



**Architectural Control  
Policy Manual  
For the  
Master Homeowners  
Association**

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**ARCHITECTURAL CONTROL**  
**POLICY MANUAL**  
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## I BASIS FOR ARCHITECTURAL CONTROL:

Florida Statute 720 provides the governing basis and requirements for Florida homeowner associations and specifically section 720.3035 establishes the requirements for Architectural Control Covenants. That section states:

“(1) The authority of an association or any architectural, construction improvement, or other similar committee of an association to review and approve plans and specifications for the location, size, type, or appearance of any structure or other improvement on a parcel, or to enforce standards for the external appearance of any structure or improvement located on a parcel, shall be permitted only to the extent that the authority is specifically stated or reasonably inferred as to such location, size, type, or appearance in the declaration of covenants or other published guidelines and standards authorized by the declaration of covenants.”

Articles XI, sec. 3, and XII of the Master Declaration of Covenants, Conditions and Restrictions for Wellington at Seven Hills provides the basis for the Master Association Board of Directors, or the Board-appointed Architectural Review Committee (ARC) to determine the style and appearance of the residential homes, structures, and other improvements to be constructed on the lots, units, or parcels within Wellington. As such, the Board or the ARC must determine whether, in its sole discretion that approvals of requested changes or modifications shall:

- (1) assure harmony of external design, materials, and location in relation to surrounding buildings and topography within the properties;
- (2) protect and conserve the value and desirability of the properties as a residential community;
- (3) be consistent with the provisions of the Declaration; and
- (4) conform to or enhance the aesthetic appearance of the properties.

In addition, the Declaration provides for the right of the Master Association to create an Architectural Review Committee composed of three (3) or more representatives appointed by the Board of Directors. The Master Board of Directors have passed a resolution that the Architectural Review Committee have representation from all three associations. The purpose of the ARC is to carry out the responsibility of the Board of Directors to assure that exterior changes and modifications to homes or lots conform to the Declaration and the Architectural Control Policy Manual.

Article XII of the Declaration provides for the review and approval of Exterior Change Requests for exterior changes or modifications to a home or improvement upon a lot. All such Exterior Change Requests must be in compliance with the guidelines specified. Therefore, the Board and the ARC together have the sole and absolute right to determine the style and appearance of the residential homes, structures, and other improvements to be constructed on the lots, units, and parcels in Wellington.

## **II PURPOSE OF THIS MANUAL**

This manual clearly details the architectural control policies and procedures for homeowners in Wellington at Seven Hills and establishes the guidelines to assure the continued beauty, appreciation of natural surroundings, and aesthetic appeal of Wellington for the enjoyment and benefit of all owners. The manual establishes community expectations for protecting and conserving the value and desirability of Wellington as a residential community and considers the interests of individual homeowners while balancing the needs of an entire community. The manual provides detailed guidance on external changes and modifications to homeowners' homes and lots that balances the goal of maintaining community harmony and retaining economic values while providing homeowners discretion to personalize their houses and lots.

The manual attempts to consider all potential changes or modifications to a home or lot that a homeowner may request and provides that homeowner with a "how to" for deciding which changes or modifications to request. It provides sufficient detail relating to the required location, size, type, or appearance of that change or modification, when applicable, to better ensure that homeowners understand which changes or modifications are currently permitted or prohibited by the various Wellington homeowner associations.

In reformatting the manual, an alphabetical listing facilitates homeowners' use of the manual. Additionally, listings include multiple terms commonly used for the same change or modification. Each listing includes whether ARC approval is required or not, or whether approval is required only in certain circumstances. By facilitating homeowners use of the manual, fewer revisions to or denials of homeowners' requests for changes or modifications should result.

In the case of any conflict between this manual and the Declaration, the Declaration shall control. However, federal, state, and local laws and regulations override homeowner association governing documents.

## **III PROCEDURES FOR REQUESTING CHANGES OR MODIFICATIONS**

### **A. Architectural Review Committee Procedures**

1. The Master ARC meets on regularly scheduled monthly meetings as posted; unless otherwise noted on the Wellington Community Bulletin Board.
2. Homeowners' requests for changes will be finalized only by the ARC during a regularly scheduled meeting by a majority vote of the members present.
3. The committee considers each request received and approval shall be given if the ARC determines, in their sole discretion, that such approval will assure the continued beauty, appreciation of natural surroundings, and aesthetic appeal of Wellington for the enjoyment and benefit of all owners.
4. Approved requests must be signed by three (3) Master ARC members.

5. Homeowners are notified within three (3) business days in writing of the Master ARC decision. Overall results of the ARC decisions are included on the Wellington web site shortly after the ARC meeting. Homeowners whose requests have been denied may appeal the decision (see discussion below).
6. Under no circumstances will the failure or refusal of the Association to strictly comply with the procedures result in a waiver of the Association's ability to enforce the manual or the Association's governing documents or its Rules and Regulations.

**B. Initial Homeowner Applications**

1. All Homeowners requesting to make changes or modifications to their homes or lots must complete an Exterior Change Request Form, which is available on the Wellington website or at the Management Office. One (1) Exterior Change Request Form is required for each item to be changed to allow positive tracking of all changes. All communications regarding the change or modification must be in writing. Refer to paragraph X (patio paint)
2. In the event the committee fails to approve or disapprove, in writing, such design and location within thirty (30) days after receipt of the completed exterior change request with accompanying plans and specifications by the Master ARC committee at its next scheduled meeting, the request shall be deemed approved.
3. The Exterior Change Request must include all supporting documents including:
  - expected start and completion dates of work to be done; and
  - copy of the lot survey clearly depicting the location, size, and measurements to the lot boundary lines for requests for room additions or extensions; modification, installation of pools, hot tubs, or water treatment equipment; or installation of landscape curbing/edging, islands, or retaining walls;
  - Architectural elevation drawing to be provided by the homeowner for all expansions to the dwelling, including lanai expansions
  - paint colors and sample paint chips to be used on the exterior of owner maintained homes as identified in the Wellington Color Guide;
  - paint colors to be used on all driveways, entrance walkways, entrance ways, or landscape islands/curbing as identified in the Wellington Color Guide;
  - color and pattern for pavers to be used on driveways, entrance walkways, or entrance ways as identified in the Wellington Color Guide;
  - description of size and materials to be used in lanai enclosures or expansions;
  - contractor performing the work, if applicable.

4. The completed request, together with all applicable information must be submitted to the management office at least five (5) business days before the next scheduled meeting of the ARC Committee. The ARC Chair has the discretion to consider any review of late submissions.
5. Homeowners submitting a request should plan on attending the meeting where the request will be considered so that they may answer any questions that may arise.
6. ARC approval for any change or modification must be received before any project may be started. Any work undertaken before the ARC approval shall, at the discretion of the ARC, stop immediately. Any work undertaken without ARC approval shall be removed within thirty (30) calendar days following the issuance of an ARC notice instructing them to do so. Homeowners must return the home and/or lot to the original condition at their own expense.
7. Approved requests are good for one year from the date of approval. All work must be completed within the start and completion dates specified in the application or an extension request must be submitted to the ARC.
8. Deviations from the approved requests are not permitted.
9. After the approval of any Exterior Change Request, homeowners are responsible for obtaining any necessary permits from applicable governmental or quasi-governmental authorities and agencies, including, but not limited to, Hernando County and Southwest Florida Water Management District.
10. Homeowners using contractors to perform work associated with any external change or modification are responsible for any and all damage to property owned or controlled by the Association, including, but not limited to, common areas and grounds. Additionally, a homeowner who has engaged a contractor to perform services on the homeowner's lot or dwelling shall be responsible for any and all damage caused by the contractor, including subcontractors, laborers, and material suppliers, to the real or personal property of any other member, resident, or guest in Wellington. This issue should be discussed with the contractor prior to signing any contracts.
11. If the homeowner is present at the meeting, the ARC will discuss the missing information or obtain clarification of the information presented. Homeowners would then supply the information for the record within the time frame of the meeting or the request will be considered denied.
12. Homeowners making the changes or modifications to their homes or lots without using a contractor must obtain the required permits and the work must meet the standards of existing law.



### **C. Appeal Procedures**

1. If the ARC denies an Exterior Change Request, homeowners will be informed in writing via mail postmarked within three (3) business days after the denial date (as determined by the postmark) of the reason for the denial. If the homeowner wishes to appeal the decision or inaction by the ARC, he/she must do so during the next fourteen (14) calendar days following the denial date. Homeowners must file an appeal in writing with the Management Office and the date the appeal is received by the Management Office becomes the appeal submission date.
2. An appointment for an appeal hearing date will be established within the next thirty (30) calendar days following receipt of the appeal.
3. The appeal will be heard by an Appeals Board selected by the Master Board of Directors. The Appeals Board will consist of three (3) members of the community with no connection to the Board of Directors or the ARC. An ARC member will be present at the appeal to present the reason for the denial but will have no vote.
4. If the homeowner chooses, at his/her own expense, to bring an attorney to the meeting, the homeowner must notify the Secretary of the Board of Directors three (3) business days in advance of the meeting.
5. The Appeals Board will submit its recommendation to the Board of Directors within fourteen (14) calendar days of the appeal hearing. The Board of Directors will render a final determination within 14 calendar days of receiving the Appeal Board's recommendation.

### **D. Project Completion Requirements**

1. When the approved project has been completed, the homeowner will notify the Management Office in writing that the work has been completed.
2. The Management Office will accumulate a list of completed projects monthly and provide it to the Chair of the ARC.
3. The Chair or members of the ARC will visit the property and ensure that the proposed change or modification has been completed as described in the original approved request. Any deviations from the original approved request will be communicated to the Compliance Committee in writing and may result in the homeowner taking corrective action to modify the project in accordance with the approved request.
4. The Chair of the ARC will sign off on the approved request that the project has been satisfactorily completed and this will be filed in the homeowner's permanent association file.

#### **IV. EXTERNAL CHANGES OR MODIFICATIONS**

The following list includes information on how homeowners should implement exterior changes or modifications to their homes to better ensure maintaining community harmony and desirability. To the extent practical, detailed information is presented that should inform homeowners of the acceptable manner for changing or modifying the exterior of their homes. In some instances, specific colors or sizes are allowed while in other instances, homeowner discretion is permitted. In these latter instances, homeowners are requested to consider community harmony in relation to surrounding homes when introducing your changes or modifications. The overall goal is to protect and conserve the value and desirability of the individual properties in general and Wellington as a residential community in particular.

In addition, most of the following changes or modifications require ARC approval. Each item is annotated as to whether it is prohibited, requires approval, or no approval is necessary.

Any improvement in an area subject to an easement, right of way or other restrictions of record shall be maintained and/or replaced at home owner's expense.

##### **Accessory Structures--Prohibited**

- Homeowners are permitted only one structure per lot or parcel.
- No above ground swimming pools, tents, shacks, barns, utility sheds, gazebos, animal enclosures, arbors, pergolas, or buildings other than the dwelling and attached garage shall be erected on a lot or unit.
- EXCEPTION: Tents and other temporary structures for party purposes may be put up for a period not to exceed 72 hours. Homeowners must inform the Management Office of projected delivery and removal dates.

##### **Antennas--Prohibited**

- Homeowners may not install antennas for use with CB or Ham radios, televisions, or other similar devices. (See separate discussion on satellite dish requirements below.)

##### **Awnings--ARC Approval Required**

- Homeowners may install awnings but they must not face the front street.
- Both metal and cloth awnings are permitted. If homeowners install cloth awnings, these must be maintained and replaced when becoming torn or faded.
- Awnings must be of one color--white, beige, or a color to match the house color or trim color. No other colors are permitted.

##### **Barbeque Grills--No ARC Approval Required**

- Homeowners may store barbeque grills on the side or rear of their homes.
- Barbeque grills do not need to be stored on a concrete slab.
- Barbeque grills may be covered with black, grey, dark brown, or dark green grill covers. No other colors are permitted.
- Permanent, outdoor fixed barbeque grills, outdoor kitchens, or stationary grills are not permitted.
- Homeowners should bring in barbeque grills during hurricane warnings.

### **Children's Play Structures--Prohibited**

- Children's play structures--swing sets, slides, sand boxes, wading pools, inflatable pools--are prohibited outdoors.

### **Coach Lights--ARC Approval Required**

- Homeowners may install uniform coach lights on the entry to the garage.
- Coach lights should complement the style of the home and not be larger than 24 inches from top to bottom.
- Coach lights should be black, white, brass, bronze, silver, pewter, or match the house color or trim color. No other colors are permitted.
- Owners of HOA maintained homes must select a coach light from the association-approved styles included in the Wellington Color Guide.

### **Clothes Lines--No ARC Approval Required**

- Homeowners may use umbrella-style clothes lines but it must not be in public view from the front of the house.
- The supporting pole should be no taller than 72 inches and the clothes lines should be no larger than 73 inches by 73 inches.
- The clothes line must be removed and placed within the dwelling when not in use.
- Clothes may be hung only between the hours of 6AM and 4PM.

### **Composting--ARC Approval Required**

- Composting is only allowed in commercially available closed compost containers, bins or tumblers that have been designed for this purpose.
- Compost containers must be no larger than 20 cubic feet.
- Compost containers must be located on the homeowner's property at a distance not less than 30 feet from their property lines.
- Compost heaps that are open and thereby accessible to small animals are not allowed.
- Compost containers or bins must not be in public view from the front of the house.
- Homeowners shall shield compost areas by using a lattice enclosure (see Lattice section) or shrubbery (see Landscaping Shrubs / Trees / Annuals section) to improve appearance to other residents.

### **Driveways--ARC Approval Required**

- Homeowners may not extend driveways beyond the external sidelines of the garage and no driveways will be permitted over lawn areas. On a case by case basis, extensions will be allowed for reasonable accommodations to meet the needs of a disabled homeowner or occupant.
- Driveways must be of poured concrete or pavers. Asphalt driveways are not permitted. Homeowners may install pavers/stamped concrete. (See discussion of pavers/stamped concrete below.)
- Driveways may be painted or stained using clear coat sealers, concrete stain paints, or epoxy driveway paint. Driveways may be painted to either the street or the sidewalk.

- Homeowners may paint their driveway provided that all colors are selected from the Wellington Color Guide. The driveway may have a border of a complimentary color.
- Paint designs such as flagstone or brick work are permitted; but, emblems, logos, or designs such as dolphins, flamingos, mermaids, sports logos, school emblems, stars, sun bursts, or compasses are not permitted.
- Speckled design is allowed on the driveway made up of no more than three colors: base color, trim color and the speckled color. All colors are selected from the Wellington Color Guide. All speckled painting requires a sample dip showing the three colors to be used submitted with the application
- If painted, driveway, walkway and porticos must be of identical color design.
- Homeowners must maintain driveways in a safe and clean manner and ensure that mold and other stains (such as oil drippings) are removed through periodic pressure washings. Depending on the location of the house, annual washings may be necessary to maintain the appearance and safety of the driveway.
- Repair, maintenance, cleaning and replacement of individual driveways and individual driveway aprons, whether improved or not, located on common property shall be the responsibility of the individual property owner who has the sole use and benefit of the driveway and individual apron area. For purposes of this provision a driveway apron is defined as the extension of the individual driveway between the edge of the street pavement and the property owner's lot line.

#### **Entrance Walkways—ARC Approval Required**

- Homeowners may paint or stain their entrance walkways using clear coat sealers, concrete stain paints, or epoxy driveway paint.
- Homeowners may paint their entrance walkways provided that all colors are selected from the Wellington Color Guide.
- Paint designs such as flagstone or brick work are permitted; but, emblems, logos, or designs such as dolphins, flamingos, mermaids, sports logos, school emblems, stars, sun bursts, or compasses are not permitted.
- Speckled design is allowed on the entrance walkway made up of no more than three colors: base color, trim color and the speckled color. All colors are selected from the Wellington Color Guide. All speckled painting requires a sample dip showing the three colors to be used submitted with the application.
- If painted, driveway, walkway and porticos must be of identical color design.
- Homeowners may install pavers or use stamped concrete on their entrance walkways (See discussion of pavers/stamped concrete below.)
- Homeowners may install additional concrete walkways not exceeding 36 inches in width from the driveway to the side or the rear of the house. Owners of HOA maintained homes must ensure that a five (5) foot clearance from their property line is maintained to allow mowing.

#### **Entrance Ways/Porticos—ARC Approval Required**

- Screening of entrance ways/porticos is prohibited.
- Homeowners may paint entrance way/portico floors using clear coat sealers, concrete stain paints, or epoxy driveway paint.

- Homeowners may paint their entrance walkway provided that all colors are selected from the Wellington Color Guide
- Paint designs such as flagstone or brick work are permitted; but, emblems, logos, or designs such as dolphins, flamingos, mermaids, sports logos, school emblems, stars, sun bursts, or compasses are not permitted.
- Speckled design is allowed on the Entrance Walkway made up of no more than three colors: base color, trim color and the speckled color. All colors are selected from the Wellington Color Guide. All speckled painting requires a sample dip showing the three colors to be used submitted with the application.
- If painted, driveway, walkway and porticos must be of identical color design
- Homeowners may install pavers or use stamped concrete on their Entrance Way / Portico (See section on pavers/stamped concrete)
- In addition, entrance way/ portico floors may be covered with decorative tiles or fascia pavers or homeowners may use stamped concrete to compliment the house color or the trim color.
- Homeowners shall maintain their entry ways in a neat, orderly, and uncluttered manner.

#### **Fences/Hedges--ARC Approval Required**

- No homeowner fences or hedges will be permitted to delineate property lines, except pre-existing builder installed hedges. Owners of owner maintained homes are required to maintain the original builder-installed hedges used as property line delineation in a neat and clean appearance and be trimmed to a height not to exceed five (5) feet. The hedges/shrubs should be neatly trimmed. HOA maintained associations maintain original builder-installed hedges/shrubs on HOA maintained property.
- Homeowners may landscape near builder or association installed fences so long as they maintain the landscaping by trimming the shrubs and bushes to retain their natural shape, removing weeds, and including a landscape covering of mulch or stone.

#### **Flag/Flag Poles--ARC Approval Required (some Exceptions noted)**

- **EXCEPTION:** Homeowners may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner. In addition, homeowners may display one portable, governmental approved official flag which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag, in a respectful manner. These flags may not be larger than 4 ½ feet by 6 feet. The Florida State flag is the only state flag to be flown. No ARC approval is needed to display an official flag.
- Homeowners may erect a freestanding flagpole no higher than 20 feet high on any portion of the homeowner's real property, if the flagpole does not obstruct sight lines at intersections and is not erected within or upon an easement.
- Official flags flown at night must be illuminated and homeowners are responsible for retiring the flag(s) in a respectful manner when it becomes torn or faded. Members of the Wellington Veterans Club or other local veterans' organizations will assist in retiring flags if requested.
- **EXCEPTION:** Homeowners may display one (1) decorative flag--such as seasonal, holiday themes, or college flags--on a bracket attached to the walls of the structure. These

flags are not to be flown on the free standing flag pole and must not exceed three (3) feet by five (5) feet in size. No ARC approval is needed to display a decorative flag.

#### **Fountains–ARC Approval Required**

- Homeowners may install fountains in the landscape beds anywhere on their property.
- The fountains shall be no larger than three (3) feet high and two (2) feet wide and be made of rosin based materials to resemble rocks, concrete to resemble statues or figurines, or metal sculptures. The fountain's colors shall be selected from the Wellington Color Guide.
- Homeowners installing fountains must maintain the fountains in proper working order and ensure that the water does not become contaminated or contain debris. In addition, homeowners must follow all SWFWMD or county requirements regarding ornamental fountains.

#### **French Drains – ARC Approval Required**

- **All French drains must be blind French drains. This is a drain filled with gravel or rock, containing a perforated 4" pipe that redirects surface water and groundwater away from an area. The gravel or rock, and the drain tile are covered with Dewitt Fiber Mat or another penetrable fabric that will allow moisture to pass through but not debris and then covered with topsoil and sod.**

#### **Front Door(s)–ARC Approval Required**

- Homeowners may replace their front door(s) with either single or double doors, with or without side panels. If replacing the front door(s), homeowners may convert from single to double doors or vice versa. Also see Storm Doors / Screen Doors.
- Doors may be wood, fiberglass, or steel and be solid panels or include decorative glass inserts. Side panels may include glass inserts.
- Front doors must be a stained wood grain finish-or must be painted to match the house color, trim color or accent color or be painted white. Door frames should be painted to match the trim color. Homeowners must select the appropriate door color from the Wellington Color Guide.

#### **Garage Doors–ARC Approval Required**

- Homeowners may replace garage doors on the garage openings.
- Homeowners must ensure that the replacement garage doors meet current hurricane standards as they change periodically.
- Garage doors may be solid or made to include tempered glass or thermoplastic products.
- Garage doors shall be painted to match the house or trim color or white.

#### **Garage Screens / Sliders–ARC Approval Required**

- Homeowners may install garage screens in the entry openings to the garage.
- Garage screens may slide from one side to the other may be of the barn-door configuration to open from the center, or be roll-up screens.
- Garage sliders should include an aluminum frame that is white or bronze to match the window frames. No other colors are permitted.
- Garage sliders shall include screening that is natural screening, charcoal grey, white, or beige. No other colors are permitted.

### **Garbage Cans/Recycling Bins–No ARC Approval Required**

- Homeowners are encouraged to store garbage cans/bags and recycling bins in the garage.
- Homeowners are encouraged to use garbage cans rather than trash bags because of wildlife in the area.
- Homeowners storing garbage cans/bags outside of the garage must store them in the rear or side of the home on a concrete slab and have a lattice enclosure to shield the cans from view. Recycle bins must not be stored outside due to the possibility of winds scattering the papers or other recyclable items.
- Garbage cans/bags and recycling bins shall only be placed at the curb on the assigned pick up day or no earlier than dusk the evening before.
- Landscape clippings should be stored near or in the garage until the appropriate waste collection day
- Garbage cans and recycling bins should be retrieved from the curb by the end of the pickup day.

### **Gas Tanks - ARC Approval Required (some Exceptions noted)**

- Homeowners may install up to two (2) 100 pound vertical liquid propane gas tanks in the rear or as close to the rear of the house that is practical. Above ground horizontal gas tanks are not permitted.
- Homeowners shall shield tanks on the side of the house by using a lattice enclosure or shrubbery to improve the appearance from the front street.
- Liquid propane gas tanks may be buried.
- EXCEPTION: Twenty pound tanks for BBQs are excluded from these requirements.

### **Generators–ARC Approval Required (some Exceptions noted)**

- EXCEPTION: Homeowners may use portable generators during local power outages without ARC approval.
- Homeowners may permanently install residential generators adjacent to the power panel near the home's air conditioning unit. Homeowners installing such generators must have the units installed by a licensed contractor.
- Homeowners shall shield the generators by using a lattice enclosure or shrubbery to improve the appearance from the front street.

### **Geothermal Systems–Prohibited**

- Currently, homeowners may not install geothermal systems on their properties due to the prohibition against drilling wells.

### **Gutters/Down spouts–ARC Approval Required**

- Homeowners may install four (4) inch or six (6) inch aluminum gutters on all sides of the house depending on the roof configuration.
- Gutters shall be white or a color to match the fascia. Down spouts shall be white, ivory, beige, grey or a color to match the house color.
- Homeowners may install splash plates/blocks under the down spouts.
- HOA maintained homes that do not have gutters and sustain sod and/or plant damage are responsible for any sod or plant replacements at owner's expense.

- All Owners of HOA maintained homes are responsible for the cleaning of their gutters. If shingle or any roof damage occurs due to failure to maintain the gutters all repairs will be at the owner's expense.
- HOA maintained home's down spouts need to be terminated 6 inches above the ground. If homeowner does not terminate down spout 6 inches above the ground, damage done by the landscaping contractor is at the owner's expense.

#### **Handicap Accommodations--ARC Approval Required**

- The Fair Housing Laws require associations to make reasonable modifications and accommodations for individuals with disabilities.
- Recognizing that some Wellington residents may have physical or mental impairments that substantially limits their activities, the ARC will work with those homeowners to accommodate their needs when requesting external changes or modifications to their homes. Homeowners should identify what needed modifications are required to improve their lives in Wellington and submit a planned approach to the ARC for review.

#### **Holiday Decorations--No ARC Approval Required**

- Homeowners may display holiday decorations including, but not limited to, ornaments and lights only during holidays (for example Christmas or Halloween).
- Displays may be erected no more than three (3) weeks prior to the holiday, except for December where decorations may be displayed/lighted beginning on Thanksgiving Day.
- Homeowners may begin installing the December decorations on the weekend before Thanksgiving but must not light the decorations until Thanksgiving Day evening.
- Inflatable decorations are permissible; however, homeowners must accept responsibility for re-sodding their lawns in the areas where the inflatables have damaged the underlying lawns.
- Homeowners must ensure that decorations are sufficiently secured so as to not cause a flying hazard.
- Homeowners must remove the decorations within one (1) week after the holiday except for December decorations which must be removed by January 15.

#### **House Numbers--No ARC Approval Required**

- Each house must have readily visible house numbers on the mailbox post and dwelling.
- House numbers shall be painted black or a sufficiently dark contrasting color. If painting a color other than black, homeowners are encouraged to paint these numbers in a contrasting dark color to ensure readability in an emergency situation.
- House numbers shall be placed horizontally above the garage door or vertically on either side of the garage door opening.
- House numbers must be numeric and not alpha characters.
- House numbers shall be at least four (4) but no greater than six (6) inches tall to better ensure visibility in an emergency situation.
- House numbers on the mailbox post shall be the same size and color as provided by the builder.



## **Hurricane & Tropical Storm Protection—ARC Approval Required**

### **(Some Exceptions noted)**

Tropical Storm Watch shall mean a tropical storm watch or greater storm or hurricane watch or warning issued by the National Weather Service.

- In Florida hurricane season runs from June 1 through November 30.
- Homeowners may install temporary hurricane protection—such as plywood or canvas-type panels—only when a tropical storm watch has been issued by appropriate local authorities and it must be removed within 72 hours following the lifting of the tropical storm watch. Permanent installation of hardware to facilitate the installation of temporary hurricane protection, however, must be painted to match the color of the door or window frame, as applicable. Homeowners may also use the plastic painted cap covers on the permanent hardware to match the door or window frame.

EXCEPTION: ARC approval is not required for installing temporary hurricane protection. However, as part of hurricane preparedness planning, homeowners planning to use temporary hurricane protection are required to submit a letter to the front office with the signature(s) and address(es) of the person(s) designated to remove the temporary protection, if the owner is unavailable. Should the temporary hurricane protection not be removed, the Association's Board of Directors may initiate legal action to compel the homeowner's compliance.

- Homeowners may install permanent storm protection but may only close it when an official tropical storm watch has been issued by appropriate local authorities. The homeowner, or appointed representative, must return the storm protection to the open position within 72 hours following the lifting of the tropical storm watch. Should the panels not be removed, the Association's Board of Directors may initiate legal action to compel the homeowner's compliance.
- Homeowners requesting to install permanent hurricane protection—storm shutters, removable protection panels, permanently mounted storm panels, or roll up window protection-- must include a letter with signature(s) and address(es) of the person(s) designated to remove the shutters/panels, if owner is not available.
- Under no circumstances may storm shutters or protective panels be used as a routine security measure while the homeowner is away.
- Storm shutters shall be the hinged colonial louvered style with the same specifications as for decorative shutters. Shutters must remain open at all times when no hurricane warning has been issued. (For information on decorative shutters see Shutters (Decorative).
- Removable protective panels are permitted and, although not subject to rules governing size and design, they can be put in place only during an official tropical storm watch issued by appropriate local authorities and must be removed within 72 hours after the tropical storm watch is lifted.
- Permanent mounted storm panels are permitted and are to be made of smooth clear Lexan or a product with similar specifications with a metal frame that is attached to the outside wall of the house. The frame color is to match the color of the house or house trim. Panels on all bedroom windows must have a removable bottom half of the panel to allow egress in an emergency. The bottom panels of the bedroom windows must be put in place only during an official tropical storm watch issued by appropriate local authorities and must be removed within 72 hours following the lifting of that tropical storm watch.

- Roll up window protections are permitted and are to be made of metal that can be rolled down manually or electrically following a tropical storm watch issued by appropriate local authorities and must be rolled up within 72 hours following the lifting of the tropical storm watch. The covers are to match the color of the house.

#### **Lamp posts--ARC Approval Required**

- Homeowners may install one (1) operable lamp post in the front yard.
- Lamp posts must be black or white, include only one light head, and be at least six (6) feet but not taller than eight (8) feet in height.
- The lamp post may include an arm extension for including a homeowner's name or house number and the lettering/numbering shall be in white or black. The rectangular name plate should not exceed four (4) inches by 16 inches.
- Lamp posts must be securely anchored to ensure that the post will not become a projectile during a storm.

#### **Lanai/Birdcage/Room Enclosures/Extensions--ARC Approval Req'd**

- Homeowners may extend their lanai, with or without a birdcage, as long as the construction, building addition, or extension does not encroach on the front, rear, or side setbacks.
- Lanais may include a birdcage, a birdcage with a hard roof, or may be enclosed to create an enclosed room. Glass, acrylic, vinyl, or Lexan windows or a product with similar specifications may be installed in lanai enclosures.
- Roofs may be metal or fiberglass and may include shingles to match to the extent practical the existing shingles on the house.
- Owners of HOA maintained homes are encouraged to install a kick plate or 12inch wide landscaping bed around screened area. Owners of HOA maintained homes are responsible for damage by association landscaping contractor while performing their duties if not installed.

#### **Landscape Coverings--ARC Approval Required**

- Mulch, Landscape rocks or stones must conform to the Wellington Color Guide.
- Homeowners must use mulch or landscape rocks / stones in landscaping beds and islands.
- When using mulch, homeowners are encouraged to maintain a depth of three (3) inches to retain water and improve overall appearance.
- Replenishing mulch is considered maintenance and does not require ARC approval.
- Homeowners using stone in the landscape beds shall use edging to contain the stones in the beds as a safety precaution.

#### **Landscape Islands/Curbing/Edging--ARC Approval Required**

- Homeowners may install landscaped islands with or without curbing.
- Requests for installing landscape islands must include a sketch or drawing showing the proposed location of the island(s) and the name(s) or types of plantings to be included.
- Owners of HOA maintained homes must ensure that a five (5) foot clearance exists between islands, landscape beds and property lines, to enable mowers to cut the grass, unless specifically allowed elsewhere in this document.

- Curbing may be used around islands or landscape beds but must conform to the materials and colors found in the Wellington Color Guide
- Homeowners may have stamped concrete applications on the selected curbing.

### **Landscaping Florida Friendly–ARC / Grounds Manager Approval Required**

- "Florida-Friendly landscaping" means quality landscapes that conserve water, protect the environment, are adaptable to local conditions, and are drought tolerant. The principles of such landscaping include planting the right plant in the right place, efficient watering, appropriate fertilization, mulching, attraction of wildlife, responsible management of yard pest, recycling yard waste, reduction of storm water runoff, and waterfront protection. Additional components include practices such as landscape planning and design, soil analysis, the appropriate use of solid waste compost, minimizing the use of irrigation, and proper maintenance.
- Please reference the Wellington Florida Friendly Plant Selection Guide available at the HOA office.
- Wellington at Seven Hills Florida Friendly Architectural rules are as follows:
  1. The area between the sidewalk and road must be a St. Augustine *floratam* or may be landscaped using approved Florida Friendly plants as shown in the Wellington Color Guide with only pine bark or pine straw as ground cover. No stone or rock allowed in this area. No planting may exceed 12 inches in height in residential area. Plant spacing shall be at a minimum of one plant per square yard.
  2. At least 30% of the front yard shall be St. Augustine *floratam*. If used in conjunction with Florida Friendly landscaping and the front yard is less than 400 sq. ft., Asiatic Jasmine can be substituted for the 30% St. Augustine *floratam* as long as the Asiatic Jasmine area does not abut the adjacent property. The remainder of the front yard can be a combination of trees, shrubs, plants and an approved mulch type as defined in the Wellington Color Guide and the Wellington Florida Friendly Plant Selection Guide.
  3. No patio can be constructed in front of the home.
  4. At least 30% of the back yard must be turf grass as shown in the Wellington Florida Friendly Plant Selection Guide. The remainder of the back yard can be a combination of trees, shrubs, plants, mulch and patio as shown in the Wellington Florida Friendly Plant Selection Guide. Setback rules apply.
  5. Side yards must remain turf grass as shown in the Wellington Florida Friendly Plant Selection Guide or mulched shrubs (with or without curbing) provided it does not impede drainage. Other setback rules apply. HOA maintained homes must maintain a 5 foot mowable clearance.
  6. Caged swimming pools in the back yard are not limited by the 30% rule.
  7. The Patio HOA has adopted Basic Standard Design plans for the conversion of the Patio rear yards to Florida Friendly landscape designs, which are on file with the Management Office, and the Master ARC Committees. Should an owner of an HOA maintained home choose to convert his rear yard to one of the approved standard designs, the owner of an HOA maintained home needs to submit the assigned standard design to the Management Office. The owner of an HOA maintained home may additionally choose at their expense to add plants to the Basic Design from the Wellington Florida Friendly Plant Selection Guide without obtaining ARC Committee approval as long as the Basic Plan Boundaries are not altered.

8. The Patio HOA has adopted Basic Standard Design plans for the conversion of the Patio front yards to Florida Friendly landscape designs, which are on file with the Management Office, and ARC Committee. Should an owner of an HOA maintained home choose to convert a damaged front yard to one of the approved standard designs, the owner of an HOA maintained home needs to submit the assigned standard design to the Management Office. The owner of an HOA maintained home may additionally choose at their expense to add plants to the Basic Design from the Wellington Florida Friendly Plant Selection Guide without obtaining ARC Committee approval as long as the Basic Plan Boundaries are not altered. All homes must have approval for all additional landscaping including Florida Friendly addition of landscape beds from the Wellington Florida Friendly Plant Selection Guide.

**Landscaping Shrubs/Trees/Annuals–ARC Approval Req'd (some Exceptions noted)**

- Homeowners must remove trees or shrubs that have died or are seriously diseased. Replacement of existing trees or shrubs that have died or diseased with like trees or shrubs as shown in the Wellington Florida Friendly Plant Selection Guide does require ARC approval.
- Homeowners may not leave the builder-installed designated landscape areas bare. At a minimum, homeowners must maintain six (6) shrubs in front of the residence.
- Homeowners requesting changes from current landscaping of tree(s) or shrubs must include a sketch or drawing showing the name(s) or types of plantings together with the location of each.
- Requests for the removal of tree(s) shall include a diagram depicting the location of the tree(s) and the reason for removal. Trees that are not dead or diseased with a diameter of four inch (4") or greater shall not be removed without first obtaining written permission from the ARC Committee.
- In accordance with the Hernando County regulations, a permit is required when removing protected specimen or majestic trees. A specimen tree has a diameter of 18 inches or greater but less than 36 inches. A majestic tree has a diameter of 36 inches or greater. Homeowners are responsible for obtaining this county permit. Copy of the permit must be on file with the Association office.
- Homeowners who hire outside vendors to trim trees, or trim themselves, must accept all responsibility for the health of the tree.
- EXCEPTION: Homeowners may plant annuals in landscaping beds or islands without ARC approval. Annuals may also be planted in flower pots in the landscaping beds.
- Homeowners are discouraged from using artificial flowers in their landscaping beds. However, homeowners using artificial flowers must replace the flowers when they become damaged or faded.

**Lattice Enclosures–ARC Approval Required (some Exceptions noted)**

- Enclosures for heat pumps, generators, or other outside utilities should be of pre-treated wood lattice or PVC plastic material with the privacy diamond style with openings of 1-1/16 square inch grid.
- Overall height of the enclosure including posts may not exceed five (5) feet and the overall length should be kept to the minimum to accomplish the desired results. The width shall not exceed five (5) feet from the dwelling wall.

- The enclosure may be white, natural wood color, or be painted to match the house color.
- In lieu of a lattice enclosure, homeowners may plant shrub/s (see Landscaping, Shrubs / Trees / Annuals section) in front of outside utilities to improve the appearance from the street.
- No lawn maintenance equipment is to be stored behind lattice.
- EXCEPTION: Lattice, used for privacy, must not be placed on the outside of garage screens or on birdcage/pool enclosures. No ARC approval is necessary for installing lattice within birdcages/pool enclosures.

#### **Lawn and Garden Equipment—No ARC Approval Required**

- All lawn and garden equipment, except hoses, must be kept indoors when not in use.
- Hoses must be neatly stored on a wall bracket, maintained in a hose box, or maintained on another specifically designed hose caddy.
- For HOA maintained homes, the hose box or caddy must be placed within an established landscaping bed

#### **Lawn Furniture—No ARC Approval Required**

- Any lawn furniture in public view must be placed on a paved or mulched surface and must be properly maintained by the homeowner.
- Homeowners may cover the furniture to protect it from weather conditions.

#### **Lawn Ornaments—No ARC Approval Required**

- Homeowners may display a total combination of up to six (6) lawn ornaments defined as figurines, statues, fountains (see fountain section), birdbaths, planter/crocks (see planters/crocks section), garden flags, garden signs, sun dials, shepherd hooks (see shepherd hook section), large boulders, and decorative rocks in the landscaped bed. Planters/crocks immediately adjacent to the entry way or entry to the garage are not considered lawn ornaments and not included in the limitation of six items.
- Ornaments are not to be displayed on the grass.
- Figurines, statues, fountains, boulders or birdbaths shall not exceed three (3) feet in height or two (2) feet in width.
- One garden flag not exceeding 12 ½ inches by 18 inches may be displayed.
- Groupings of ornaments (such as the pair of egrets or mother animal with offspring) that are normally sold as one ornament are considered as one ornament.
- Figurines or rocks may “welcome” guests to the home and are counted as one ornament and not as a sign.
- Figurines primarily intended to contain a plant are considered an ornament.
- The color of any ornament, statuary, figurine, rock, or birdbath must be in harmony with the home.

#### **Lightning Rods—ARC Approval Required**

- Homeowners may install lightning rods on the roofs of their homes provided that the rods are professionally installed by a licensed electrician.
- The number allowed depends on the determination by an electrical contractor as to the number necessary to achieve the intended purpose.

### **Mailbox/Mailbox Posts–No ARC Approval Required**

- Homeowners are responsible for replacing the mailbox and/or mail post when they fall into disrepair.
- Mailbox should be the USPS approved black mailbox with a red flag. Mailboxes should be 19 1/4 inches deep, 7 1/4 inches wide and 9 ½ inches high.  
Mailboxes shall be the same size, height (41–45 inches off the ground and back approximately 6-8 inches from the curb as mandated by the Postal Service), style and color as the originals furnished at the time the house was built. The post must include the house numbers in a size similar to the original numbers if they also must be replaced.
- Permanent flags or miscellaneous items may not be placed on the mailbox or the post.

### **Nameplates/Family Initial–No ARC Approval Required**

- Homeowners may install a nameplate not to exceed 108 square inches (approximately 12 inches by nine (9) inches) in the entryway/portico or on the house column.
- Nameplates are considered wall decorations and not a sign.
- Nameplates may be black, white, bronze, brass, silver, or the selected house color, trim color, or accent color.
- Homeowners may install a family initial centered above the garage door. The family initial may not exceed 12 inches in height and be black, white, bronze, brass, silver, or the selected house color, trim color, or accent color.

### **Painting/Repainting– No ARC Approval Required**

- All owners must select a color from the Wellington Color Guide.
- All owners must submit their proposed color selections to the Wellington office prior to commencement of painting.
- Owners of owner maintained homes must submit their proposed color selections to the ARC for approval even if they are repainting the original colors.
- EXCEPTION: Owners of HOA maintained homes must select a color from the Patio/Villa Association Approved Dwelling Colors section of the Wellington Color Guide. Individual Patio/Villa homeowners do not need to submit a request form to the Master ARC.
- Homeowners may paint their driveways, entrance walks, and/or entrance ways/porticos. (See discussions of driveways, entrance walks, and/or entrance ways/porticos for specific guidance.)

### **Pavers/Stamped Concrete–ARC Approval Required**

- Homeowners may install pavers on driveways, walkways, entryway/porticos, or on patios.
- Driveway, walkway, entryway porticos must be of identical color and design.
- Homeowners installing pavers on driveways must ensure that the grade is the same as the sidewalk if their property includes common area sidewalks. Trip and fall hazards must not be created when using pavers.
- Homeowners may use stamped concrete applications on the driveway, entry walks, or entryway/portico areas if they are replacing the concrete in those areas.
- Homeowners using stamped concrete must select the color from the Wellington Color Guide.

- Homeowners must select the color and pattern of the pavers from the Wellington Color Guide.
- Driveways and entrance walkways using pavers or stamped concrete must not include emblems, logos, or designs such as dolphins, flamingos, mermaids, sports logos, school emblems, stars, sun bursts, compasses, etc.

#### **Planters/Crocks–No ARC Approval Required**

- Homeowners may use planters/crocks to display plantings. Planters/crocks may be located within landscape beds, landscape islands, in the entryway/portico, or near the entry to the garage.
- Planters/crocks shall not be larger than three (3) feet in height and two (2) feet in width.
- Plantings in planters/crocks must be maintained in a clean and orderly state. Stains from algae, moss, and minerals must be removed from the planters/crocks. Any dead plants must be removed.
- Planters/crocks used in the landscape beds or islands are considered lawn ornaments. Planters/crocks used in garage openings, driveways and walkways are not considered lawn ornaments and shall not exceed two (2) in each of these areas.
- Homeowners may also use smaller flower pots to display plantings within the landscape beds or in landscape islands. However, empty or damaged flower pots should be removed or replaced. Flower pots must be maintained in a clean and orderly state and dead or dying plantings must be removed.

#### **Plantings on Common Grounds–Prohibited**

- Homeowners are not allowed to plant anything in common areas.
- Requests for plantings to be installed by the HOA on common grounds should be submitted to the Master Grounds Committee.

#### **Pool–ARC Approval Required**

- Homeowners may install a swimming pool in the rear of their home.
- Caged swimming pools in the back yard are not limited by the 30% rule for the remaining portion of the turf.
- The pool size must adhere to the property line restrictions and must not encroach on the front, rear, or side setbacks.
- For safety purposes, the pool area must be enclosed with a screen enclosure.
- Any damage to common areas that results from construction work will be repaired to the same as or better than the original condition one week after the completion of the work at the homeowner's expense.

#### **Pool/Spa Auxiliary Equipment–ARC Approval Required**

- Homeowners may install pool/spa heaters, filters, or pumps along the side toward the rear of the home if they are unable to install them in the rear. Placement must be as far back from the front street as possible.
- Homeowners may install shrubs (see Landscaping Trees / Shrubs / Annuals section) in front of this auxiliary equipment to improve the appearance from the front street.

#### **Portable Storage Containers**

- Homeowners may use portable storage containers on their driveways for a period of up to 30 days when preparing to move or because of redecoration. An extension of up to 30 days will be considered. Homeowners must inform the Management Office of projected delivery and removal dates.

#### **Rain Barrels--ARC Approval Required**

- Homeowners may install one covered rain barrel at each down spout on the side or the rear of the house as part of water conservation efforts.
- Rain barrel water collection systems shall be selected from the approved Wellington Color Guide.
- Rain barrels may resemble a large garden rock in the sandstone color, be a barrel with a cover, and shall be green or painted to match the house color.

#### **Retaining Walls--ARC Approval Required**

- Homeowners may install retaining walls for erosion control or as additional landscaping areas. For tiered landscaping, homeowners should use pressure treated wood (if the pressure treated wood becomes damaged or rotted it must be replaced at the homeowner's expense), river rock, or symmetrical blocks.
- HOA Maintained Homes may place these retaining walls on any side of the house as long as the edge of the retaining wall does not extend closer than five (5) feet of from the property line.

#### **Roof Ventilation--ARC Approval Required**

- Homeowners may install ridge vents, power vents, soffit vents, turbines, or gable ventilation with louvered covers.
- Gabled ventilation shall be painted the color of the house or trim.
- Owners of HOA maintained homes must accept responsibility for any water leaks that result from the installation

#### **Roofs/Shingles--ARC Approval Required**

- When homeowners replace roofs due to routine replacement, the materials used must meet current hurricane standards as these standards change periodically.
- Owners of HOA maintained homes will use the materials and colors specified by their respective associations since roof replacement is included with their monthly assessments.
- If not changing the color of their home, the color of the shingle shall match, to the extent practical, the existing color of the home's shingle. (Due to the long interval for re-roofing, the existing shingle supplier may not be in business or carry the same color shingle as originally placed on the home. Therefore, approximating the original color shingle would be the goal.)
- Owners of owner maintained homes may use fiberglass shingles, flat slate tiles, Spanish-rounded tiles, or materials in a color that approximates the original shingles.



### **Satellite Dishes—ARC Approval Required**

- Homeowners may install satellite dishes under the roof overhang, on the roof, or on the ground whichever enables them to receive the best signal.
- Owners of HOA maintained homes installing satellite dishes on the roof must accept responsibility for any potential leaks and must remove the satellite dishes prior to reroofing.
- Satellite dishes shall not exceed one (1) meter (1 meter equals 39.37 inches) in any dimension.

### **Security/Motion Lighting—ARC Approval Required**

- Homeowners may install security/motion lighting on or around their house provided that the light does not extend beyond the property lines and does not shine into a neighbor's windows.
- Homeowners must periodically test their security/motion lighting to ensure that it is in proper working order and that it is still confined within the property lines.

### **Shepherd Hooks—No ARC Approval Required**

- Homeowners may use shepherd hooks to hang plants only and the shepherd hook may not exceed five (5) feet in height.
- One shepherd hook pole may have up to four (4) hooks.
- Only two (2) shepherd hooks will be allowed in the landscape bed or landscape island in the front yard.
- Homeowners may install two (2) additional shepherd hooks in the rear of the house. Owners of HOA Maintained Homes must install the shepherd hook in a landscaping bed.

### **Shutters (Decorative)—ARC Approval Required**

- Homeowners may install decorative shutters that are approximately 15 inches in width for windows up to 32 inches and approximately 20 inches wide for larger windows.
- Shutters for arched windows must not be longer than the top of the arch to the bottom of the window and should be approximately 15 inches in width for windows up to 32 inches and approximately 20 inches wide for larger windows.
- Colors must match existing trim or accent colors and be selected from the Wellington Color Guide.
- See Hurricane Protection section.

### **Signs—No ARC Approval Required**

- Common Areas: No signs of any type shall be permitted in the common areas without prior written consent of the Master HOA. Signs for HOA supported functions, such as the blood drives, elections, community yard sale, or the bar and grill, are permitted.
- Other Areas: No signs of any type shall be permitted on any lot unit or parcel with the following exceptions:
  - 1 "House For Sale" or "House For Rent" signs approved by the Master Homeowners Association or the ARC will be permitted and will be limited to one per lot. These signs may not exceed a maximum size of two (2) feet by three (3) feet (864 square inches). A single box, nine (9) inches by 12 inches, or information tube may be attached to the post.

2. “Sale Pending”, “Under Contract”, or “Sold” notices may be attached to the sign when appropriate. These signs must be removed within five (5) days after sale is completed.
3. Security Signs: Homeowners may display one security sign no greater than 12 inches by 12 inches provided by a contractor for security services. The sign should be located within ten (10) feet of any entrance to the home.
4. Interior Signs: Homeowners may display political signs supporting a candidate running for office or expressing a position on an issue to be considered from within the interior of the house. Political signs are prohibited on the front, side, or rear yards and the common area between the sidewalk and the curb.
5. Building Permits: Homeowners and/or contractors shall display required permits.
6. Contractor’s Signs: Contractors may display one identifying sign (such as “Painting by ABC Company) on the homeowner’s yard or driveway during the time when workers are completing the project. The sign must be removed immediately after the work is completed.

#### **Skylight/Light Tubes–ARC Approval Required**

- Homeowners may install skylights or light tubes.
- Skylights may be flat panel or domed styles and should not exceed 1,152 square inches (approximately 24 inches by 48 inches). Light tubes should not exceed 22 inches in diameter.
- Any homeowner choosing to install skylights or light tubes must be aware that should a roof leak occur around the installation, roof repair will be the responsibility of the homeowner..

#### **Solar and Low Voltage Lighting–No ARC Approval Required**

- Homeowners may install solar or low voltage lighting in landscape beds, or in landscaped islands. Owners of HOA maintained homes are responsible for damage to lighting by association landscaping contractor while performing their duties.
- Lighting must be maintained in a neat, orderly, and working state or they must be removed
- Lights must be placed so as to not shine into neighbor’s windows or doors.

#### **Solar Systems–ARC Approval Required**

- Homeowners may install solar panels for water heating or pool/spa heating.
- Solar and heat exchange panels shall not be installed on roofs facing the street in front of the house.
- Owners of HOA maintained homes are responsible for roof leaks when caused by the installation of solar panels. In addition, Owners of HOA maintained homes must, at their expense, remove the solar panels prior to reroofing

#### **Storm Doors/Screen Doors–ARC Approval Required**

- Homeowners may install storm doors or screen doors on the door frame of the front door. Homeowners may install the retractable screen doors in a color to match the house trim or white.
- Storm/screen doors may be full or half doors with glass/screen inserts.
- Doors shall be white, bronze, or in a color to match the house trim.

### **Trellises—No ARC Approval Required.**

- Homeowners may install up to three (3) trellises for supporting plants on each side or the rear of the home.
- Trellises must be located beneath the roof overhang and not exceed six (6) feet in height or 32 inches in width.
- Trellises may be pre-treated wood, PVC plastic material, or metal and may be natural color or painted to match the house color, trim color, or white.
- Owners of HOA maintained homes are responsible for removing the trellises prior to a scheduled house painting.

### **Vehicle Coverings—Prohibited**

- No roof or covering for a vehicle parked outside the garage will be permitted.

### **Wall Decorations—No ARC Approval Required**

- Homeowners may hang wall decorations under the roof overhang of the entryway/portico, on the garage wall nearest the walkway to the entryway/portico, or on the exterior garage wall if the house is a corner lot.
- Wall decorations on the side garage wall shall not exceed 2,304 square inches (approximately 48 inches by 48 inches) and shall be metal, wood, or plastic resin and be a natural metal color or painted a complimentary color to the house color or trim color.
- Wall decorations in the entryway/portico—such as a wreath, a basket, or welcoming plaque—shall be maintained in a neat and orderly manner and be replaced when the effects of the weather have faded or deteriorated the decoration.
- Homeowners may install a wall decoration centered above the garage door not to exceed 36 inches wide and 18 inches high.
- Owners of HOA maintained homes are responsible for removing the wall decoration prior to a scheduled house painting.

### **Water Softener Systems—ARC Approval Required (some Exceptions noted)**

- **EXCEPTION:** Water softener systems may be installed inside the garage without ARC approval.
- Homeowners, however, may install the systems under the roof overhang near the front of the garage if it is not possible to install the unit in the garage. Homeowners shall limit the size of the system to that necessary to achieve the intended purpose.
- Water softener systems installed outside the garage shall be enclosed by ARC approved lattice work (see Lattice section) or shrubbery so that the system is not visible from the street in front of their house.

### **Weather Stations—ARC Approval Required**

- Homeowners may install weather stations in the rear of the home.
- Weather stations may be attached to the eaves or the roof of the home to record wind speed or direction, temperature or measure the accumulation of rain.
- Owners of HOA maintained homes must accept responsibility for any leaks that occur if the weather station is installed on the roof.

### **Weather Vanes/Cupolas–Prohibited**

- Homeowners may not install weather vanes or cupolas on their roofs due to the potential of attracting lightning strikes.

### **Windows–ARC Approval Required (some Exceptions noted)**

- Homeowners may replace existing windows with single pane or energy efficient windows.
- The window frame must be white or bronze to match the original color.
- Homeowners may also choose to replace original windows with expanded bay or bow windows which must be painted to match the original window color.
- EXCEPTION: Homeowners may apply tinting to the windows without ARC approval since this application is done within the house.

## **V BUILDING CONSTRUCTION**

### **A. General**

1. The style and appearance of new residential homes, structures, and other improvements to be constructed on the lots, units, and parcels shall be determined by the Master Board and the Master ARC. HOA maintained homes must also be approved by the appropriate Board of Directors.
2. All new homes must be constructed in a compatible style to the existing homes of Wellington. Compatibility is defined as similarity in architectural style, quality of workmanship, use of similar materials, color or colors, and construction details.
3. No house shall have a square footage of less than 1200 square feet, exclusive of screened areas, open porches, terraces, patios and private attached garages.
4. Wells will not be permitted on any lot.
5. No tree with a diameter of four inches (4") or greater shall be removed from a lot without first obtaining written permission from the Master Association and any governmental authority (if applicable) for such removal.
6. No lot shall be subdivided, or boundaries changed, except with the written consent of the Master Association.
7. Housing units shall have not less than a two-car attached garage and a concrete driveway.
8. All construction shall be subject to the rules and regulations under Article XII of the Master Declaration of Covenants, Conditions and Restrictions.
9. All building materials remaining at completion of a project must be removed from exterior of home within one (1) week.

**B. Site Plan**

1. Builders desiring to construct homes on vacant lots must submit a New Building Construction Form and attach a site plan which must be approved by the Master Association and the Master ARC Committee. If the home is designated as an HOA maintained home, the site plan must also be approved by the appropriate Association.
2. Setbacks must conform to setbacks of houses in the immediate vicinity.
3. The site plan must include the following information:
  - Elevation illustrations,
  - Dimensions of the home’s footprint,
  - Illustration of setbacks with dimensions,
  - Exterior paint colors selected from the Wellington Color Guide.

**C. Dwelling Specifications**

1. Owner maintained Homes: On lots designated as “Owner Maintained,” the house must be no greater than two (2) stories and designated as a one family dwelling. The foot print shall be no greater than 68 feet deep by 57 feet wide. It shall consist of no more than 4 bedrooms, 3 baths, and a 3 car garage.
2. Patio Homes: On lots designated as “Patio” the house must be one (1) story designated as a one family dwelling. The foot print shall be no greater than 74 feet deep by 40 feet wide. It shall consist of no more than 3 bedrooms, 2 baths, and a 2 or 3 car garage.
3. Villa Homes: On lots designated as “Villa” the house must be one (1) story designated as a two-family dwelling. The footprint shall be no greater than 58 feet deep by 85 feet wide. Each unit within the villa shall consist of no more than 3 bedrooms, 2 baths, and a 2 car garage.

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