

# Chelsea Ridge Architectural Standards & Guidelines

The Architectural Guidelines within the Declaration of Covenants, Conditions and Restrictions for Chelsea Ridge (Declaration) or (Covenants) have been supplemented by the Architectural Review Board (ARB) and approved by the Board of Directors (Board) pursuant to the authority granted in the Declaration.

The “aesthetic harmony of external design” is what makes Chelsea Ridge look and feel like a community. The Architectural Review Board (ARB) has been appointed by the Board to make determinations on the addition, removal or modification of any exterior aesthetic matters.

To ensure consistency in determinations, these Architectural Standards and Guidelines have been adopted by the ARB and approved by the Board, but no substantive modifications, amendments, or changes have been made to the Declaration. The Architectural Standards and Guidelines provide an overall framework and more comprehensive set of architectural and aesthetic standards consistent with our current community: however, the document may be amended to allow the community standards to evolve as the community changes and grows and as unprecedented architectural and aesthetic matters arise, so long as said amendments are consistent with the provisions of the Declaration (as it exists at the time) and are approved by the Board.

The ARB cannot rule on, nor is the HOA liable for, any structural, functional or safety aspects in regard to any modification, improvement or addition as the ARB’s area of inquiry is limited to aesthetic compatibility. Further, obtaining all county permits shall be the responsibility of the homeowner and must be obtained prior to commencing any work, which must comply with all applicable regulations.

Lot orientation shall be defined as follows:

- Front: The “front” is defined as the plane of the Dwelling Unit which allows driveway garage entry. The “front yard” is defined as the area covered in vegetation or vegetation beds extending from the plane of the Dwelling Unit which allows driveway garage entry to the immediate common sidewalk used by Chelsea Ridge pedestrians.
- Rear: The “rear” is defined as the plane of the Dwelling Unit opposite of the "front" of the Dwelling Unit. The “rear yard” is defined as the area within Lot lines that is covered in vegetation, vegetation beds or pavement opposite of the "front" plane of the Dwelling Unit. The "rear yard" extends no closer to the front yard than the "rear" of the Dwelling Unit.
- Side: The “side” is defined as either or both of the two planes of the Dwelling Unit not the "front" or "rear." The “side yard” is the space between either or both "sides" of the Dwelling Unit and the Lot’s property line which is/are not part of the "front yard" or "rear yard." If a home is on a corner Lot, the "side yard" extends only to the immediate common sidewalk used by Chelsea Ridge pedestrians
- Back: The "back yard" is defined as the area of the "rear yard" which lies between the planes of the "sides" of the Dwelling Unit.

"Modification" shall mean to perceptively and materially change the form, function, or appearance of any structure or landscaping, including the drainage or grading of the lot, whether temporary or permanent.

The following improvements shall be deemed to be consistent with the current scheme of development in the community and, depending on location, design, materials, and method of construction, in harmony with surrounding structures and topography:

**RESIDENTIAL USE** – The lot shall be used for residential use only. No building shall be erected upon any lot without the prior approval of the ARB.

**ACCESSORY ENCLOSURES** - Attached accessory enclosures, including screened enclosures, sunrooms, Florida Rooms, porch additions, and the like that are determined to be complementary to that of the Dwelling Unit shall be allowable with prior written ARB approval.

**FENCES** – Fences or fence walls shall be constructed, erected or maintained on or around any portion of a building lot must be set back 5 feet from the adjacent building frontage. All fences must be connected across the front between the home and the side property line with fence or gate. No fence or fence wall shall exceed the height of six (6) feet, nor shall any material used in the construction of said fence consist of any type other than redwood or other solid wood. All fences must be approved by the ARB prior to construction or installation. All fences must be deemed to be consistent with the current scheme of development in the community.

**GARAGE DOOR/ WINDOWS** - All panel inserts must be maintained, repaired and replaced as needed to maintain their original appearance and condition. The ARB reserves the right to approve or disapprove any garage door based purely upon aesthetic reasons.

**GUTTERS** - Installation of gutters to any Dwelling Unit requires prior written ARB approval before being installed. Gutters and downspouts must match existing trim in color, style and design and must be constructed of aluminum, PVC or vinyl. All gutters and spouts shall be inspected and maintained in a reasonable manner. All gutters and downspouts must be installed and positioned in a manner so as not to interfere with the established drainage pattern over any Lot or the Common Areas.

**HURRICANE SHUTTERS** - No hurricane or storm shutters shall be installed unless approved in advance and in writing by the ARB.

**WINDOW AWNINGS** - No window awnings shall be allowed.

**MAILBOXES** - Mailboxes shall be deemed to be consistent with the current scheme of development in the community. Mailbox replacement requires ARB approval.

**PAINTING** – Paint color selections must be approved by the ARB. Paint color shall be deemed to be consistent with the current scheme of development in the community. An approved paint pallet is available from the ARB to assist the homeowner in making selections.

**PAVING DRIVEWAYS, WALKWAYS, AND PATIOS** - Owner must receive written ARB approval prior to paving, or covering an existing pavement, with any paving material, including, but not limited to, concrete, brick, tile, stepping-stones, staining or painting, (on the side of the driveway or as a walkway only), and prior to installation of concrete pavers, for any purpose, including, but not limited to, walkways, driveways, or patio areas.

**ROOFING** - Changes in roofing requires prior written ARB approval.

**SOLAR PANELS / EQUIPMENT** - Solar panels / equipment shall not be installed without the prior written approval of the ARB. Solar panels must be installed by a licensed contractor.

**STORM DOORS** - storm doors and decorative screen doors may be installed; however, all materials, styles and designs are subject to prior written ARB approval. No "burglar bars," steel or wrought iron bars, or similar fixtures shall be installed on the exterior of any windows nor on any doors of any Dwelling Unit, nor on the interior of same, if visible from outside the Dwelling Unit.

**WALKWAYS** - Installing any permanent walkway requires prior written ARB approval.

**CONSTRUCTION DAMAGES** - Any damage caused by any homeowner, his / her contractors, sub-contractors, agents, guests or employees, whether to vegetation or improvements on any Lot or Common Area or to the personal property of any resident or the Association, must be corrected immediately to the satisfaction of the ARB and / or the owner of the damaged property.

**PET FACILITIES** – Pet Facilities shall mean any facilities erected on a Lot to house or contain pets. Pet Facilities must have prior written ARB approval and must be constructed in the back yard to match the Dwelling Unit, i.e., texture, roof and paint. Pet Facilities may not be visible from the street and must be of the type commercially available at an average pet store. Pet Facilities may not be any larger than the ARB deems reasonably necessary for the size and type of pet for which it is intended. The maximize size Pet Facility the ARB will allow, regardless of the animal's size and type, is four (4) feet in height, four (4) feet in width, and four (4) feet in length.

**GAME & PLAY STRUCTURES** – All basketball backboards and any other fixed game and play structures, including skateboard ramps, shall be located at the rear of the dwelling and not visible from the street. Tree houses or platforms of a like kind or nature shall not be constructed on any part of the lot located in front of the rear line of a living unit constructed thereon. Any non-permanent game structures including basketball backboards, skateboard ramps, when not in use, shall be stored out of sight from the street.

**SWIMMING POOLS** – All swimming pool construction must be approved by the ARB prior to construction or installation. No above ground pools are permitted. Safety enclosures must conform

to county requirements. Pools without screen enclosure may have decorative metal fences around pool deck consistent with county codes.

**SIGNS** - Without prior written ARB approval, two security signs provided by a professional security company are permitted so long as one is in the front yard located in close proximity to the front entrance of the Dwelling Unit and the other is in the rear of the Dwelling Unit.

**LANDSCAPING** – Major landscaping changes must be approved by the ARB.

**DECKS, GAZEBOS, PERGOLAS** – All structures related to decks, gazebos, pergolas and the like shall be approved by the ARB prior to construction. Decks and gazebos shall not be constructed on any part of the lot located in front of the rear line of a living unit constructed thereon. Pergolas may be constructed as part of a gate at the front fence line or in the rear yard.