

LAKE SHEEN RESERVE ARCHITECTURAL PLANNING CRITERIA

TABLE OF CONTENTS

<u>ARTICLE</u>	<u>SECTION</u>	<u>PAGE</u>
	TABLE OF CONTENTS	1
I.	INTRODUCTION TO ARCHITECTURAL REVIEW.....	5
	A. Purpose of Architectural Planning Criteria.....	5
	B. Governmental Permits	5
	C. Preparer	5
	D. Applicability of Architectural Review	5
	E. Review Structure.....	6
	1. Board.....	6
	2. Architectural Review Committee	6
	F. Application Fees	7
II.	DESIGN REVIEW PROCEDURES.....	7
	A. Review of New Construction.....	7
	B. Review of Modifications.....	7
	C. Plans to be Reviewed.....	7
	1. Lot Survey.....	8
	2. Site Plan	8
	3. Floor Plan.....	8
	4. Elevations.....	8
	5. Roof Plan	8
	6. Exterior Finishes	8
	7. Landscaping Plan.....	8
	8. Other	8
	D. Review Criteria; Recommendations; Variances	8
	E. Review Period.....	9
	1. Approved.....	9
	2. Disapproved	9
	F. Appeal.....	9

G. Orange County Approval	10
H. Implementation of Approved Plans	10
1. Time to Complete	10
I. Changes After Approval	10
J. Enforcement	11
III. ARCHITECTURAL AND IMPROVEMENT DESIGN STANDARDS	11
A. Accessory Buildings	11
B. Additions and Expansions	11
C. Air Conditioning Equipment	11
D. Antennae and Communication Dishes	12
E. Architectural Standards	12
1. Exterior Wall Treatments	12
2. Exterior Colors	12
F. Awnings and Overhangs	13
G. Clotheslines	13
H. Compost	13
I. Decks and Balconies	13
J. Exterior Stairways	13
K. Docks	13
L. Dog Houses and Kennels	13
M. Elevation	13
N. Exterior Lighting	14
O. Flagpoles and Flag Display	14
P. Holiday Decorations	15
Q. Gazebos & Greenhouses	15
R. Hot Tubs and Spas	15
S. Latticework and Trellises	15
T. Mailboxes	15
U. Massing	15
V. Paint	16
W. Patios	16
X. Playhouses	16

Y. Pools.....	16
Z. Recreational Equipment.....	17
AA.Roofing	17
BB. Roof Accessories and Equipment	17
CC. Siding	18
DD.Signs.....	18
EE. Solar Equipment.....	18
FF. Temporary Structures.....	19
GG.Building Type	19
HH.Garbage and Trash Containers.....	19
II. Utilities.....	19
JJ. Windows and Doors.....	19
IV. LANDSCAPING AND SITE STANDARDS	20
A. Landscaping	20
1. Minimum Landscaping	20
2. Plant Quality Standards.....	20
3. Maintenance.....	21
4. Ornamentation.....	21
5. Statues and Fountains	21
6. Birdbaths, Birdhouses, and Birdfeeders.....	22
B. Drainage.....	22
C. Easement Plantings	22
D. Fences, Walls, and Enclosures.....	22
1. Height; Materials; Types; Construction.....	22
2. Property Adjacent to Pond or Lake, Golf Course Fairway, or Park Area	23
3. Maintenance.....	23
E. Vegetable Gardens	23
F. Grading	24
G. Hedges.....	24
H. Paving; Driveways and Walkways	24
I. Curbing and Mulch	24
J. Retaining Walls.....	24

K. Sewage Disposal Systems.....	25
L. Underground Installations.....	25
M. Views	25
N. Irrigation Systems	25
O. Water Conditioners	25
V. CONSTRUCTION GUIDELINES.....	25
A. Inspections	25
B. Vegetation Protection and Barricading.....	25
C. Construction Damages	26
D. Conduct.....	26
E. Site Cleanliness.....	26
VI. ADDITIONAL DESIGN REVIEW PROCEDURES AND LANDSCAPING AND SITE STANDARDS FOR NEW CONSTRUCTION OR MODIFICATIONS TO PROPERTY.....	26
A. Additional Architectural Review Procedures	26
1. Signage Plan.....	26
2. Exterior Lighting Plans.....	26
B. Initial Landscaping.....	27
C. Drainage.....	27
D. Driveways; Parking Lots; Paving	27
E. Exterior Lighting.....	27
F. Grading	28
G. Signage for New Construction.....	28
H. Underground Installations.....	28
I. Views	29
VII. NON-LIABILITY FOR APPROVAL OF PLANS.....	29
VIII. CHANGES AND AMENDMENTS TO THE ARCHITECTURAL PLANNING CRITERIA	29

I. INTRODUCTION TO ARCHITECTURAL REVIEW

A. Purpose of Architectural Planning Criteria

The Architectural Planning Criteria provide an overall framework and comprehensive set of standards and procedures for the development of the community in an orderly and cohesive manner. These standards have been developed to assist in the planning, constructing, landscaping, and modifying of Lots and Property within Lake Sheen Reserve. The standards set forth criteria for design, style, materials, colors and location of site improvements, landscaping, signage, and lighting. In addition, the Architectural Planning Criteria establish a process for review of proposed construction and modifications to Lots and Property to ensure that all sites within Lake Sheen Reserve are developed and maintained with the consistency and quality that attracted you to this development. The Board of Directors is referenced in this document as “Board.” The Architectural Review Committee is referenced in this document as “ARC.” The Declaration of Covenants, Conditions and Restrictions of Lake Sheen Reserve is referenced in this document as “the Covenant.”

B. Governmental Permits

To the extent that Orange County ordinances or any local government ordinance, building code, or regulation requires a more restrictive standard than the standards set forth in these Architectural Planning Criteria or the Covenant, the local government standards shall prevail. To the extent that any local government standard is less restrictive, the Covenant and the Architectural Planning Criteria (in that order) shall prevail.

C. Preparer

These amended Architectural Planning Criteria have been prepared by the ARC and adopted by the Board pursuant to the Covenant. The Architectural Planning Criteria may be changed and amended to serve the needs of an evolving community pursuant to the procedures set forth in the Covenant of Lake Sheen Reserve or these Architectural Planning Criteria.

D. Applicability of Architectural Review

These Architectural Planning Criteria shall be applicable to all property that is subject to the Covenant as supplemented in accordance with the Covenant. The provisions shall apply to residential Lots and Property, provided that certain additional provisions set forth in the Covenant shall be applicable to the Property notwithstanding any other provision herein to the contrary. Unless otherwise specifically stated in the Covenant or these Architectural Planning Criteria, all plans and materials for new construction or exterior modifications or improvements on a Lot or Property must be approved before any construction or modification activity begins. Unless otherwise specifically stated in these Architectural Planning Criteria, no structure may be erected upon any Lot or Property, and no improvements (including staking, clearing, excavation, grading and other site work, exterior alteration of existing improvements, and planting or

removal of landscaping materials) shall take place without receiving the prior written approval of the appropriate Reviewer as described below. Where these Architectural Planning Criteria specifically allow an Owner to proceed without advance approval, such allowance shall only be effective so long as the Owner complies with the requirements of the stated guideline.

Owners are responsible for ensuring compliance with all standards and procedures within these Architectural Planning Criteria. Owners are also governed by the requirements and restrictions set forth in the Covenant, any applicable Supplemental Covenant, and any other applicable Architectural and landscape guidelines. In particular, Owners should review and become familiar with the “Restrictions” applicable to Lake Sheen Reserve enacted in the Covenant.

E. Review Structure

Architectural control and design review for Lake Sheen Reserve is handled by either: (i) the Board or its designee; or (ii) the Architectural Review Committee. The term “Reviewer”, as used in these Architectural Planning Criteria, shall refer to the appropriate reviewing entity.

1. Board

As set forth in the Covenant, the Board has exclusive jurisdiction over all matters relating to Architecture. However, the Board has reserved the right to, and does hereby, delegate a portion of its jurisdiction to an Architectural Review Committee (“ARC”) appointed by the Board. Notwithstanding such delegation, the Board shall retain jurisdiction over all Lake Sheen Reserve not delegated to the ARC, shall be the conclusive interpreter of these Architectural Planning Criteria, shall monitor the effectiveness of these Architectural Planning Criteria, and may, but shall not be obligated to, promulgate additional design standards and review procedures as it deems appropriate.

In addition, the Board’s delegation to the ARC shall be subject to: (i) the right of Board to revoke such delegation at any time and reassume jurisdiction over the matters previously delegated; and (ii) the right of Board to veto ARC approval which require a variance to these Architectural Planning Criteria or precedent of construction, landscaping or improvement within Lake Sheen Reserve.

2. Architectural Review Committee

The ARC is hereby delegated jurisdiction over modifications to improved Lots and landscaping on improved Lots and Property in Lake Sheen Reserve, and such additional responsibilities delegated to it by the Board. The ARC shall give the Board notice and its recommendation on any ARC Application that may require a variance to these Architectural Planning Criteria or established construction, landscaping, or improvement practices within Lake Sheen Reserve. The Board shall make a decision on the ARC Application within 10 business days of the notice from the ARC. The ARC shall assume all jurisdictions over all matters relating to Architecture and landscaping of the Properties as set forth in the Covenant. Members of the ARC shall be appointed by the Board.

F. Application Fees

An Applicant must submit an ARC Application prior to the commencement of the work described in the ARC Application. If an application is filed after the commencement of the work described in the ARC Application, the Applicant shall be subject to a late filing fee as established by the Board, payable to the Lake Sheen Reserve Homeowners' Association ("Association"). The payment of a late fee shall not be deemed approval to proceed or continue with the proposed improvement.

II. DESIGN REVIEW PROCEDURES

A. Review of New Construction

Plans for initial new construction upon any Lot or Property must be reviewed and approved by the Board, requiring the submission of an ARC Application. Each Applicant shall submit a conceptual or preliminary site layout and floor plan, as well as any tree removal requests. Also, exterior finishes and color schemes, if available, and information concerning irrigation systems, drainage, lighting, landscaping, and other features shall be provided. Requirements for plans are further explained in Section II.C below. Applicants may request an initial meeting with a representative of the Reviewer to address any questions about Lake Sheen Reserve and the Architectural Planning Criteria.

Approved Builders of multiple Lots or Properties within a Lake Sheen Reserve or a tract may submit plans and specifications for similar site plans, floor plans, and layouts on similarly situated Lots or Properties for pre-approval on an entire tract, in lieu of seeking approval as to each Lot or Properties owned; provided, however, the Board may require a review of pre-approved plans for their use on specific Lots or Properties. To be pre-approved the plans and specifications shall show the nature, kind, shape, color (if available at that time), size, materials and location of all proposed structures and improvements. Any changes made to pre-approved plans and specifications during the construction of improvements shall require approval of the Board.

B. Review of Modifications

The review of modifications shall require the submission of an ARC Application to the Reviewer or Reviewer's designee. Depending on the scope of the modification, the Reviewer may require the submission of all or some of the plans and specifications listed below in Section II.C. In the alternative, the Reviewer may require a less detailed description of the proposed modification. The review and approval of modifications shall take place within the same time periods as required for new construction.

C. Plans to be Reviewed

A Reviewer will require a set of any of the following plans (scale 1/4" = 1'0" unless noted otherwise) for new construction or a modification, in addition to the submission of an ARC Application. Plans should show and locate landscape improvements proposed, including but not limited to such items as plant types and sizes, sprinkler systems, and driveway(s), walkway(s), path(s), wall(s) and fence(s) and types of materials to be used. A comprehensive landscaping plan prepared by a landscape architect or other qualified landscape engineer shall be submitted to the ARC prior to the

commencement of any clearing, landscaping or construction. Required plans may include:

1. Lot Survey

Showing the location of the proposed change, alteration, renovation or addition highlighted.

2. Site Plan

Showing a clearing and grading scheme with proposed and existing land contours; grades and flow of the site drainage system; location of existing trees, including identification of every tree with a diameter of four inches or more measured at a height of three feet above grade and location and size of trees proposed for removal; the location or “footprint” of the proposed improvement, including setback lines, fences, retaining walls, driveways, curb-cuts, walkways, fences, pools, patios, landscaping, buildings, and other improvements. Minimum scale of 1”= 20’.

3. Floor Plan

Showing decks, patios, stoops, retaining walls related to the dwelling, trash enclosures, HVAC equipment and utilities, and the screening for same, interior spacing of rooms, and connections to driveways and walkways.

4. Elevations

Front, rear and side exterior elevations showing building materials and finishes, and indicating the maximum height of the dwelling.

5. Roof Plan

Showing slopes, pitches, roofing materials, colors, and gables, unless reflected in the other plans.

6. Exterior Finishes

Showing the exterior color scheme and texture (including samples and color chips), lighting scheme, and other details affecting the exterior appearance of the proposed improvements.

7. Landscaping Plan

Showing location, size, species, and quantity of all plant material, paving materials, light poles, mailboxes, protection of existing vegetation, use of plants, and other landscaping details.

8. Other

Such other information, data, and drawings as may be reasonably requested, including without limitation, irrigation systems, drainage, lighting, satellite dish placement, landscaping, screening, fences, and other features.

D. Review Criteria; Recommendations; Variances

While the Architectural Planning Criteria are intended to provide a framework for construction and modifications, the Architectural Planning Criteria are not all-inclusive. In its review process, the Reviewer may consider the quality of workmanship and design,

harmony of external design with existing structures, and location in relation to surrounding structures, topography, and finished grade elevation, among other things. Reviewer decisions may be based on purely aesthetic considerations. However, no Reviewer shall grant approval for proposed construction that is inconsistent with the Architectural Planning Criteria, unless such Reviewer grants a variance.

The ARC, with approval from the Board, shall have the authority from time to time to adopt and revise lists of recommended landscape materials and hardscape materials. The authorized entity which establishes the list(s) may provide that the purpose of the list(s) is merely to provide guidance and that installation of recommended materials does not relieve the Applicant from any obligations set forth in these Architectural Planning Criteria to acquire approval prior to installation.

Variations may be granted in some circumstances (including, but not limited to, topography, natural obstructions, hardship, or environmental considerations) when deviations may be required. The Reviewer shall have the power to grant a variance from strict compliance in such circumstances, so long as the variance does not result in a material violation of the Covenant. No variance shall be effective unless in writing and signed by the ARC chairperson with the support of a majority of the ARC members.

E. Review Period

A written response shall be made to each ARC Application and plan submittal within 15 business days of submission of all materials required by the Reviewer. All necessary attachments will be retained in the Association files. The Reviewer's decision shall be rendered in one of the following forms:

1. Approved

The entire application as submitted is approved.

2. Disapproved

The entire application as submitted is rejected in total. The Reviewer may provide comments but is not required to do so.

If the Reviewer fails to respond within fifteen (15) business days of verified delivery, as confirmed by authorized delivery signature, the plans and specifications shall be deemed approved. Regardless of approval, no construction or modification that is inconsistent with the Covenant or the Architectural Planning Criteria shall be deemed approved unless the Reviewer has granted a variance.

F. Appeal

Any Applicant shall have the right to appeal a decision of the Reviewer by resubmitting the information, documents, and fees, if applicable, set forth above within 15 business days of receiving a response; however, such appeal shall be considered only if the Applicant has modified the proposed construction or modification or has new information that would, in the Reviewer's opinion, warrant a reconsideration. If Applicant fails to appeal a decision of the Reviewer, the Reviewer's decision is final. In the case of a disapproval and re-submittal, the Reviewer shall have 15 business days from the date of each re-submittal to approve or disapprove any re-submittal. The filing of an

appeal does not extend any maximum time period for the completion of any new construction or modification.

Approval of an application previously denied may only be made in writing.

G. Orange County Approval

The review and approval of plans and specifications shall not be a substitute for compliance with the permitting and approval requirements of Orange County or other governmental authorities. It is the responsibility of Applicant to obtain all necessary permits and approvals.

H. Implementation of Approved Plans

All work must conform to approved plans. If it is determined by the Reviewer that work completed or in progress on any Lot or Property is not in compliance with these Architectural Planning Criteria or any approval issued by the Reviewer, the Reviewer shall, directly or through the Board, notify the Owner and Builder, if any, in writing of such noncompliance specifying in reasonable detail the particulars of noncompliance and shall require the Owner and/or Builder to remedy the same. If the Owner and/or Builder fails to remedy such noncompliance or fails to commence and continue diligently toward achieving compliance within the time period stated in the notice, then such noncompliance shall be deemed to be in violation of the Covenant and these Architectural Planning Criteria.

1. Time to Complete

Once construction is commenced, it shall be diligently pursued to completion. Completion of all modifications shall take place within one month of the Anticipated Completion Date specified on the approved ARC Application. The Applicant may request an extension of such maximum time period not less than three days prior to the expiration of the maximum time period, which the Reviewer may approve or disapprove, in its sole discretion. If construction is not completed on a project within the period set forth above, or within any extension approved by the Reviewer, the approval shall be deemed withdrawn, and the incomplete construction shall be deemed to be in violation of the Covenant and these Architectural Planning Criteria.

I. Changes After Approval

All proposed changes to plans, including changes that affect the exterior of any building, colors, windows, grading, paving, utilities, landscaping, or signage, made after the approval of plans must be submitted to and approved in writing by the Reviewer prior to implementation. Close cooperation and coordination between the Applicant and the Reviewer will ensure that changes are approved in a timely manner.

If Orange County or any other authority having jurisdiction requires that changes be made to final construction plans previously approved by the Reviewer, the Applicant must notify the Reviewer of such changes and receive approval from the Reviewer prior to implementing such changes.

J. Enforcement

In the event of any violation of these Architectural Planning Criteria, the Board may take any action set forth in the Bylaws of Lake Sheen Reserve Homeowners' Association or the Covenant, including the levy of a specific assessment pursuant to the Covenant. The Board may remove or remedy the violation and/or seek injunctive relief requiring the removal or the remedying of the violation. In addition, the Board shall be entitled to recover all costs incurred in enforcing compliance and/or impose a fine against the Lot or Property upon which such violation exists.

III. ARCHITECTURAL AND IMPROVEMENT DESIGN STANDARDS

The following specific site criteria shall apply to all proposed or existing property within Lake Sheen Reserve unless a variance is granted by a Reviewer.

A. Accessory Buildings

Owners shall secure Reviewer approval prior to construction of any attached accessory building or permanently installed playhouses. A detached garage is not considered an accessory building, and its construction shall require Reviewer approval on a case-by-case basis. Accessory buildings shall meet the following criteria:

1. An attached accessory building must be of the same color, material, and Architectural style as the main residence or of color, material, and style that is generally recognized as complementary to that of the main residence. An accessory building's roofing materials shall match those of the main residence. Roofs may be peaked provided dimensional shingles, tiles or better are used. Aluminum roofs must be insulated and slightly sloped.

2. A screen enclosure can extend beyond the side of the house provided there is at least a five (5) foot set back from the property line. The enclosure cannot be any closer to the front Lot line than a line parallel to the back of the residence, however placement shall be subject to Reviewer approval.

3. Any utilities servicing accessory buildings shall be installed underground.

4. No free-standing utility sheds or storage sheds are permitted.

5. Each house shall have a garage with a capacity of at least two (2) automobiles. Entry to the garage shall be located on the front or side of the residence. No fiberglass garage doors are permitted. No garage shall be enclosed or converted to other use without the express written approval of the ARC, except for the temporary use of a garage by a builder of homes in the Subdivision as a sales office or construction office.

B. Additions and Expansions

Reviewer approval is required for any addition to or expansion of a residence. Materials, color and style shall match the existing residence.

C. Air Conditioning Equipment

Reviewer approval is required for the installation of exterior air conditioning equipment or evaporative coolers. No window or wall air conditioning units shall be

allowed. All air conditioning equipment will be shielded from view at ground level by appropriate landscaping or decorative fences.

D. Antennae and Communication Dishes

All Units are to be pre-wired for cablevision in accordance with the standards established by the Reviewer.

No erection or placement of satellite dishes and/or antennas, whether permanently or temporarily, shall take place except in strict compliance with the provisions of the Covenant and these Architectural Planning Criteria. Except that, (a) an antenna designed to receive direct broadcast satellite services, including direct-to-home satellite services, that is one meter or less in diameter; (b) an antenna designed to receive video programming services via multipoint distribution services, including multi-channel multipoint distribution services, instructional television fixed services, and local multipoint distribution services, that is one meter or less in diameter or diagonal measurement; or (c) an antenna that is designed to receive television broadcast signals; (collectively, "Permitted Antennas") shall be permitted on Units, subject to such reasonable requirements as to location and screening, consistent with applicable law, in order to minimize obtrusiveness as viewed from streets and adjacent property. Rooftop tripods or mountings are not permitted.

E. Architectural Standards

The exteriors of all buildings must be designed to be compatible with the natural site features of the property and to be in harmony with their surroundings. The land forms, the natural contours, local climate, vegetation, and the views should dictate the building location, the building form, and the Architectural style. The Reviewer may disapprove plans if in its judgment the massing, Architectural style, roofline, exterior materials, colors or other features of the building do not meet these standards.

1. Exterior Wall Treatments

The following are acceptable exterior wall treatments for vertical surfaces:

- Natural stone;
- Painted stucco in natural earth tones; and
- Anodized or paint finish are required on all metal surfaces including but not limited to windows, window screens, roof flashing, drips, caps, garage doors and screened pool enclosures preferably in earth tones or compatible colors to the surrounding surfaces.

2. Exterior Colors

Color selections for all exterior material shall be the original approved color or color scheme, another developer-approved color or color scheme, or in natural or earth tones. No pastels or primary colors may be used except as approved by the Reviewer. Unless the original color or color scheme is used, owners must submit for approval color samples of all exterior surfaces to the Reviewer for review and approval prior to commencing construction or painting, including specifications and samples for window and metal finishes, roof material, trim, and exterior surfaces and accents. For a change in

the residence's main color to be approved, two (2) 3' x 3' samples of the proposed color must be painted on two different exterior walls of the residence.

F. Awnings and Overhangs

The installation of awnings or overhangs requires Reviewer approval. The awning or overhang color must be the same as or generally recognized as complementary to the exterior of the residence. Metal awnings are prohibited.

G. Clotheslines

No portion of any Lot shall be used for a drying or hanging area for laundry of any kind. Nothing in this section shall be construed, however, to limit the reasonable use of renewable resource energy devices as described in Section 163.04 of the Florida Statutes.

H. Compost

Reviewer approval is required for the installation of compost containers. Compost containers shall not be immediately visible to any street or adjacent properties, and Owner must control odors.

I. Decks and Balconies

Owners shall secure Reviewer's approval before installing decks or balconies. Decks and balconies must be constructed of wood or other material similar to that of the residence and, if painted, must be painted a color similar to or generally acceptable as complementary to the residence in accordance with Section III.E.2 above. Decks and balconies must be installed as an integral part of the residence or patio area. Any such decks or balconies must be located so as not to obstruct or diminish the view of or create an unreasonable level of noise for adjacent property owners. Construction shall not occur over easements and must comply with the applicable Orange County requirements.

J. Exterior Stairways

Exterior stairways shall be permitted if approved by the ARC.

K. Docks

No Owner or occupant shall be permitted to erect a dock on or adjacent to Lake Sheen or other common areas.

L Dog Houses and Kennels

Doghouses are permitted without review so long as the doghouse is not visible from the street or adjacent property. If the doghouse will be visible, Reviewer approval shall be required and screening, fencing or landscaping may be required.

Animal kennels are prohibited. No animal structure shall provide shelter for more than 2 dogs over six months of age.

M. Elevation

A height limit of thirty-five feet for each Lot shall be the maximum height of each building and shall be measured from finished ground floor to the highest elevation of the

roof or roof element. Vertical height coordination and compatibility of adjacent buildings with regard to building profiles will be considered an important design element by the Reviewer. The Owner may be required to provide additional drawings to the Reviewer demonstrating the compatibility of building profiles not only in frontal elevation but also from overlapping side elevations of structures on adjacent Lots.

N. Exterior Lighting

ARC approval is required to install or modify exterior lighting. Exterior lighting or illumination that may be installed on any Lot shall be installed so as to avoid visible glare (direct or reflected) to any subdivision street, Sidewalk, Common Area and other Lots. No lighting fixture shall be installed that may be or become an annoyance or a nuisance to the residents of adjacent property.

Accent (Landscaping) Lighting fixtures must be black, dark green or dark brown, so they blend in with the background. The light fixtures may not exceed 18 “in height. Installation of coach lights or other fixtures that differ in color or style from those originally installed requires ARC approval.

O. Flagpoles and Flag Display

One portable, removable United States flag or the official flag of the State of Florida may be displayed in a respectful manner, as per Florida Statute 720.304. In addition, the following flags of the same dimensions as the United States flag may be flown on the same portable, removable flagpole immediately underneath the United States flag: any military service flag. All other flags, pennants, streamers, and other flag-like items may not be displayed from such poles or anywhere else on the property. The United States flag must be flown in strict compliance with the Federal Flag Code (United States Code Title 36, Chapter 10) and any failure to comply with the Federal Flag Code will be considered a violation of Architectural Planning Criteria and be subject to HOA violation enforcement. Flagpoles must be removed within 15 days if the United States flag is not flown.

Flagpoles may be placed in the front yard only, must be at least 25 feet from the adjacent property line, must be mounted/installed in an approved manner, and must be white, silver, or a neutral color.

The top of the flagpole may not be higher than 20 feet above adjacent ground elevation. The ARC shall approve the material and composition of the flagpole and any ornamentation on the flagpole top.

Flagpoles shall only be installed so as not to encroach upon common or easement property.

Flagpole halyards must be of a type that does not make noise under any wind condition. Halyards must be kept securely tied.

Flagpoles must be installed in a manner so as not to present a view obstruction to neighbors. Adjacent homeowner notification will be made and neighbor input will be solicited in all cases prior to approval.

Any flag not removed from dusk to dawn requires illumination per the Federal Flag Code. Any illumination of the United States flag, which is required if you choose to

display the flag 24 hours per day, shall be submitted in the normal manner for Architectural Review Committee approval. Lighting shall be designed to illuminate the United States flag from sunset to sunrise and directed so as to minimize illumination of adjacent homeowners' structures. Lighting shall be focused on a circular area at the top of the pole to have a diameter of no more than 2.5 times the length of the flag.

P. Holiday Decorations

Any owner may display holiday decorations on such Owner's lot for generally recognized holidays so long as the same are removed within the later of (i) one week after the passing of the holiday or (ii) the end of the month in which the holiday falls, with the exception of December holiday season decorations, which shall be removed by the following January 15th. No other type of decoration shall be permitted.

Q. Gazebos & Greenhouses

Reviewer approval is required prior to the construction of any gazebo, greenhouse or solariums. Any gazebo, greenhouse or solarium must be an integral part of the landscape plan and must not obstruct any adjacent property owner's view.

R. Hot Tubs and Spas

Reviewer approval is required prior to the construction of any exterior hot tub, Jacuzzi, or spa, and shall be an integral part of the deck or patio area and/or the rear yard landscaping. A hot tub, Jacuzzi, or spa shall be located in the rear yard in such a way that it is not higher than 3 feet tall. All fuel tanks, along with other necessary mechanical equipment, will be shielded from view at ground level by appropriate landscaping or decorative fences.

S. Latticework and Trellises

Latticework or a garden trellis may not be installed without Reviewer approval.

T. Mailboxes

No mailbox, paper box, or other receptacles for such materials shall be maintained on a residential lot unless its size, type, location, and design have been approved by the ARC. Specifications set forth in "Exhibit E" of the Covenants and incorporated herein by reference shall be deemed approved by the ARC. All mailboxes shall be kept well painted and in good working order.

U. Massing

Equal attention to detail and Architectural definition must be given to all sides of the structure, including, but not limited to, the foundations, banding, accent materials, roof character, and window treatment. Retaining walls, planter walls, and privacy walls should be used to break up the elevation of a building and help relate the structure to the ground. All exposed concrete block or poured concrete foundations and site retaining walls must be covered with an appropriate wall-facing material, which must be approved by the Reviewer.

V. Paint

Owners may repaint the surfaces of their house in accordance with the originally approved color scheme of those surfaces without Reviewer approval. Reviewer approval is required for all changes in exterior painting. Color chips or samples are required for all paint applications. Color chips must indicate the type of paint: Base color must be flat or satin finish. Trim color must be flat, satin finish or semi-gloss. Gloss Paint is not allowed. Review criteria may include, but shall not be limited to, the sheen of paint, the home's architecture, any existing stone or brick accents, roof color, and neighboring properties' colors. The main colors for all exterior building surfaces must complement the Architectural theme of the house. For a change in the residence's main color to be approved, two (2) 3' x 3' samples of the proposed color must be painted on two different exterior walls of the residence.

W. Patios

All plans and designs for patios and enclosures must be submitted to the Reviewer for review prior to construction.

X. Playhouses

All plans and designs for playhouses must be submitted to the Reviewer for review prior to construction. A playhouse shall be considered an accessory building if the footprint measures more than 24 square feet, is more than 6 feet high from peak to ground, or is constructed on a concrete slab or footing. Playhouses are allowed in rear yard only. Tree houses are prohibited.

Y. Pools

Reviewer approval is required for the construction or installation of pools. Pools shall be an integral part of the deck or patio area and/or the rear yard landscaping. A pool shall be located in the rear yard. All fuel tanks and mechanical equipment necessary for the operation of any pool must be located in the rear or side yard and shall be screened from the street and neighboring Lots by an enclosure, wall, or fencing, such screening to be in accordance with these Architectural Planning Criteria and all applicable county regulations, and approved by the Reviewer.

Access to the site must be obtained by using the property of the Owner installing the pool. If access is needed across another Lot or common area, the Applicant shall obtain the written permission of the Owner prior to submitting the pool application. Applicants shall be required to assure that any planned re-grading of their lot, either major or minor, relating to the pool installation will not adversely affect the flow of runoff water.

Any swimming pool and the screening or fencing surrounding it that is to be constructed on any residential Lot shall be in compliance with all county regulations, and subject to the approval and requirements of the Reviewer, which shall include, but which shall not be limited to the following:

- (a) Above-ground swimming pools normally will not be allowed;
- (b) Materials, design and construction shall meet standards generally accepted by the industry and shall comply with applicable governmental regulations; and

(c) The location shall be approved by the Reviewer.

All pool equipment, storage tanks, chemical feeders, heating equipment, and any other aboveground apparatus (except air-conditioning units) must be shielded by screening or dense shrubbery so that such equipment or apparatus is not visible from the street. Pool heater vent stacks may extend above the enclosure. Pool equipment must be shielded within fifteen (15) business days from the date of completion of the pool.

Any grass or vegetation compromised or destroyed during pool installation must be replaced within fifteen (15) business days from the date of completion of the pool.

Z. Recreational Equipment and Playsets

No basketball hoops or backboards shall be attached to any residence or placed in any front or side yard. Any portable or mechanical device that enables an Owner to engage in basketball (e.g., a pole mounted with a backboard and hoop that can be moved and temporarily anchored) must be stored in the Owner's house or garage when not in use.

Other recreational equipment shall be installed or utilized in the front yards of Lots or attached to houses or garages under any circumstances. Other recreational equipment shall not be installed in sideyards without prior ARC approval and must be fully screened from view of all lots including adjacent lots.

Removable recreational equipment is allowed in rear yards and shall be well maintained and deemed attractive. Permanent or attached recreational equipment requires Reviewer approval.

AA. Roofing

Roof pitches and overhangs shall be designed for compatibility with adjacent roof profiles in front, side, and rear elevation, and may vary as dictated by Architectural design. Acceptable roof materials are dimensional shingles, tile, or better unless approved in advance by the Reviewer. Reviewer approval is required for a roof-material change. If replacement shingles do not match the existing shingles, the entire area visible from the street or adjacent properties must be replaced.

Roofs shall be maintained free from mildew. Any roof which has 25 % or more area discolored on any surface (or plane) by mildew shall be a violation and subject to enforcement.

BB. Roof Accessories and Equipment

Reviewer approval is required for all rooftop equipment and accessories, unless specifically excepted in this Section. All rooftop equipment must match roofing colors or be of a color that complements the house and must be placed as inconspicuously as possible. Exposed flashing, gutters and downspouts must be painted to match, or be compatible with, the fascia and siding of the structure.

Reviewer approval is not required for skylights.

CC. Siding

Owners shall seek Reviewer approval before installing or replacing siding, due to the differences in texture.

DD. Signs

No sign of any kind other than the name and address of the Owner shall be displayed to the public view on any Lot or improvements thereon. Contractor, trade, commercial, for-sale, for-rent, political, and all other signs are prohibited. Exceptions are:

One security sign is permitted in the front yard located either adjacent to the driveway or in close proximity to the front entrance of the main dwelling. Security company signs are also permitted in the windows. Identification signs (numbers) for Lots are required. Address numbers should be at least 3” high, visible and legible from the street on which the house fronts. The color must contrast with the immediate background material. Security and identification signs shall not exceed 8” by 10” and the Reviewer may impose shape and color restrictions on security signs.

During a yard/garage sale that is permitted by Orange County, one sign not to exceed 4 square feet is allowed on the Lot for the duration of the event. The County permit must also be displayed.

One “For Sale” sign, of a design subject to Reviewer approval, is allowed in one window when the Owner’s home is for sale. No other signs, except for the aforementioned security company signs, are allowed in windows.

One sign on a fence or gate for “Beware of Dog” is permitted up to 8” by 10.”

The installation or relocation of all other signs on any Lot or improvement thereon requires Reviewer approval. No signs are allowed in the medians or on the main boulevards and parkways in Lake Sheen Reserve. This prohibition includes garage-sale, moving, open house, for-sale, etc., signs with the exception of temporary special event signs that have been expressly approved by the ARC.

One “For Sale” sign may be placed inside the window of a personal automobile. No other signage is permitted on or in the windows of a personal automobile.

EE. Solar Equipment

Solar equipment shall not be installed without the approval of the Reviewer. Any solar panels and related appurtenances and equipment shall be designed and constructed to appear as an integrated part of the building Architecture. This shall generally mean that the panels shall be roof mounted so that the top surface is flush with the roof surface. Solar panels should be located on the rear or side roof of a home. Any equipment placement in question will be decided by the Reviewer.

All panels must be installed with 45 degrees east or west of due south and be flush mounted and be located on the rear and side roofs of houses whenever possible. If the solar panel must be placed on the front of the house, the homeowner will be required to submit a certified survey of the roof, depicting the exact location where the solar panels are to be installed and that the panels will be installed due south and 45 degrees east and west of due south whenever possible. All solar panels must be approved by the Reviewer.

Nothing in this section shall be construed, however, to limit the reasonable use of renewable resource energy devices as described in Section 163.04 Florida Statutes.

FF. Temporary Structures

Temporary or accessory structures, other than those used during the initial construction of a residence or model homes and sales facilities, including without limitation, shacks, sheds, trailers, vans, tanks, tents, or other similar structures are prohibited. Reviewer approval is required for tents other than camping tents (backyard only), which are used for occasional overnight sleeping by children and are left standing for no longer than 72 hours.

No mobile homes, trailers, shed, shacks, tents or other structure of a temporary nature (except adequate sanitary toilet facilities for workers during construction and the Developer's construction trailer) shall be erected or permitted to remain on any Lot prior to the start of construction of a permanent residence. However, builders of improvements on the Lots may use a construction trailer and/or sales trailer.

GG. Building Type

No building shall be erected, altered, placed or permitted to remain on any Lot other than a residential home.

HH. Garbage and Trash Containers

No lot shall be used or maintained as a dumping ground for rubbish, trash or other waste.

All garbage or trash containers must be stored in walled-in areas so that they shall not be visible from adjoining Lots or public areas. Trash containers with secured lids may be placed out for pick-up after 6:00 the evening before, or as otherwise dictated by Orange County, and removed by sunset the day of pick-up. Containers shall not be permitted to remain out between pick-ups regardless of holidays or other reasons.

II. Utilities

Pipes, wires, poles, utility meters, and other utility facilities shall be kept and maintained, to the extent reasonably possible, underground or within an enclosed structure. Any utilities or utility equipment not installed below ground or within an enclosed structure requires Reviewer approval. Utilities include water, sewer, power, telephone, cable television, and miscellaneous conduits.

JJ. Windows and Doors

Windows should be clear glass or a tinted glass of bronze, gray, or smoke colors. Window film must get Reviewer approval. Homeowner must submit sample of film with specifications. Window film must be 20% visible light reflected or less and non-reflective.

No hurricane or storm shutters shall be installed unless such has been approved by the Reviewer. Approved hurricane shutters and/or temporary protective covering shall be allowed only after a storm warning has been issued by the U.S. Weather Service.

Approved permanent hurricane shutters must be opened and temporary protective coverings removed within 48 hours after the “all clear” is announced.

Replacement, modification or addition of exterior windows, doors, screen doors, storm doors and trim shall be subject to Reviewer approval, except that ARC approval shall not be required for replacements that substantially match the original. No “burglar bars,” steel or wrought iron bars, or similar fixtures shall be installed on the exterior of any windows or doors of any dwelling without ARC approval.

All window coverings must be maintained in a good state of repair. Window coverings must be manufactured vertical or horizontal blinds, drapes, curtains, fans or shades that fit the dimensions of the window and properly mounted. No drawings, pictures, lettering, flags, signs, etc. may be attached or visible in any part of the window other than house security signs. Small garage door windows do not need to be covered, but if they are, the coverings must be maintained in a good state of repair. Religious seasonal decorations are permitted in windows without approval but must be removed after the season is over, in accordance with Section III.P.

IV. LANDSCAPING AND SITE STANDARDS

Landscaping is an essential element of design at Lake Sheen Reserve. Preservation of existing vegetation in addition to the introduction of plants native to the Orlando area must be considered in establishing the landscape design.

A. Landscaping

The Applicant shall develop a landscaping plan and install and maintain landscaping on such Lot (subject to such extensions granted by the Reviewer due to weather conditions). If the landscaping plan indicates that more than 50 % of the front yard will be lawn, and the remaining landscaping conforms to minimum landscaping standards listed below, Applicant need not seek approval of the plan. If, however, the plan indicates that 50 % or more of the front yard is to be landscaped, or the landscaping varies from the typical approved plan, Applicant must submit his plan to the Reviewer for approval. Plans including water improvements, such as ponds and waterfalls, require Reviewer approval.

Builders may submit typical landscaping plans to the Reviewer for pre-approval of a tract in Lake Sheen Reserve. Once pre-approved, it shall be necessary for a Builder to submit individual plans only in the event of deviation from pre-approved plans.

1. Minimum Landscaping

The value of landscaping on each lot must be a minimum of 1-1/2% of the current market value of the Lot and improvements thereon.

2. Plant Quality Standards

Acceptable plant quality standards shall apply to landscape plants used in conformance with this Section. All trees and shrubs shall be Florida No. 1 or better as defined in “Grades and Standards for Nursery Plants,” Part I and Part II, State of Florida, Department of Agriculture, in the most current edition. Sod shall be free of weeds, diseases, fungus, and vermin.

3. Maintenance

All landscaped areas on any Lot (including in easements) shall be maintained in live, healthy and growing condition, properly watered and trimmed. All fallen fruit, leaves, seeds, pods, fronds or other plant debris must be promptly removed, including those fallen on adjacent neighbors' properties and common areas. Any planting of grass, shrubs or trees which becomes dead or badly damaged shall be replaced with similar sound, healthy plant materials. Yard lawns must be planted with St. Augustine grass. Dead or dying grass must be replaced by installation of sod; provided, however, that grass plugs may be installed in lieu of sod in (i) rear yards enclosed by fences and (ii) front, side and unenclosed rear yards only so long as the plugs are used solely to fill in gaps or holes in the turf that are smaller in size than a standard-size square or rectangle of sod.

No extensive weeds or other unsightly lawn growths shall be permitted to grow or remain upon any Lot, and no refuse pile or unsightly objects shall be allowed to be placed or suffered to remain anywhere thereon.

A dead, declining, or dying tree in front yards shall be replaced with a tree that is approximately the same height, or minimum height of eight (8) feet, whichever is less.

Owners shall keep sidewalks adjacent to Lots cleaned of visible dirt, mold, and mildew.

Any Owner within Lake Sheen Reserve who has maintenance responsibilities for the property adjacent to the public right of way or body of water shall maintain the landscaping to the edge of the pavement or water's edge regardless of the property boundaries shown on the plat. The following standards shall apply:

a) Common Area Lakes and pond banks that lie adjacent to public roads are available for use to all Members of the Association. Lakes and pond banks maintained by the Lake Sheen Reserve Homeowners' Association are available only to residents of that Lake Sheen Reserve.

b) The Association maintains the Common Area turf around Association owned retention ponds that have St. Augustine grass and sprinkler systems.

Plant beds and lawns shall be kept free of weeds by the Owner and maintained in a neat manner. In the event that any Owner shall fail or refuse to keep his Lot free of weeds, underbrush or refuse piles or other unsightly growths or objects, or maintain landscaped areas, sidewalks, or other areas described above, then the Association may enter upon said Lot and remove or maintain the same at the expense of the Owner, and such entry shall not be deemed a trespass.

4. Ornamentation

The use of non-living objects as ornaments in any component of a Lot's landscaping requires Reviewer approval.

5. Statues and Fountains

Reviewer approval is required for all statues and fountains in the front or side yards. Reviewer approval is not required for the rear-yard installation of any statue or fountain that, including any pedestal, stands no more than six feet tall.

6. Birdbaths, Birdhouses, and Birdfeeders

Reviewer approval is not required for the rear yard installation of any birdbath that is three feet tall or less, including any pedestal. Placement in any front or side yard requires Reviewer approval. No Reviewer approval is required for one rear yard installation of any birdhouse or birdfeeder. Such birdhouse or birdfeeder shall measure no more than one foot by two feet. Additional units or installation in the front or side yard requires Reviewer approval.

B. Drainage

Drainage of the Lot must conform to all Orange County requirements. All drainage and grading must be indicated on the Site Plan. There shall be no interference with the established drainage pattern over any property except as approved in writing by the Reviewer. The established drainage pattern is defined as the drainage pattern as engineered and constructed by the Builder prior to (or in some cases, immediately following) conveyance of title from Builder to the individual homeowner. Owners may make minor drainage modifications to their Lots provided that they do not alter the established drainage pattern.

Landscape plans shall conform to the established drainage pattern, shall cause water to drain away from the foundation of the house, and shall prevent water from flowing under or ponding near or against the house foundation and other structures. Water should not pond on walkways, sidewalks, or driveways into the street. The Reviewer may require a report from an engineer as part of landscaping or improvement plan approval. Sump pump drainage should be vented a reasonable distance from the property line to allow for absorption.

C. Easement Plantings

All plantings in an easement area (the area between the sidewalk and the curb) that have been previously approved shall be subject to the following conditions:

- Annuals and ground cover planted in the easement area shall be less than 18" in height at maturity.
- Only single-trunk trees shall be planted in the easement area. Palm trees must have a five (5) foot clear trunk before the fronds start and be the type that will reach a height of at least 12 feet. These trees are to be planted no closer than twenty-five (25) feet apart. A variance must be obtained from the Architectural Review Committee for trees planted closer than 25 feet apart.
- Plant hangers will not be allowed in the easements.

D. Fences, Walls, and Enclosures

In order to provide privacy and maintain a uniform appearance of quality throughout the development, the following applies:

1. Height; Materials; Types; Construction

Fences, walls, and screens shall not exceed six (6) feet in height on front, side, and rear yard areas. Acceptable materials are white PVC, black wrought iron or black

aluminum, block and stucco, stone, brick, or landscape plants, or a combination of these as approved by the Reviewer. Colors and patterns shall be compatible with the housing design and harmonious with the streetscape. Particular types of fencing must be used in certain areas. The exterior side of all fences shall have a finished appearance.

No front yard fences shall be permitted. Fences shall not be permitted any closer to the front Lot line than a line parallel to the rear of the dwelling, however fencing may be closer to the front of the dwelling if needed to screen equipment or under other circumstances, subject to approval by the ARC. Owners may set fence posts adjacent to a neighboring property's fence post without permission. Tying into a neighbor's fence shall require the Owner's written permission.

The composition, location and height of any fence or wall to be constructed on any Lot shall be subject to approval by the ARC.

2. Property Adjacent to Pond or Lake, Golf Course Fairway, or Park Area

On property immediately adjacent to ponds, fencing can go to the property line and on lakes fencing must be twenty (20) feet back from the property line. Only black wrought iron, black aluminum, or landscape materials may be installed between the residence and a pond. The rear property line may be defined by landscaping, which must be on the Owner's property and be maintained by the Owner. The landscaping recommended along the property line shall be in the form of either screen trees or shrubs.

3. Maintenance

Any fences, walls, or screens, whether constructed by the Owner or a Builder, shall be well repaired and maintained consistent with the Community-Wide Standard. In the event a fence, or wall, or screen is damaged or destroyed, the Owner or responsible party shall repair or recondition the same at their expense.

a) Ownership — If a developer-mandated, builder-installed fence is on the lot line of adjoining lots, it is the common property of adjoining landowners, and the property interest of each landowner is identical.

b) Maintenance — In a case where the developer-mandated, builder-installed fence is on the lot line, the landowners have maintenance responsibility for their side of the fence and will be held responsible to maintain their side of the fence in accordance with the Community-Wide Standards.

c) If a fence is located totally on one lot, that lot owner will be held responsible to maintain both sides of the fence. A landowner cannot enter the adjoining lot owner's property without permission for the purpose of maintaining the fence without permission from the adjoining lot owner.

E. Vegetable Gardens

Vegetable gardens shall be allowed in rear yards only, and shielded from view of adjacent Lots or Common areas, unless otherwise approved on a case-by-case basis by the Reviewer.

F. Grading

Owners shall not grade their property so as to interfere with the established drainage pattern over any property except as approved in writing by the Reviewer. The elevation of the Lot shall not be changed so as to materially affect the surface grade of the surrounding Lots, or obstruct the drainage in any manner. Owners should work with the natural contours and seek solutions that minimize the impact of grading with respect to major alterations of existing grades.

No lot or parcel shall be increased in size by filling-in the waters on which it abuts.

G. Hedges

Reviewer approval is required for hedges in front, side, or rear yard. Properties on the pond or lake are not to have hedges over four feet high within the area between the property line and twenty feet inside the property line.

H. Paving; Driveways and Walkways

Owner shall secure Reviewer's approval prior to paving with any paving material, including concrete, asphalt, brick, flagstone, stepping stones, and pre-cast patterned or exposed aggregate concrete pavers, and for any purpose, including walks, driveways, or patio areas. The staining or application of any coating other than a clear sealer must have prior approval of the ARC. The use of paint will not be permitted under any circumstances.

All replacement driveways and walkways shall be of the same size, shape, dimension, and grade (or better grade) of material as the original unless otherwise approved by the ARC. Owners shall secure Reviewer approval before extending or expanding any driveway or walkway. The Reviewer shall not approve such extensions or expansions for Owner's intended purpose of providing side yard parking or vehicle storage. No motor vehicles of any kind shall be parked on walkways.

Driveways shall be maintained and kept stain-free in accordance with the Community-Wide Standard. Stains will be reviewed on a case-by-case basis, and the Reviewer shall require excessive stains to be removed.

I. Curbing and Mulch

Permanent curbing requires approval by the Reviewer. All curbing shall be of a color, dimension, and style to complement the surrounding landscape and building features. Mulch shall have the look and color of a natural bark or stone.

J. Retaining Walls

All retaining walls require approval by the Reviewer. Such walls shall be properly anchored to withstand overturning forces. Stone walls shall be made thicker at the bottom than at the top to achieve stability. All retaining walls shall incorporate weep holes into the wall design to permit water trapped behind them to be released. Timbers for walls or other landscape use should be treated to resist decay. Walls shall not be located so as to alter the existing drainage patterns.

K. Sewage Disposal Systems

Public sewers are the only sewage disposal system allowed.

L. Underground Installations

Owners shall seek approval for any proposed underground installation, except for installation of underground sprinkler systems.

M. Views

Views from the roadways and walkways toward a landscaped area should complement the appearance of the existing natural vegetation. All front, side, and rear building setback areas must be landscaped.

N. Irrigation Systems

Owners may install irrigation systems underground without Reviewer's approval so long as the Owner installing such system obtains any permits required by Orange County or other governmental authorities. Landscaped areas of each Lot and the roadway boulevard shall be irrigated by an automatic irrigation system wherever possible.

Wells, except those drilled by the Board for the purpose of providing water service to Lake Sheen Reserve, are prohibited. No individual water supply system or well shall be permitted on any Lot.

O. Water Conditioners

Water conditioners or softeners may be installed without Reviewer's approval provided that such are shielded from view at ground level by appropriate landscaping or decorative fences.

V. CONSTRUCTION GUIDELINES

A. Inspections

The Reviewer may perform periodic inspections to ensure that work is being performed in conformance with approved plans and specifications, these Architectural Planning Criteria, and the Community-Wide Standard. All inspections are observations only and will not relieve the obligation to obtain inspection approvals from Orange County and other organizations having jurisdiction.

Job sites not in compliance with the Covenant, these Architectural Planning Criteria, or approved plans will be issued a Notice of Violation and a punch list of items needed to bring the construction and/or job site into compliance. Further construction is prohibited until such punch list items have been corrected.

B. Vegetation Protection and Barricading

Prior to any construction or clearing activities, the Applicant shall take measures to protect vegetation. The type and materials of barricades may be reviewed by the Reviewer. In addition, the following actions are prohibited:

- Dumping backfill into an area containing protected vegetation ("protected area"),

- Excavating soil from a protected area,
- Falling trees into a protected area,
- Parking in or driving through protected areas,
- Stacking or storing supplies or equipment in protected areas
- Changing site grading to causing drainage into a protected area
- Locating temporary construction buildings in a protected area, or
- Disposing of toxic materials into a protected area.

C. Construction Damages

Any damage to vegetation or Common Area facilities caused by the Applicant, its contractors, sub-contractors, agents, or employees must be corrected immediately to the satisfaction of the Reviewer, the Board, and the owner of the damaged property. If the damage is not corrected, the Board or the Association may repair such damage and assess the costs of repair to the Applicant.

D. Conduct

The Applicant must ensure that all contractors and subcontractors control the conduct of their employees while working in Lake Sheen Reserve. Loud music, speeding, profanity, and other behavior that is unbecoming of a quality operation will not be tolerated. Employees violating this policy may be asked to leave the premises and may be denied access at the main or construction entrance.

E. Site Cleanliness

All sites must be maintained in a clean and orderly manner at all times. The storage of materials should be in an inconspicuous location within the site and stored neatly and orderly. All construction debris shall be cleared at the end of each working day.

VI. ADDITIONAL DESIGN REVIEW PROCEDURES AND LANDSCAPING AND SITE STANDARDS FOR NEW CONSTRUCTION OR MODIFICATIONS TO PROPERTY

A. Additional Architectural Review Procedures

In addition to the plans that an Applicant must submit in accordance with Section II.C., the Reviewer may require that an Applicant who submits plans for new construction or modifications to Property submit the following plans:

1. Signage Plan

Showing details of proposed signage.

2. Exterior Lighting Plans

Showing details of proposed lighting, including location of all fixtures, the manufacturer, model, and wattage of each fixture, and cut sheets.

B. Initial Landscaping

Preservation of existing vegetation in addition to the introduction of plants native to the Orlando area must be considered in establishing the landscape design. Within 90 days of completion of the Property, or within any extended period as may be provided in writing by the Reviewer, the Applicant shall develop a landscaping plan for which the Applicant must seek approval and install and maintain landscaping in accordance with an approved plan on such Property (subject to such extensions granted by the Reviewer).

C. Drainage

Drainage of the Property must conform to all Orange County requirements. All drainage and grading must be indicated on the Site Plan. There shall be no interference with the established drainage pattern over any property except as approved in writing by the Reviewer. Owners may make minor drainage modifications to their Property provided that they do not alter the established drainage pattern.

Landscape plans shall conform to the established drainage pattern, shall cause water to drain away from the foundation of any structures located upon the Property, and shall prevent water from flowing under or ponding near or against the structure foundation. Water should flow fully over walkways, sidewalks, or driveways into the street. The Reviewer may require a report from a drainage engineer as part of landscaping or improvement plan approval. Sump pump drainage should be vented a reasonable distance from the property line to allow for absorption.

D. Driveways; Parking Lots; Paving

Owners or Builders shall secure Reviewer approval before extending or expanding any driveway or parking lot. Owners shall secure Reviewer's approval prior to paving with any paving material and for any purpose. The structural integrity of the paving design, minimizing of clearing limits, and aesthetics are important factors to be considered in design of the project access ways. Property is encouraged to have only one entrance. All internal access ways must be owned and maintained by the Owner or by the Association. The Owner or Builder should review county requirements and comply with such requirements.

It is important that flexibility be provided in the design of parking lots to allow shifting of spaces to preserve vegetation, based on actual field conditions encountered during construction. Parking spaces should be designed to avoid long rows of spaces without an island of vegetation. Paving widths of access ways should be kept to a minimum, so as to preserve as much natural vegetation as possible. Consideration should also be given to the design of curbing to preserve natural vegetation and provide a pleasing appearance.

E. Exterior Lighting

Light sources must be approved by the Reviewer and must be concealed, where possible, and all light shall be in shades of white. Colored lights are prohibited. No spillover of light can occur on neighboring properties, and lighting must be shielded to prevent glare. Wall washes can be achieved through mounting on a soffit, a wall, or the ground. Tree uprights should be concealed underground or in shrub masses.

Garden lights or walkway bollards should direct the light downward with a concealed spotlight. No mill finish aluminum housing will be allowed for landscape lighting.

F. Grading

Owners or Builders shall not grade their property so as to interfere with the established drainage pattern over any property except as approved in writing by the Reviewer. Owners or Builders should work with the natural contours and seek solutions that minimize the impact of grading with respect to major alterations of existing grades.

G. Signage for New Construction

Pre-construction signage on or for new construction must be approved by the Reviewer. Such signage and the graphics, colors, sizes, and location of signs must be approved by the Reviewer. Signs must be professionally lettered, must conform to the appropriate local ordinances, and shall be constructed and installed in accordance with approved guidelines. The Owner or Builder is responsible for obtaining all necessary permits and paying all required fees

No sign shall be located within 10 feet of any lot line without the written approval of the Reviewer. The Owner or Builder may not erect signs outside the boundaries of their Property without the written approval of the Reviewer and the owner of the property on which the sign is located.

The following are not permitted:

- Banners or streamers
- Sidewalk or curb signs (sandwich or “A” type)
- Portable displays or mobile signs
- Roof mounted signs
- Revolving or rotating signs
- Flashing signs
- Iridescent or day-glow painted signs
- Exposed neon, fluorescent or incandescent illumination
- Searchlights
- Sub-contractor signs

Under special circumstances, the above may be permitted by the Reviewer for a specified use and for a designated, limited period of time.

H. Underground Installations

Owners or Builders shall seek approval for any proposed underground installation, except for installation of underground sprinkler systems.

I. Views

Views from the roadways and walkways toward a landscaped area should complement the appearance of the existing natural vegetation. All front, side, and rear building setback areas must be landscaped.

VII. NON-LIABILITY FOR APPROVAL OF PLANS

Neither the ARC nor the Board assumes any liability or responsibility for the implementation, approval, installation, construction, or quality of any plan it approves. Such liability is the sole responsibility of the Owner or Owner’s contractor.

VIII. CHANGES AND AMENDMENTS TO THE ARCHITECTURAL PLANNING CRITERIA

The ARC may recommend, from time to time, to the Board of Directors of the Association, modifications and/or amendments to the Architectural Planning Criteria. Any modification or amendment to the Architectural Planning Criteria shall be adopted by a majority of the members of the Board of Directors of the Association at a meeting duly called and noticed and at which a quorum of the Board of Directors is present and voting.

All amendments shall become effective upon adoption by the ARC and consent of the Board. Such amendments shall not be retroactive so as to apply to previous approved work or approved work in progress.

In no way shall any amendment to these Architectural Planning Criteria change, alter or modify any provision of the Covenant or any Supplemental Covenant.

These Architectural Planning Criteria have been prepared by Lake Sheen Reserve Board of Directors, for use at Lake Sheen Reserve are hereby adopted on this 7th day of April, 2005.

BOARD OF DIRECTORS, LAKE SHEEN RESERVE HOMEOWNERS’ ASSOCIATION

By: _____

President