of the pool, the plumbing, and the lanai specifications. The Submittal Form must show the location of the outside mechanical pool equipment and how it will be screened from view by landscaping or white vinyl fencing. Pool mechanical equipment, including plumbing, filters, pump, etc. must not be placed in easements.

The pool cage (lanai) framing must be constructed of brown (Bronze) or white aluminum with charcoal screening. All materials are to be consistent with the house and area standards and shall not extend beyond the width of the rear of the dwelling or into any easement areas. ARC written design approval is required prior to starting any pool work.

## Article 22. Generators for Home Power

Power generators must be maintained for safety and prevention of excess noise. If gasoline is used to power them, attention must be given to safe fuel storage in an approved container. Please refer to Fire Department and County Regulations.

#### Portable Generators:

Portable generators purchased to maintain power for lighting and refrigeration are permitted during emergencies only. Operation of a portable generator must be completely outside of the building envelope.

Generators may be kept in use until community power is restored.

Homeowners should note that portable generators that rely on an extension cord connection to an appliance must pass through a doorway or window, which compromises the home security. Any electrical panel modified to accept a direct portable generator plug-in must be done per Sarasota County permit by a licensed electrician.

#### Permanent Generators: Are not allowed

#### Article 23. Roofing

All owners must present a Submittal Form to the <u>ARC</u> for roof work before <u>major non-emergency maintenance or replacement</u> commences. Such submittals must describe the material, style, and color of the work and include the contractor's name and address.

County approval of roof replacement is required. If the County permitting process requires changes from what was originally approved by the ARC, then the owner shall seek <u>ARC</u> "re-approval". Roofing material, style, and color must match the original installation as nearly as possible. Refer to Appendix A color pallet

## Article 24.

Reserved

## Article 25. Solar Energy and Tankless Water Heaters

#### Solar Energy

Owners seeking to use solar energy devices are limited to roof placements and must receive an approved Submittal Form before installation.

The <u>ARC</u> will affirm locations for mounting solar energy devices on the roof within an orientation to the South or within 45 degrees east or west of due south provided that such determination does not impair the effective operation of the solar collectors. The <u>ARC</u> may impose requirements on shape, location, and extent of the solar panels that may nominally influence the system's operating efficiency or installation cost.

In general, the <u>ARC</u> prefers locations that minimize the visibility of the installation while accomplishing the objective of the owner

Article 26.

#### Reserved

## Article 27. Bird Feeders and Bird Baths

Bird feeders are not prohibited in the Declaration, therefore the ARC must approve bird feeder applications if the following conditions are met, as determined solely by the ARC.

Some of our visiting bird species are protected under State, County and Federal regulations. These regulations do not permit feeding or molesting wild life. Doing so attracts nuisance and undesirable wild life species such as rats, raccoons, etc. Feeding must be intended primarily for song birds (other than water fowl) is allowed with ARC approval. The sole purpose of the following restrictions is to ensure that none of our owners have to endure any aggravations caused by nuisance animals attracted to the bird feed.

The following conditions shall apply to all bird feeders for the ARC to approve them.

- 1. A maximum of two (2) feeders and one nectar feeder are allowed per residence
- 2. Bird Feeders must be squirrel proof and be designed to minimize bird feed from reaching the ground so as to not attract ground feeding animals

- 3. Feeders shall be placed a minimum of five (5) feet and a maximum of 8 feet above the ground and ether hung in a tree on the owner's lot or mounted on a pole with a baffle in a mulched bed area on the owner's lot.
- 4. Placing bird seed on the ground or feeding other wildlife is not allowed.
- 5. Bird feeders must be maintained in a neat and orderly fashion, including but not limited to, periodic removal of excess or fallen seed and/or repairs necessary to lawn or bed area below the feeder. If maintenance does not occur owners will be required to remove the feeder.
- 6. Owners understand that the HOA may require temporary or permanent removal of feeders if it becomes a nuisance issue with other wildlife (Rats, bears etc.) No bird feeder shall be grandfathered to remain on a lot if the conditions listed in 1 through 5 are not complied with.

Bird Baths are allowed only with ARC approval.

## Article 28. Garage Heat Control

Ventilation panels in the door, replacement of glass lights within the door panels, roof vents and installation of louvered exhaust ports in the garage wall are NOT allowed.

#### Air Conditioning Systems:

Portable AC Units - A portable AC unit may be installed within the garage interior provided it is directly connected to the exterior via a 4 or 5-inch wall mounted, rigid heat dissipation dryer vent along with a <sup>1</sup>/<sub>2</sub>-inch PVC condensation drain pipe. Flex ducting is not allowed. The owner must submit a Request for Architectural Approval with requisite attachments detailing the location, vertically and horizontally, of each penetration. Penetrations must be fully concealed with landscape shrubbery.

Permanent AC Units - ARE NOT ALLOWED

## Article 29. Garage "Coach" Lights

Any changes to the garage coach lights require <u>ARC</u> approval.

## Article 30. Irrigation Modifications

Due to irrigation pump limitations, no resident is allowed to add additional sprinkler heads or misters without approval from the <u>ARC</u>

## Article 31 Fences and Hedges

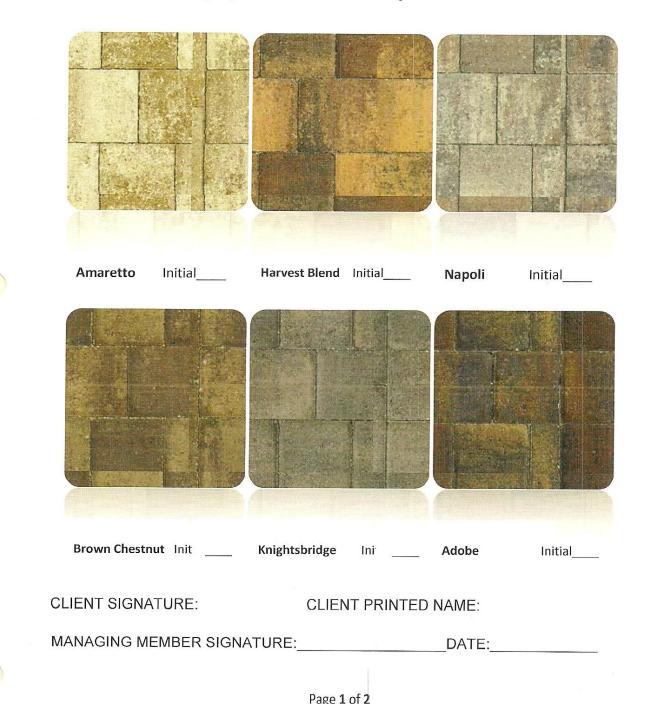
Fences and Hedges are only allowed with <u>ARC</u> approval.

APPENDIX A Color Pallet



## PAVER COLOR SELECTION SHEET

Please sign your initials beside your color selection

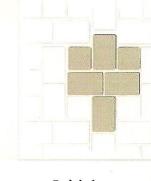


# © CalAtlantic homes™

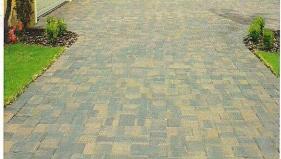
Please sign your initials beside your color selection







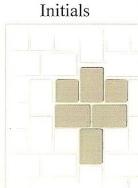
Appian Stone Style







6x6, 6x9



9x9, 9x14

Initials





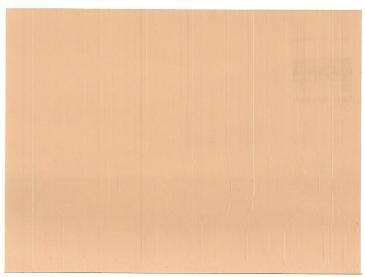
 Holland Style
 4x8
 Initials\_\_\_\_

 CLIENT SIGNATURE:
 CLIENT PRINTED NAME:

 MANAGING MEMBER SIGNATURE:
 DATE:

# CALATLANTIC HOMES™

## Scheme CA-1



Base Stucco:

New Colonial Yellow SW2853



Trim, Medallions & Sills:







Shakewood



Barcelona 900- Khaki Blend



Saxony 900- Hickory



**Country Ledgestone Seville** 

Cardboard SW6124 Stone:

Roof Shingles:

Barrel Tile Roofing:

Flat Tile Roofing:





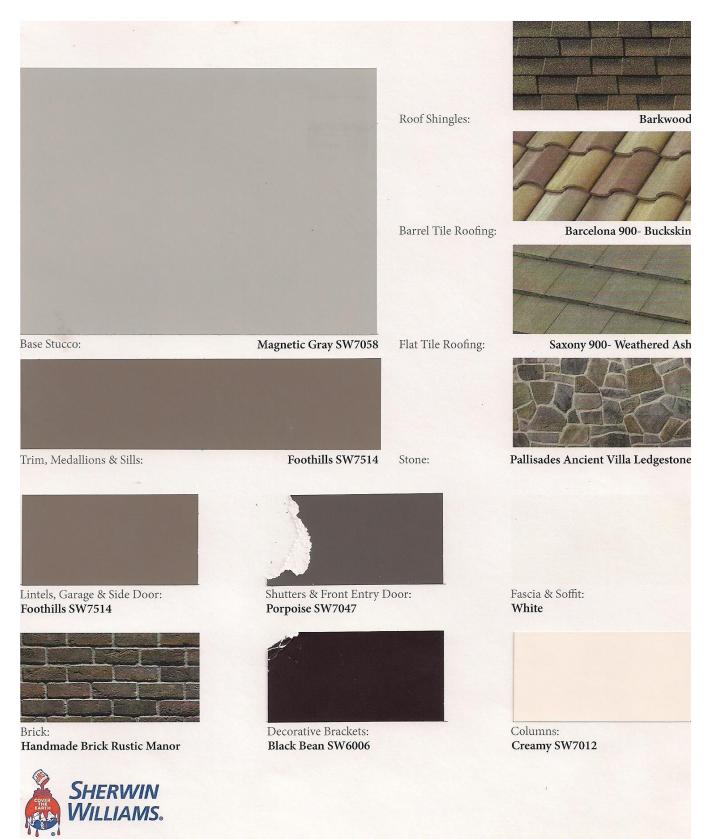
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## Scheme CA-3

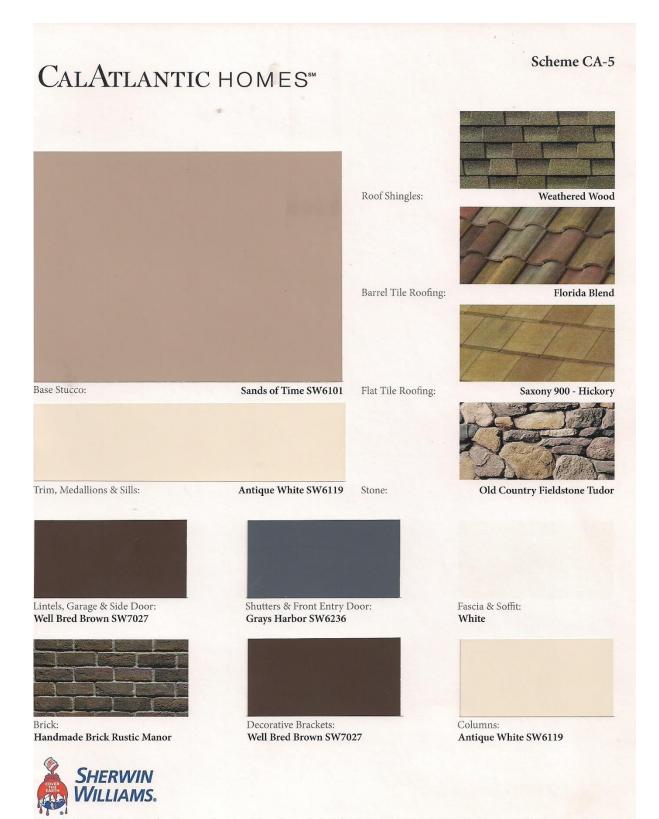
## CALATLANTIC HOMES™



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# CALATLANTIC HOMES

Scheme CA-8



Portabello SW6102



Driftwood



Barcelona 900- Florida Blend



Saxony 900- Chestnut Burnt



Trim, Medallions & Sills:

Base Stucco:

Alabaster SW7008

Stone:

Roof Shingles:

Barrel Tile Roofing:

Flat Tile Roofing:

Country Ledgestone Chardonnay



Lintels, Garage & Side Door: Sand Dollar SW6099





Shutters & Front Entry Door: Polished Mahogany SW2838



Fascia & Soffit: White

# CALATLANTIC HOMES

#### Scheme CA-9



Manor House SW7505

Roof Shingles:

Barrel Tile Roofing:

Flat Tile Roofing:

Trim, Medallions & Sills:

**Eider White SW7014** Stone:



Shutters & Front Entry Door: Cyberspace SW7076



Decorative Brackets: Tricorn Black SW6258



Weathered Wood



Barcelona 900- Belleair Beach



Saxony 900 - Latte



Old Country Fieldstone Tudor

Fascia & Soffit: White

Columns:

Eider White SW7014



Lintels, Garage & Side Door:

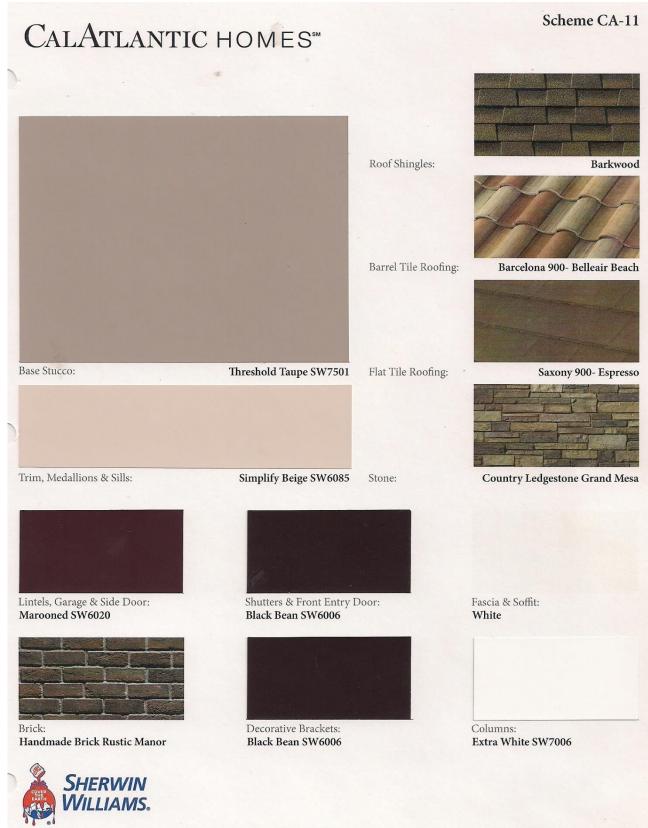
Terra Braun SW6048

Brick:

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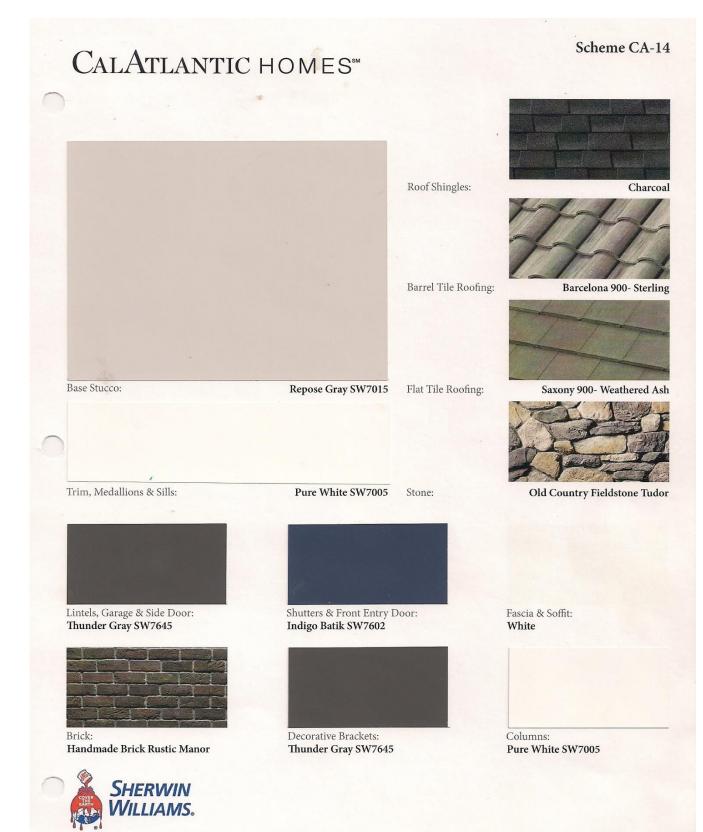
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## CALATLANTIC HOMES

Scheme CA-16

Weathered Wood



Barrel Tile Roofing:

Roof Shingles:



Barcelona 900- Khaki Blend



Saxony 900- Hickory



Southern Ledgestone Bucks County

Trim, Medallions & Sills:



Lintels, Garage & Side Door: Urbane Bronze SW7048



Handmade Brick Moraccan Sand



Alabaster SW7008

Shutters & Front Entry Door: Black Bean SW6006



Decorative Brackets: Black Bean SW6006 Columns: Alabaster SW7008

Fascia & Soffit:

White



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Svelte Sage SW6164

Flat Tile Roofing:

Stone:



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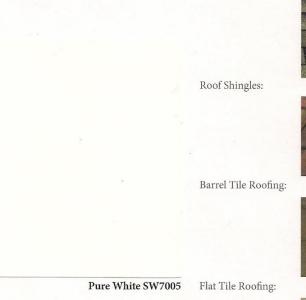


When selecting or upgrading tile roofing, please note flat or barrel tile roofing may be limited to certain design styles only. Paint chip colors provided by The Sherwin-Williams



# CALATLANTIC HOMES

#### Scheme CA-21





Trim, Medallions & Sills:

Base Stucco:

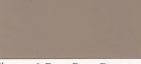


Lintels, Garage & Side Door: Chateau Brown SW7510



#### Handmade Brick Moraccan Sand





Loggia SW7506

Stone:

Shutters & Front Entry Door: Tavern Taupe SW7508



Decorative Brackets: Tricorn Black SW6258





Weathered Wood



Saxony 900- Espresso



Ancient Villa Ledgestone Umber Creek

Fascia & Soffit: White



When selecting or upgrading tile roofing, please note flat or barrel tile roofing may be limited to certain design styles only. Paint chip colors provided by The Sherwin-Williams







### APPENDIX B

# SARASOTA COUNTY APPROVED CANOPY TREES

#### And

#### **KEYWAY PLACE PROHIBITED TREES**

American Elm

Bald Cypress

Black Mangrove

Buttonwood Mangrove

<u>Cabbage Palm</u>

Carolina Ash

Dahoon Holly

East Palatka Holly

False-Mastic

Gumbo Limbo,

Hickory

Laurel Oak

<u>Live Oak</u>

Loblolly-Bay

Longleaf Pine

<u>Marleberry</u>

<u>Redbay</u>

Red Mangrove

Red Maple

Sand Pine

| <u>Seagrape</u>    |
|--------------------|
| Slash Pine         |
| Southern Magnolia  |
| Southern Red Cedar |
| <u>Sweet Bay</u>   |
| Sweet Gum          |
| <u>Sugarberry</u>  |
| Water Oak          |
| Wax Myrtle         |
| White Mangrove     |
| Yaupon Holly       |

# **KEYWAY PLACE PROHIBITED TREES**

Specific exotic plants are prohibited in Keyway Place. Most of these plants are prohibited because of their invasive tendencies and their ability to destroy native plant systems.

| Botanical Name            | Common Name           |
|---------------------------|-----------------------|
| Casuarina spp.            | Australian Pine       |
| Araucaria excelsa         | Norfolk – Island Pine |
| Grevillea robusta         | Silk Oak              |
| Acacia auriculeaformis    | Earleaf Acacia        |
| Rhodomytus tomentosa      | Downy Rose Myrtle     |
| Melaleuca quinquenervia   | Cajeput               |
| Schinus terebinthifolius  | Brazillian Pepper     |
| Dalbergia sissoo          | Rosewood              |
| Cupaniopsis anacardioides | Carrotwood            |
| Bischofia javanica        | Java Bishopwood       |
| Albizia lebbeck           | Woman's Tongue        |

| Eucalyptus camaldulensis                   | Murray Red Gum          |
|--|-------------------------|
| Syzygium cumini                            | Java Plum               |
| Any fruit trees, e.g mango, citrus, papaya |                         |
| Thespesia populnea                         | Cork Tree               |
| Sapium sebiferum                           | Chinese Tallow          |
| Lygodium spp.                              | Old World Climbing Fern |
| Dioscoea bublifera                         | Air potato              |
| Colubrina asiatica                         | Lather Leaf             |
| Mimosa pigra                               | Catclaw Mimosa          |
| Abrus precatorius                          | Rosary Pea              |
| Ficus species                              | Ficus                   |
| Syzygium jambos                            | Rose Apple              |

# SUGGESTED LANDSCAPE MATERIALS

LANDSCAPE MATERIALS: The following is a list of recommended plant materials that may be used for the landscaping of your home at Keyway Place. All plant material shall be Florida Fancy or Florida Grade #1 as defined in Grades and Standards for Nursery Plants, State Plant Board of Florida. The applicant must take into consideration the specific growing conditions of their home site when choosing planting materials. Drainage, lighting and soil conditions may vary within the community. Under extreme winter weather conditions, some of the listed plants will be susceptible to varying cold or freeze damage.

(N) – Indicates native Florida plants.

\* - Indicates plants susceptible to cold or freeze damage.

| Botanical Name          | Common Name           |
|-------------------------|-----------------------|
| Acer rubrum             | Red Maple (N)         |
| Pinus elliotti densa    | Slash Pine (N)        |
| Quercus virginiana      | Live Oak (N)          |
| Quercus laurifolia      | Laurel Oak (N)        |
| Magnolia grandiflora    | Southern Magnolia (N) |
| Peltophorum pterocarpum | *Yellow Poinciana     |
| Jacaranda mimosifolia   | *Jacaranda            |

**Canopy Trees & Palms** 

| Gardonia lasianthus        | Loblolly Bay (N)       |
|----------------------------|------------------------|
| Juniperus silicicola       | Southern Red Cedar (N) |
| Magnolia virginiana        | Sweet Bay              |
| Keolreuteria elegans       | *Golden Rain Tree      |
| Sabal palmetto             | Cabbage Palm (N)       |
| Conocarpus erectus         | *Buttonwood (N)        |
| Taxodium distichum         | Bald Cypress (N)       |
| Washingtonia robusta       | Washington Palm        |
| Wodyetia biforcata         | *Foxtail Palm          |
| Cocos nucifera             | *Coconut Palm          |
| Roystonea regina           | *Cuban Royal Palm (N)  |
| Chrysalidocarpus lutescens | *Areca Palm            |
| Vietchia merillii          | *Christmas Palm        |
| Ravenea glauca             | *Majesty Palm          |
| Bucida buceras             | *Black Olive           |

| Sub-Canopy Trees           |                        |
|----------------------------|------------------------|
| Botanical Name             | Common Name            |
| Podocarpus macrophyllus    | Japanese Yew           |
| Nerium oleander            | *Oleander              |
| Myrica cerifera            | Wax Myrtle (N)         |
| Ligustrum japonica         | Ligustrum tree         |
| Psidium littorale          | *Cattley Guava         |
| Lagerstroemia indica       | Crape Myrtle           |
| Myrsine guianensis         | *Myrsine (N)           |
| llex cornuta 'burfordii'   | Burford Holly          |
| llex cassine               | Dahoon Holly (N)       |
| Illex opaca 'East Palatka' | East Palatka Holly (N) |
| Lagerstroemia indica       | Crape Myrtle           |

| Podocarpus gracilior          | Weeping Podocarpus       |
|-------------------------------|--------------------------|
| Thrynax radiata               | Thatch Palm (N)          |
| Phoenix roebellinii           | *Pygmy Date Palm         |
| Shrubs                        |                          |
| Botanical Name                | Common Name              |
| Plumbago spp.                 | *Plumbago                |
| Stelitzia reginae             | *Bird of Paradise        |
| Agapantus africanus           | *Lily of The Nile        |
| Hamelia patens                | *Firebush (N)            |
| Myrcianthes fragrans          | Simsons Stopper (N)      |
| Ligustrum spp.                | Ligustrum                |
| Podocarpus macrophylla        | Podocarpus               |
| Philodendron selloum          | *Split Leaf Philodendron |
| Schefflera arboricola         | *Dwarf Schefflera        |
| Ixora coccinea 'Nora Grant'   | *Nora Grant Ixora        |
| Hibiscus rosa-sinensis        | *Hibiscus                |
| Podocarpus macrophylla 'maki' | Japanese Yew             |
| Dracaena spp.                 | *Dracaena                |
| Syzgium paniculata 'compacta' | *Eugenia                 |
| Myrica cerifera               | Wax Myrtle (N)           |
| Nerium oleander 'Petite Pink' | *Dwarf Oleander          |
| llex glabra                   | Gallberry (N)            |
| Myrsine guianensis            | Myrsine (N)              |
| Tripsacum dactylodies         | Fakahatchee Grass (N)    |
| Viburnum odoratissimum        | Sweet Viburnum           |
| Viburnum suspensum            | Sandankwa Viburnum       |
| Leucophyllum frutescens       | Texas Sage               |
| Senna seurattensis            | *Glaucus Cassia          |
| llex cornuta                  | Dwarf Burford Holly      |

| Current Course () (in eac |                  |  |
|---------------------------|------------------|--|
| Spartina bakerii          | Cord grass (N)   |  |
| Zamia pumila              | Coontie (N)      |  |
| Cocoloba unifeya          | *Seagrape (N)    |  |
| Chrysobalanus icaco       | *cocoplum (N)    |  |
| Schefflera actinophylla   | Umbrella Tree    |  |
| Gardenia spp.             | *Gardenia        |  |
| Carissa 'Emerald Blanket' | *Dwarf Carissa   |  |
| Serenoa repens            | Saw Palmetto (N) |  |

# **Ground Cover/Vines**

| Botanical Name                    | Common Name              |
|-----------------------------------|--------------------------|
| llex vomitoria 'schillings'       | Dwarf Yaupon Holly       |
| Nephrolepis exaltata              | Boston Fern              |
| Ophiopogon japonicus              | Mondo Grass              |
| Hemerocallis flava                | *Day Lily                |
| Lantana sellowiana                | *Lantana                 |
| Allamanda cathartica              | *Allamanda               |
| Bougainvillea spp.                | *Bougainvillea           |
| Mandevilla grandiflora            | Mandevilla               |
| Senecio confuses                  | Mexican Flame Vine       |
| Raphiolepsis indica               | Indian Hawthorn          |
| Juniper spp.                      | Juniper                  |
| Pentas lanceolata                 | *Egyptian Star Clusters  |
| Asparagus sprengen                | Asparagus Fern           |
| Liriope muscari (Evergreen Giant) | Liriope, Emerald Goddess |
| Trachelospermum jasmin.           | Confederate Jasmine      |
| Pyrostergia ignea                 | Flame Vine               |
| Lonicera japonica                 | Honeysuckle              |
| Stenotaphrum secundatum           | Floratam (Sand grown)    |

| Pennisetum setaceum     | Fountain Grass |
|-------------------------|----------------|
| Dianella tasmanica      | *Flax lilly    |
| Jasminum simplicifolium | *Wax Jasmine   |

# APPENDIX C VINES

# Commonly Approved Vines:

- a. Passion Vine Passiflora Incarnata (attracts butterflies)
- b. Grape Ivy Cissus Species
- c. Climbing Fig *Ficus Pumila*
- d. Bougainvillea Bougainvillea Species
- e. Bower Vine *Pandorea Jasminoides*
- f. Shooting Star Hoya Hoya Multiflora

#### Commonly Denied Vines:

- a. Mexican Flame *Senecio Confusus*
- b. Cape Honeysuckle *Tecomaria Capensis*
- c. Painted Trumpet *Clytostoma Callistegioides*
- d. Trumpet Creeper *Campsis Radicans*
- e. Herald's Creeper *Beaumontia Grandiflora*
- f. Rangoon Creeper *Quisqualis Indica*
- g. Coral Antigonon Leptopus (attracts bees)
- h. Yellow Jasmine Geisemium Sempervirens
- i. Downy Jasmine Jasminum Multiflorum
- j. Shining Jasmine Jaminum Nistidum
- k. Confederate Jasmine Trachelospermum Jasminoides
- 1. Trumpet Honeysuckle *Lonicera Sempervirens*

- m. Ficus Schefflera Schefflera Digitata
- n. Sky Vine Thunbergia Grandiflora

Names not included in the above listing will be reviewed by the <u>ARC</u> to determine if the requested vine is appropriate to the community