

Burnt Store Meadows Property Owners Association, Inc.

DESIGN REVIEW GUIDELINES

(First Adopted _____,

INTRODUCTION

General

Article _____ of the Declaration of Covenants, Conditions and Restrictions for Burnt Store Meadows Property Owners Association (the "Declaration") grants the Board of Directors of the Association, Inc. (hereinafter referred to as "Association") and the Association Architectural Review Board (the "ARB") authority to approve the erection and alteration of all buildings, Structures or other improvements within the community (the "Community"). Specifically, Section _____ of the Declaration provides that, except for the initial construction of Living Units, Common Area facilities, and related improvements by the Developer, no building, Structure or other improvement shall be erected or altered, nor shall any grading, excavation, landscaping, change of exterior color, or other work which in any way materially alters the exterior appearance of any Structure, Lot, or Living Unit be performed without the prior written approval of the ARB.

Except for "Items Not Requiring ARB Notification and/or Approval", as set forth in Section 7.0 of these Guidelines, requests for improvements and/or changes to any of the following must be presented to, and receive written approval from, the ARB: any building or other Structure or improvement, addition or change of any nature, including, but not limited to, swimming pools, screen enclosures, patios or patio extensions, hedges, exterior paint or finish, ~~exterior fixtures on the home or Lot~~, shutters, hurricane protection, ~~swing-sets or play apparatus, decorative plaques or accessories, statues, benches and other site or lawn furniture or decorations, trellises, birdhouses, birdbaths, mail and/or newspaper boxes, exterior lighting~~, swales, asphaltting, driveway surfaces or treatments or other improvements or changes of any kind (even if not permanently affixed to the land or to other improvements).

Each building, wall, fence, or other Structure or improvement of any nature, together with landscaping, shall be erected, placed, relocated, changed or removed only in accordance with the plans and specifications and plot plan so approved by the ARB and applicable governmental permits and requirements.

Any change, modification, alteration, addition or improvement in the exterior appearance of any building, wall, or other Structure, and any significant material change in the appearance of landscaping or the Lot itself, shall be deemed an alteration requiring approval, unless specifically exempted in Section _____

~~**Architectural Review Board:** Reference Article 4 of the Declaration.~~

~~**Members Qualification:** Reference Section _____ of the By Laws.~~

~~**Selection; Terms:** Reference Section _____ of the By Laws.~~

~~Compensation: Reference Section _____ of the By Laws.~~

~~Meetings: Reference _____ of the By Laws.~~

~~Procedures, Voting: Reference _____ of the By Laws.~~

1.0 DEFINITIONS:

1.1 ARB: Architectural Review Board.

1.2 ARB Approval: Prior written approval from the ARB to perform any action for which approval is required. Such approval will be valid for six (6) months from the date of issuance. Failure for the project to commence within the six (6) month time period will require the application to be re-submitted to the ARB for approval before the project can commence.

1.3 Architectural Control: The Association's right to require approval or disapproval from the ARB as to the installation or alteration of any building, Structure, or other improvement or any grading, excavation, landscaping, change of exterior color, or other work which in any way materially alters the exterior appearance of any Structure, Lot, or Living Unit. (Reference Section _____ of the Declaration)

1.4 AHJ: Authority Having Jurisdiction (by way of example and not limitation, as to fire pits and fire places, the AHJ is the local Fire District). Punta Gorda Fire Department

1.5 Association: The Association, _____ Association, Inc.

1.6 Change: Any alteration, addition, modification, improvement, work, construction, project or undertaking of any nature involving single family homes, multi-family dwellings, the appurtenances thereto, ~~auxiliary structures~~, yards, or any portion of the Community that is visible from the exterior of the premises from any vantage.

1.7 Codes: All applicable federal, state, county and local laws and ordinances affecting the Community.

1.8 Guidelines: These Design Review Guidelines, as amended from time to time

1.9 Any undefined terms used in these Guidelines shall have the same meaning as found in the Declaration or Chapter 720, Florida Statutes, both as amended from time to time. In case of any conflict or ambiguity between the provisions of these Guidelines and the Declaration, the Declaration shall control.

2.0 DESIGN REVIEW GUIDELINES:

These Design Review Guidelines have been created to help maintain the integrity of the Community as developed by its builders. It is not the intent of these Guidelines to judge what is beautiful or not beautiful, but to coordinate, encourage and maintain architectural compatibility within the Community.

These Guidelines are intended as an overview of the process to be followed by the ARB whenever a proposal to change an existing Lot, Living Unit, Structure, building, or other improvement is submitted. Further requirements and restrictions on the use of Lots and/or Living Units are contained in Section 4 (General Covenants and Use Restrictions) of the Declaration, which should be referred to as well.

3.0 THESE GUIDELINES COVER, AMONG OTHER THINGS, THE FOLLOWING ASPECTS OF YOUR LOT OR LIVING UNIT:

a) Lot and Living Unit: Your Lot and Living Unit based on its orientation and natural features. Specific directions are provided as to the hardscape and landscape elements involved in making any changes to Lot or Living Unit.

b) Architectural Standards: Items to consider as they relate to the style, building materials, detailing and colors should you choose to make exterior changes to your current Lot or any Structure located thereon.

~~**e) Construction Standards:** Directions to be followed to assure the quality of materials and workmanship for any additions and/or changes to the Lot and Living Unit.~~

4.0 ARB APPROVAL:

a) Other than those changes included in the "Items Not Requiring" section in Section of these Guidelines, Owners are required to submit to the ARB complete plans and specifications for any building, Structure, or any other improvement proposed to be erected or altered, or any proposed grading, excavation, tree or other significant landscape material removal or installation, change of exterior color or other work which materially alters the exterior appearance of any Living Unit, Structure, building, other improvement, or Lot, or any Change of any nature.

b) For a list of examples of projects for which you must obtain prior ARB approval see the General Introduction section of these Guidelines. Such plans and specifications will then be reviewed and either approved or disapproved by the ARB.

c) To assist in this review, an application form entitled Architectural Request Form ("Request Form") can be downloaded from the Association's website. This form furnishes the ARB with the basic information it needs to review, and also functions as a checklist so that all design aspects can be inspected upon completion. A copy of the Request Form is attached to these Guidelines as Addendum D.

d) Any questions in reference to these Guidelines should be submitted to the ~~ARB~~ Management Company. The ARB will make every effort to clarify the Guidelines and interpret the applicable provisions.

5.0 THE ARB APPROVAL PROCESS:

The ARB will generally meet on the third Monday of each month, and otherwise at the call of the ~~Chairman~~ Board as necessary, to carry out its duties and functions. The ARB shall meet with the same formalities and notice requirements as required for Board meetings, unless otherwise permitted by law.

Notice of meetings shall be posted 48 hours in advance on the ~~Community Center notice board website~~ and may be given by email blast to residents or by other social media. Any Owner wishing to appear before the ARB may do so. These meetings shall be open to all Owners.

All requests requiring ARB approval must be submitted to the ARB no later than ~~fourteen (14)~~ three (3) business days prior to the next scheduled ARB meeting. Requests received later than the ~~fourteen (14)~~ three (3) days may not be addressed at the next meeting, due to the lack of time to visit property, and need for additional information or clarification. Requests must be submitted using the ARB Request Form which is available in the ~~Community Center~~ Management office, or the online website (www.bsmppoa.com). Requests must include a site drawing showing the proposed changes, construction detail information as applicable, color information, contractor's license, liability insurance, and type of plants to be used (if applicable), and location on Lot. Measurements of the location in reference to the Lot/Living Unit, easements, and property line are required.

Whenever possible, at least ~~ten (10)~~ three (3) business days prior to the monthly scheduled ARB meeting, a member or members of the ARB ~~shall~~ may review the requests to identify requests that may need more information, or a site visit for clarification of request, in order to verify that the request is in compliance with the Guidelines. Any forms considered incomplete, or where additional information is required, in the sole discretion of the ARB, will be identified, and the person submitting the request will be notified so all appropriate information can be turned in before the monthly meeting. The ARB may, in its discretion, defer consideration of requests which are not complete in the initial submittal or which require further information.

Records of all ARB submittal forms will be kept in the ~~Community Center~~ Management Company office and be available for review by Association members during normal office hours.

The following is a suggested set of steps Owners should take in preparing to submit an ARB application for consideration:

Step 1: If deemed appropriate by the Owner, the Owner should secure the services of an architect, designer, landscaper, contractor or whomever the Owner has decided to employ to accomplish the changes desired. Seeking professional advice on the work to be done is left to the discretion of the Owner. The ARB may require that certain types of requests (by way of example, and not limitation, a home addition) can only be reviewed by the ARB if supporting materials from an appropriate professional have been provided. The Owner, with or without the assistance of a professional, should outline a plan or concept for the changes and obtain a written design plan for such changes.

Step 2: Preliminary Review: Sometimes it may be advisable to schedule a preliminary review of the Owner's conceptual ideas and drawings with a representative of the ARB. While not required, if the Owner would like to review the proposed plans with an ARB member prior to a formal submittal, he or she may do so by contacting the ~~Community Center~~ Management Company office to set up a time to meet.

Step 3: Final Review: When drawings and specifications are complete, they must be submitted to the ARB for final approval or disapproval no later than ~~fourteen (14)~~ three (3) business days

prior to the next scheduled ARB meeting. Owners must include all applicable full working drawings, site improvement plans, site grading and landscape plans. No work may be started until approval is received from the ARB. All changes must begin within six (6) months of the final ARB approval and shall be completed in a most expeditious timeframe.

Step 4: Denied ARB Requests

- a) The Property Manager (PM) will send a copy of the "Approved/Disapproved" ARB form along with a cover letter which sets forth the ARB decision to the homeowner.
- b) The e-mail or letter from the PM will give the homeowner two (2) options:
 - 1. Rectify the denial by complying with the reasons for denial set forth by the ARB.
 - 2. Appeal the decision of the ARB in writing, to the Board of Directors within 30 days of notification of the decisions. The determination by the board, upon prompt review of such decision, shall, in all events, be final, and shall not be unreasonably delayed.
- c) The PM will forward the homeowner's response to the ~~ARB Chair, the Compliance Committee Chair, and~~ Board of Directors, in the case of an appeal.
- d) In cases of an appeal, the Board of Directors will rule on the appeal with the Board's decision being final.

6.0 THE ASSOCIATION AND THE ARB DO NOT ASSUME RESPONSIBILITY FOR THE FOLLOWING:

- a) The structural adequacy, capacity or safety features of the proposed improvement or variance.
- b) Soil erosion, un-compactable or unstable soil conditions.
- c) Acquiring necessary permits from state and local authorities, and compliance with any or all building codes, safety requirements, governmental laws, regulations, or ordinances.
- d) Performance or quality of work of any contractor, or subcontractor.
- e) Hazardous waste regulation compliance is a requirement and responsibility of the Owner.

7.0 ITEMS NOT REQUIRING ARB NOTIFICATION AND/OR APPROVAL:

- a) Door hardware such as peepholes, kick plates and locks.
- b) Downspouts and gutters, which are painted the trim color of the Living Unit, and if the trim color is not available, the color of the house.

- c) Hanging baskets.
- d) Commercially manufactured hose reels and/or hangers placed on the side of the house adjacent to the faucet.
- e) Replacing or changing small bushes, perennials, and plants that occur within existing planting beds, which does not, according to the ARB, constitute a major landscaping change, and whose plantings are taken from the list of approved plants/trees as listed in the ~~ARB Guidelines. (Reference Section _____ and Addendum B hereof)~~ COPG Landscape Guidelines-see COPG website for details.
- f) Edging installed in or around existing beds including plastic, bricks, or concrete edging, provided that the installation does not exceed twelve inches (12") in height and is not a permanent Structure, such as a mortared wall.
- g) Low voltage (twenty-four (24) volts or less) lighting for landscaping.
- h) General repairs to roofs, driveways, exterior facades when using materials matching those existing to put the exterior back to original construction or ARB approved appearance.
- i) Holiday decorations, provided that they are put up no sooner than 30 days before the holiday, are removed within 15 days after the holiday, and do not create a nuisance for the neighbors.
- j) Security signage (a single sign placed within ten feet (10') of the entrance to the home).
- k) Window replacement that does not alter the appearance of the house.
- l) The changing of mulch type or color.
- m) The addition or change in landscape rock.

8.0 BUILDING SETBACK LINES, SIZE OF BUILDING, SITE RESTRICTIONS AND BUILDING HEIGHTS:

All Structures shall conform to the requirements of the Codes and the Governing Documents.

9.0 ENCLOSURES:

Lanais may be enclosed, with ARB approval, as long as construction materials used match those materials used in the construction of the residence, and in the color of bronze or ~~black~~white. The construction must conform to Codes and be permitted by the ~~County~~ City as well as the ARB.

10.0 FENCING:

~~No fence, wall or other similar Structure may be erected on any Lot. Vegetation, such as hedges, that serve as a wall may only be installed with prior ARB approval pursuant to the guidelines set forth in Section _____ hereof.~~

ARB forms must be submitted for all installation of property fences or trash can barriers. Approval must be granted by the Board prior to installation. All fences and trash can barriers must conform to City Code.

11.0 BURNING:

- a) No outdoor incinerators are allowed.
- b) Outdoor fireplaces, permanent barbecues, and grills shall not be built, installed, or maintained without prior approval of the ~~AHJ~~ COPG Fire Department and ARB and must meet all Codes.
- c) For other than one- and two-family dwellings, no hibachi, grill, or other similar devices used for cooking, heating, or any other purpose shall be used or kindled on any balcony, under any overhang portion, or other within ten feet (10') of any Structure.
- d) Propane-fired fireplaces, within the confines of a deck or lanai, are allowed and must conform to all Codes and have prior ARB approval prior to installation.
- e) Outdoor fire pits are allowed as long as they are commercially manufactured. Fire pits are allowed to be placed ONLY on solid, impervious surface (cement, concrete or pavers). ~~on an open lanai. Open fires, fire pits, or chimneys may NOT be placed on a grassy area or anywhere in a yard other than the open lanai.~~ Openings in outdoor fireplaces, permanent barbecues, and grills shall be provided with a commercially manufactured spark arrester, screen, or door meeting standards approved by the AHJ and must have the screen cover in place while the unit is in operation. Operating the fire pit with the cover open is NOT permitted.
- f) Approved commercial fire pits may not be used to burn rubbish, lawn debris, or other materials. ~~Only cut wood to fit inside the pan of the fire pit or manufactured artificial fireplace logs are permitted.~~

12.0 GARAGES, CARPORTS AND ACCESSORY BUILDINGS:

- a) No detached garage or other accessory building shall be erected. Each residence shall have an attached ~~or built in~~ garage. ~~which shall accommodate no less than one (1), nor more than three (3), automobiles. Major R~~epair of vehicles shall be permitted only inside the garage. ~~When ingress and egress to the garage is not in progress, the garage doors shall remain closed.~~
- ~~b) Carports are not permitted.~~
- c) No garage shall ever be permanently enclosed or converted to other uses without substitution of another ~~enclosed~~ attached garage and approval of the ARB.
- ~~d) No screen roll-up or slider screen garage doors permitted.~~

13.0 HURRICANE SHUTTERS:

Shutters come in many choices of material, including but not limited to metal, aluminum, plastic, and fabric. They can be of several types, including, but not limited to, roll down (either electric

or hand roll up), accordion style, whole window covering, metal panels, or plantation. Shutters must match the paint on the residence, and if not available, an approved color as set forth in Section _____ of these Guidelines, and as approved for harmony of appearance with the Structure by the ARB.

The Declaration provides _____ that all shutters, except roll down shutters, must not displayed except when the National Weather Service has issued a hurricane watch for the County and must be removed within 72 hours after such hurricane watch expires or is otherwise no longer in effect. If the hurricane or other protective device consists of roll up type shutters, the owners may install, operate, or have in the closed or down position for the purpose of securing the owner's residence or any other reason whatsoever.

14.0 LANDSCAPING:

a) Plantings of perennial or annual type plants and small bushes in original existing flowerbeds, and previously ARB approved landscaping, may be done without ARB approval. Any major change in landscaping, including removal or addition of trees, shrubs, bushes or other vegetation, must first be approved by the ARB. The ARB request form must include a site drawing showing the expanded landscaping changes in relation to easements and property lines. A list of approved landscaping materials is attached as Addendum B, titled Landscape/Plant Materials. Invasive trees and plants are not allowed. A list of approved landscaping materials may be found in the COPG Landscape Guidelines. All tree planting and removal must comply with COPG Codes. and Development Plan permits.

b) ~~Citrus (fruit bearing trees) and non native exotic trees/plants are not allowed.~~

e) No planting may be placed within swales designed for water drainage or any easement. Also, tall plantings, such as shrubs and trees, cannot be planted on property lines in dense layout to be used as a substitute for a privacy fence between Living Units or Lots.

d) ~~Trees, shrubs, bushes and other vegetation planted no more than one foot (1') from the edge of the Living Unit and no more than three feet (3') from the screened lanai/cage cannot exceed eight feet (8') in height at maturity, and must be kept neat and orderly.~~

e) ~~Shrubs, bushes and other vegetation, not including trees, planted more than one foot (1') from the edge of the Living Unit and more than three feet (3') from the screened lanai/cage shall not exceed five feet (5') in height at maturity.~~

f) ~~Landscaping surrounding utility boxes may not exceed one foot (1') above the utility box. Landscaping surrounding a water meter may not exceed three feet (3') feet from the ground.~~

g) ~~Landscaping may not block the neighboring Structure's view of the lakes.~~

h) Decorative curbing may be installed around existing landscaping without prior ARB approval. ~~Decorative curbing installed around new landscaping must first be approved by the ARB. Curbing may be colored to match the color theme of the Structure. A site drawing showing the locations of the curbing must accompany the ARB request form.~~

i) ~~Decorative fountains may be installed in the yards of homes within the Single Family~~

~~j) Homeowners section of the Community with prior approval of the ARB. The request should include a picture of the fountain, size and drawing of the site indicating the location of the fountain. Fountains and /or water features must be placed within ten (10) feet of the Structure. Decorative fountains and other water features must be maintained to avoid stagnant water and prevent a mosquito breeding area.~~

g) Unless a Florida-friendly landscape plan prepared pursuant to Section 720.3075(4), Florida Statutes, as amended from time to time, has been approved by the ARB, stone, gravel, or paving may not be used as a substitute for grass in a lawn.

h) The trimming of trees must be in compliance with COPG Lee County Codes. (Reference Lee County Land Development Code, Section 10-421(c))

15.0 MAILBOXES, LAMPPOST:

~~Mailboxes, front yard lamp posts, house numbers, and their supporting structures shall be uniform in style, appearance and location, and are subject to regulation by the ARB.~~

16.0 OUTSIDE LIGHTING:

Except as may have been initially installed by Developer, no spotlights, floodlights, or other outdoor high intensity lighting (greater than twenty four (24) volts) shall be placed or utilized upon any Lot which in any way will allow light to be reflected on any other Lot or the improvements thereon without the written authorization of the ARB. Low intensity lighting (twenty four (24) volts or less) which does not unreasonably disturb the owners or other occupants of the Community shall be allowed. ~~The owner of each Lot shall maintain the front yard lamp (if any), and keep it operating during all hours of darkness. The owner's responsibility includes the photoelectric cell and replacement of light bulbs.~~

17.0 PATIO HEATERS:

Patio heaters shall comply with all Codes.

18.0 SATELLITE DISHES:

All satellite dishes must be placed within the edge of the roofline or near ground level (not on the roof). It may be placed on the rear of the house and if placed on the side of the house it must be no more than 10 foot from the rear edge of the house. May not be obtrusive and not interfere with any neighbor. If best reception is not obtained in designated areas, the dish can be located to a place of best reception. A dish placed in the yard and visible from the roadway must have approved landscaping around it when possible to do so without obstructing reception, yet block the view of the dish from the roadway. (Reference Section _____ of the Declaration)

19.0 SCREEN CAGE OR SCREEN ENCLOSURE:

a) ~~A three (3) sided~~ Any screened structure with a mansard roof may shall be attached to the rear of a Living Unit.

~~Roofs of a solid building material may extend out from the back wall of the Living Unit with approval of the ARB. This roof must be within the sidewall limits of the Living Unit to which it is attached.~~

20.0 SWIMMING POOLS:

An owner may, if approved by the ARB, construct a swimming pool and screened enclosure on his Lot. In the event such construction requires entry of or access over an adjoining Lot, the entry or access shall be only with the consent of the owner of the adjoining Lot. A site plan showing the location of the swimming pool and all related construction must accompany the ARB Request Form. No above ground swimming pools are permitted.

21.0 OUTDOOR EQUIPMENT AND APPARATUS:

~~All garbage and trash containers, oil tanks, bottled gas tanks, swimming pool and/or spa equipment, water softeners, equipment housing sprinkler pumps and all other outdoor equipment or apparatus must be (a) underground, or (b) placed in areas not readily visible from adjacent streets, or (c) adequate landscaping must be used as screening around these facilities and maintained by the owner.~~

22.0 SWING SETS/PLAYGROUNDS/CHILDREN'S PLAY STRUCTURES AND APPARATUS:

~~Recreational equipment may be installed in rear yards of homes within the Single Family Homeowners section of the Community. Prior approval is required before installation. The set must be installed between the extended line of the sidewalls of the house to hide it from view from the street or neighboring homes. Swing sets/Playgrounds, basketball hoops, outdoor furniture, etc. that cannot be stored during high wind storms must be permanently anchored in the ground to prevent becoming flying objects during storms.~~

23.0 TRAMPOLINES:

~~Trampolines are not allowed anywhere in~~

24.0 WATERFRONT PROPERTY:

~~a) — Each applicable Owner shall maintain his Lot to the line of the water in the adjacent lake or other water body as such line may change from time to time by virtue of changes in water levels, erosion or accretion.~~

~~b) — No landscaping (other than that initially installed by the Developer), fences, Structures or other improvements (regardless of whether or not same are permanently attached to the land or to other improvements) shall be placed within any lake maintenance or similar easements around lakes or other bodies of water.~~

~~c) — No solid or liquid waste, litter or other materials may be discharged into/onto or thrown into/onto any lake or other body of water or the banks.~~

~~d) No Structure of any kind shall be erected, placed, altered or maintained on the shores of~~

~~e) — the lake unless erected by the Association.~~

~~f) — No boat, boat trailer or vehicular parking or use of lake slope or shore areas shall be permitted. No boats of any type shall be used on any body of water which is part of the Common Areas, except those used by the Association, or its contractor or agents for maintenance or other lawful purposes.~~

25.0 ROOFS:

All roof covering shall ~~be tile~~ meet COPG building codes. Missing or broken roof tiles or shingles must be promptly replaced. ~~with identical tiles.~~ Roofs must be maintained in a clean and fresh appearance.

26.0 BUILDING EXTERIORS AND COLORS:

~~a) Exterior finishes must be stucco. Wood and simulated siding materials are prohibited as exterior siding materials.~~ The Owner is responsible for the upkeep of the homes' exterior including, but not limited to, repainting and refinishing.

~~b) The initial exterior color and design of Structures and subsequent changes shall be as constructed by Developer, and any later changes must be approved by the ARB. A change in the exterior color to a color other than the initial exterior color must be a color listed on the Exterior Color Choices chart attached as Addendum C, and must be approved by the ARB for harmony of exterior appearance. Swatch books are available for check out at the Community office with a deposit.~~

~~e) No permission or approval from the ARB shall be required to repaint the exterior of a Structure the same color(s). as existing in accordance with original construction. However, the owner must notify the ARB in WRITING of his or her intention to repaint the Structure the same color(s).~~

~~d) Owners who wish to change the exterior color scheme must submit (1) a completed ARB Request Form, indicating the proposed color combination and (2) a swatch of each color which identifies where each color is to be used (i.e. trim, body). The new color scheme must first be approved by the ARB prior to proceeding with a paint contractor.~~

~~e) — Homes next to each other will not be approved for same color or color scheme.~~

~~f) — Nothing shall be construed to limit the right of an Owner to remodel the interior of the Living Unit not visible from the exterior of the Living Unit, or to paint the interior of the Living Unit any color desired.~~

27.0 TEMPORARY FACTORY-BUILT OR EXISTING STRUCTURES:

~~a) No Structure of any kind of what is commonly known as "factory-built", "modular", or "mobile home" type of construction shall be erected.~~

~~b) — No tent, trailer, shed or temporary Structure other than those used by Developer for construction and sales activities shall be permitted unless its size, appearance and temporary~~

location on the Lot have first been approved by the ARB.

28.0 COMPLETION OF CONSTRUCTION REPAIRS:

All changes must begin within six (6) months of the final ARB approval to avoid having to resubmit a new ARB . The construction of any addition to or the repair of the exterior of any Living Unit shall be completed with reasonable promptness as determined by the ARB.

29.0 ENFORCEMENT:

Any decisions of the ARB shall be enforced by the Association. Follow-up visits may be made to ensure that the work complies with that which was approved by the ARB. Failure by the Owner or occupant to follow the approved ARB request will normally result in a letter being forwarded to the Owner informing them of the situation and actions necessary to bring the work into accordance with these Guidelines, although Association has the right to pursue other remedies. (Reference Section of the Declaration)

Attachments -

~~Addendum A Depiction of Resale Signs for~~

~~Addendum B Landscape/Plant Materials~~

~~Addendum C Exterior Color Choices~~

~~Addendum D Architectural Request Form~~

COPG Landscape Guidelines-see the COPG website:

www.ci.punta-gorda.fl.us/residents/landscape/landscape-requirement