



**ARCHITECTURAL
STANDARDS TABLE OF
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**LAUREL LAKES HOME PROPERTY STANDARDS
AND
ARCHITECTURAL CRITERIA**

Adopted by the Laurel Lakes Association, Inc. Board of Directors and Owners., on,

December 2019.

HOA Board of Directors
Laurel Lakes Association, Inc.



SECTION 1

General Information

1.0 Authority: To establish and appoint an Architectural Standards and Review Committee (ARC) and if one is not appointed the HOA Board will reside in its place to enforce the CC&R's of the Declaration and Architectural Standards as set forth below. The Board may appoint the Property Management Company as a designated representative to enforce these rules and to initiate violations and fines.

1.01 Purpose: The main purpose of the LAUREL LAKES Home Property Standards and Architectural Criteria is to create and modify standards, review and enforcements to meet the Associations Declarations **Section 6 – Architectural Control** and **Section 7 Use Restrictions and Owner Maintenance** into a single document. In doing so, the overall process is designed to produce an aesthetically pleasing community of high standards and quality. A balancing of the existing environment with compatible and complimentary single-family home designs and Common Property access requirements, all combining to protect and enhance the property value of each resident is also a goal. Specifically, the Home Property Standards and Architectural Criteria is an official document presenting rules and regulations to Owners within the community of LAUREL LAKES concerning the exterior of their homes and the property that surrounds it. Among the objectives of this document are the following:

(1) To establish a set of standards and criteria for owners to use to maintain and improve their current property to specific standards within this document and found within the Declarations.

(2) To allow owners to upgrade the exterior of their property and modernize features such as painting, lighting, landscaping and structural designs through an application submittal, review and approval process.

(3) To define standards on landscaping, pool installations, lanai caging, additions, exterior patios, fire pits, roofing and solar panels.

(4) To establish procedures for the processing and review of all plans by the Laurel Lakes ARC or HOA Board, including but not limited to plans for exterior new construction, remodeling, additions, expansions, landscaping or renovations.

(5) To authorize the ARC Committee and/or HOA Board to provide oversight and enforcement using a review and violation and process in accordance to **Section 6.05 Remedy for Violations** of the Declarations and using a Violation Notice Policy (in accordance with Florida HOA Statutes) posted on the Laurel Lakes official website.



(4) To encourage professional working relationships and coordinate the interaction between the homeowner and Contractor to insure the compatibility of design and construction with the community and with the existing environment.

All homesites within LAUREL LAKES are conveyed subject to these Home Property Standards and Architectural Criteria pursuant to the Master Declaration of Easements Covenants, and Restrictions for LAUREL LAKES. Each homesite owner, his successors and assigns, employees, agents, invitees, and licensees shall be bound by and meet and comply with the stipulations, requirements, terms, and conditions contained in this document. The Home Property Standards and Architectural Criteria and Covenants, Criteria and Regulations (CC&R) shall provide guidelines to eliminate misunderstandings, misinformation, and misrepresentations during the Owner renovation process.

1.02 Procedure for the Design Review Specific review procedures have been established by the Laurel Lakes Architectural Review Committee (ARC) (Ref. SECTION 6.01 & 6.02) and Board of Directors (BOD) to provide uniform and equitable administration of the Architectural Review Process. To uniformly apply these Home Property Standards and Architectural Criteria (known as Standards and Architectural Criteria), these procedures must be strictly followed, using submittals requests by owners and using the current Architectural Request Form. All applications being submitted must provide complete information, estimated project dates, property survey (Plat), engineering drawings (if necessary), pictures (if necessary), contractor information which may include; insurance certificate, professional license or other information, owner signature, and dated before the application can be properly reviewed for a decision (See 1.03 Application Procedures below). If information is missing it will cause a delay in the approval process. Review process cannot begin until completed application with all required information and signatures is submitted.

Attached hereto as Addendum "A" is an Architectural Request Application Form for each submittal (Ref. SECTION 6.04). Both the completed application and applicable fee, if required, must accompany any submittal prior to the ARC/Board's review. An application review fee of \$25.00 may be required for an application such as driveway replacement, extensive landscaping... but may be waived by the BOD at any time based on the extensiveness of the project. An application review fee of Three Hundred Dollars (\$300 00) is required for applications for pool installation, solar panels, addition(s), projects requiring Sarasota County and/or State Permits and projects requiring engineering drawings. (Ref. SECTION 6.03) The ARC and/or Board of Directors may wave this fee requirement upon understanding the details of the project or increase this fee due to the HOA needing to be more involved or if surveying and other inspections are requested either requiring a service cost to the Association or more management of the project by an Association Representative.

The intent of the Architectural Review Committee (ARC) is to uniformly and objectively review submittals to determine whether they meet the Standards and Architectural Criteria and the CC&R (Master Declarations) of LAUREL LAKES. The ARC and/or BOD has in its sole discretion the power to reject any submittal for any reason



whatsoever, including purely aesthetic grounds. However, the ARC or BOD shall not arbitrarily or unreasonably deny approval without a written decision.

The ARC and/or BOD shall have 30 days, from the date the request is received, to review a submittal and either approve, disapprove, or request additional information. Should the ARC and/or BOD fail to disapprove or request additional information within the 30 days, it shall be conclusively presumed that the ARC and/or BOD has **DENIED** such submittal in accordance with the Declarations under Section 6.04 APPROVAL OF PLANS FIND SPECIFICATIONS. (Amended 08-20-2015). Upon the approval of any submittal, the applicant must begin construction within 45 days of approval and complete it within 90 days unless stated on the request form and approved. The ARC and/or BOD has the discretion, to extend a project at any time due to unforeseen issues. An owner will have a 14-day period to submit a written Appeal on a denial decision to the ARC Committee or BOD. Once that period is over and a written Appeal has not been received, the decision is final. Once an Appeal is received the ARC or BOD will review the appeal and listen to the owner's remarks and make a final decision on the Appeal.

In those instances where strict compliance with the specific term, conditions, or criteria provided in the Standards and Architectural Criteria would create an undue hardship by depriving the owner the reasonable use of his lot or where, in the opinion of the ARC and/or BOD, there are unusual characteristics which affect the property or use in question and which make strict compliance with the Standards unfeasible, the ARC and/or BOD may grant a written variance from the Standards as long as the general purpose and intent of the Standards are maintained. All variance requests and approvals shall be in writing. Any variance shall be considered unique to the specific lot and conditions for which it was granted and shall in no respect neither constitute a change in or affect the terms and conditions as set forth in the Standards, nor set any precedent for future decisions.

1.03 Application Procedures The purpose of the application phase is to determine if the proposed structure meets the general Standards and Architectural Criteria. The ARC and/or BOD will review the submittal to determine its consistency with the Standards and Architectural Criteria and ~~not~~ with any building, plumbing, or other codes in effect in Sarasota County. Approval by the ARC and/or BOD indicates acceptance of the plans and design and allows the owner to commence construction.

Required to be submitted with the application are the following:

(1) Final detailed construction plans with a current site survey or owner property plat showing all easements and property lines, engineering drawings or other information to complete the project.

(2) Material specification for all exterior surfaces, showing type and sample of roofs, walls, fascia, and trim; windows, doors, and garage doors; patios, decks, pool tile, and enclosures; driveways, and building headlights, eyebrows, coining, and other accent materials that are proposed for change.

(3) Exterior color plan, showing color samples, sample ID codes and textures of all exterior surfaces.



- (4) Certified Pool drawings, mechanical pump and engineering drawings showing exact locations and setback locations to the property lines.
- (5) Mechanical/electrical equipment, solar panels, trash containers, etc. - location and cage/-lanai screen details and enclosure details.
- (6) Final landscape plan, to include plant list showing quantity, locations, plant names and sizes.
- (7) Final irrigation plans showing source of water supply and exterior shut-off valves.
- (8) Exterior landscaping and architectural lighting plan.
- (9) A copy of any Permits as required by Sarasota County.
- (10) A copy of all contractor(s) information, including current insurance, bonds (if any), professional license or other information that may be required.
- (11) Any applicable fees as required with the application.

For Construction for pools, lanai, decks, solar panels, or exterior additions require a \$300.00 fee for review and HOA Project Management Follow-up on completion dates and ARC requirements identified on the Application. Such ARC requirements include the following:

- (1) Site plan showing:
 - (a) property lines, easements, and setbacks,
 - (b) placement of structures including structure,
 - (c) existing grade, fill, finished elevation and proposed drainage.
- (2) Floor plans, elevations, and building sections showing:
 - (a) elevations all sides,
 - (b) detailed wall sections, detailed roof sections, pitch,
 - (c) minimum finished floor elevation.
- (3) Engineering Drawings

1.04 Enforcement Provisions In order to ensure that all construction within LAUREL LAKES adheres to the Standards and Architectural Criteria and that all contractors and lot owners fully comply with their approved plans throughout implementation, and that the adopted rules, regulations, and other procedures are strictly upheld, any violations must be properly noted and forcefully pursued to its conclusion. The ARC and/or BOD is charged with the duty of enforcement.

In the event any owner or builder who violates or breaches any Standards and



Architectural Criteria or other rule or procedure, such person shall be notified to correct the infraction via a Violation Notice. A continued violation shall result in the and/or the Community Association (BOD), its designees, and other parties having the right to enforce with fines, to seek all available remedies at law or in equity to compel compliance in enforcement of the Standards and Architectural Criteria. Issuance of a legal “Cease and Desist” order can be sought and sent to stop all work and re-establish communications in properly executing the ARC Request and BOD approval if necessary. The cost and attorney's fees incurred in such proceedings by the party having the right of enforcement who prevails in such action shall be borne by the owner in violation. The remedies shall include but not be limited to injunctive orders to stop construction, imposing a lien on the property, revoking prior approvals, withholding necessary or requested approvals, and other like remedies.

SECTION 2
Standards and Criteria

2.01 Application of Standards and Criteria The following standards and criteria have been adopted by the and BOD of the LAUREL LAKES ASSOCIATION, INC., and shall apply to any and all construction, improvement, or alterations of any structure, to any change to the exterior of any structure, and to grading, excavating, tree removal, landscaping or any other change to the grounds of a lot within LAUREL LAKES. The Architectural Standards and Criteria are minimum allowable requirements and are in addition to any other standards or criteria contained within this document or found within the Declarations (Ref. SECTIONS 6 & 7) and CC&R’s of the Association.

2.02 Approval Required. No construction, improvement, alteration or change to a structure or lot shall commence in any manner or respect until written approval by the Architectural Review Board (ARC) and/or BOD of LAUREL LAKES has been obtained.

2.03 Size of Residence. This requirement is need in case of home replacement due to fire, hurricane or other major damaging event. One possible thought for use here is the classic requirement that the replacement residence must fit the foundation’s original footprint with the minimum 1800 sq ft. The living area of each residence shall contain a minimum One Thousand Eight Hundred (1,800) air-conditioned square feet, exclusive of garages, porches, patios and terraces.

2.04 Setback Criteria. With the exception of driveways, walks, and mailboxes, no structures shall be allowed on any lot outside the building setback lines. **Minimum building setback requirements for a typical standard lot, created by the Developer and approved by the County, are as follows:**

	MIN	MAX
Front	20	30 Feet
Side	6	-- Feet



Rear 35

-- Feet

Setbacks for corner lots, Cul-de-sac lots and those that have an irregular shape may require different minimum setbacks and, where appropriate, a variance from the minimum building setback requirements may be granted by the and/or BOD to account for those lots. These lots will require a property survey showing all setbacks and currently approved and found within the documents of Sarasota County. Most owners have received a survey copy of their lots at the time of their settlement.

2.05 Residence and Additions The placement of additions within the setback limitations shall be in the most advantageous position to ensure that no trees are unnecessarily disturbed, that visual continuity and structural alignment is maintained and, that the view and privacies of surrounding residences are not adversely affected.

2.06 Grading and Drainage No grading shall be commenced until the site plan showing the nature and location of work has been submitted to and approved by the ARC and/or BOD.

All additions will be constructed at a minimum finished floor elevation as established by the engineer and approved by the BOD.

Existing trees and vegetation shall not be disturbed by grading unless otherwise approved by the Association BOD. Cuts and fills shall be designed to complement the natural topography of the site. Existing drainage structures shall not be altered or affected in any way so that stormwater management is maintained and in accordance with agreements with SWFWMD.

The flow of water shall be directed to existing draining structures in such a manner as not to allow run-off onto adjacent property nor allow puddles or ponding in paved or swale areas.

2.07 Design and Elevations As stated previously, this section may pertain to homes that are damaged in a major event such as fire, hurricane, sinkhole... Elevation approval shall consist of a review of the front, side, and rear elevations. All elevation treatments shall follow the common architectural design of the original residence as closely as possible and meet the architectural aesthetics of the community.

2.08 Foundation and Fill All structures shall utilize a concrete masonry block stem wall or monolithic construction to bring the finished floor to the established elevation. The elevation of the natural grade of the residential lot shall remain undisturbed and a minimum of fill should be used for landscaping purposes. This is imperative if homes are damaged and need replacement after a hurricane.

2.09 Exterior Wall Materials and Colors Artificial, simulated or imitation materials (i.e., plywood, aluminum siding, simulated brick, vinyl siding, etc.) are not permitted on the exteriors of a residence. The following exterior materials, in most cases, are acceptable and appropriated:



- a. Stucco
- b. Masonry – natural stone or brick
- c. Metals - factory finished durable anodized or baked on enamel for pool cages
- d. Faux (Cast Limestone) Architectural Stone – may be used for exterior accent with approval.

A materials sample board and color plan to include stucco, fascia, soffit, interior pool tile, decking, pavers, roof tile, and any building highlights, exit materials, eyebrows, etc. will be required to be submitted and shall conform to the natural color scheme of the development. Exterior colors and textures that in the opinion of the ARC and/or BOD would be inharmonious, discordant or incongruous with Laurel Lakes shall not be permitted. The colors of roofs, exterior walls, doors and trims shall be integral to, and harmonious with, the exterior color scheme of the residence.

2.10 Roofing Cement tile, flat, “S” or tubed, or clay tile, shall be the only roof materials permitted on all pitched roofs. The proportions of roofs shall be consistent with the architectural style of the residence and generally shall consist of at least two distinct levels. A minimum pitch of 5/12 on all roofs is recommended. All roof stacks, vents, flashing, and chimney caps shall be painted to match the approved roof colors. Roof tiles, stacks, and vents shall be reviewed and approved for roof colors. Roof stacks and vents shall be placed on the rear slopes of the roofs and shall not be visible from the street unless determined to be necessary. -

Flat roofing and tar and gravel surfaces are not permitted

Gutters and downspouts may be painted to blend with the exterior color scheme but must always complement the exterior wall painting and Architectural design of the home. The stormwater flow must be directed to, and conform with, the approved drainage plan and requirements. Solar water heating panels shall be reviewed on an individual basis, and if approved, shall not be visible from the street. Solar Home Energy Panels can be installed after review and approval by the ARC and/or BOD.

Roofing tile may be painted, but not recommended, to keep the architectural integrity of the roof, and to protect the clay tiles while refurbishing the roof to its original colors and design. **Owners are required to submit an ARC Request Form for review and approval if this process is chosen by the owner as being needed.**

Owners are required to keep the roof in proper maintenance and repair.

2.11 Windows, Doors, Awnings and Shutters Unfinished aluminum, bright finished, or bright plated metals on exterior doors, windows, frames screens, louvers, exterior trim or structural members shall not be permitted. Faux window shutters are not-permitted. Metal frames shall be either anodized or electrostatically painted and be in harmony with the exterior color and texture of the residence. Dominant awning or jalousie windows are not allowed. Awnings,



canopies, and storm shutters shall not be permitted or affixed to the exterior of the residence, except where it is an integrated and architectural design feature and only when approved by the and/or BOD. Hurricane Storm Shutters can be installed of unfinished metal. clear plexiglass or painted the color of the exterior of the home. Hurricane Storm Window Shutters can be installed at the beginning of the Hurricane Season as defined by the Hurricane Weather Forecasting Center (NOAA) and must be removed at the end of the defined season. Owners who keep Hurricane shutters continuously through the year will be sent violation notices and fines until they are removed and stored properly.

2.12 Garages, Driveways and Sidewalks Each residence must have a private, fully enclosed garage for not less than two cars. Garages shall be attached and part of the main dwelling and in keeping with the architectural style of the residence. Double garage doors shall be a minimum of 16 feet in width. Automatic garage door openers are required.

All residences shall have a poured-in-place or paver driveway of at least sixteen (16) feet in width at the garage entrance. Finished, pattern concrete, bominite imprint system, pavers, and impregnated stone finishes are permitted. Driveways may also be constructed of brick or interlocking pavers but must be of a stable and permanent construction. Asphalt, blacktop, and painted concrete are prohibited. Driveway aprons must be patterned in the same manner as the driveway. Circular driveways shall not be permitted except by written approval of the and/or BOD.

Sidewalks, where required, are to be installed during the construction of the residence and completed prior to the issuance of the Certificate of Occupancy. The installation and all associated costs shall be the responsibility of the residence owner or builder. Sidewalks will conform to the requirements of the survey plat drawings for LAUREL LAKES governing the particular lot. Driveways shall be continuously constructed through each sidewalk where they intersect except when approved in writing by the Barton Farms Architectural Review Board.

2.13 Fences and Walls Decorative entry walls, entry gates, courtyard walls, and privacy walls surrounding, and abutting pool decks are considered structures appurtenant to the residence but may be allowed within the building setback. Said structures, if approved, may not exceed an average height of four (4) feet exclusively of pillars or ornaments and shall in no instance exceed six (6) feet in height, and shall be designed and constructed of material identical or compatible with materials, colors, finishes, textures, and architectural style of the principal structure. Individual treatment shall be a determining factor of any approval.

2.14 Swimming Pools and Enclosures All swimming pools must be in ground. Pools shall not be permitted on the street side of the residence and no screening of a pool may stand beyond a line extended and aligned with the side walls of the dwelling. No portion of any pool, decking or enclosure shall be permitted to extend outside the building set back lines. All screen framing, doors, door frames, and structural members of enclosures shall be anodized or electrostatically painted a color in harmony with the exterior color and texture of the residence.



All new installed pools or renovated pool areas must be enclosed with a lania cage screen for safety of residents and to protect from wildlife encroachment such as alligators in the pool areas.

2.15 Electrical and Mechanical Equipment All electrical, electronic and mechanical equipment, including air conditioning compressors and condenser, swimming pool equipment, transformers and meters, and sprinkler controls shall be properly housed within an enclosure constructed with the residence or landscaped (minimum of 80% coverage when installed) in a manner that will blend with the site. No window air conditioning shall be permitted. Wall air conditioning units such as Mitsubishi or others may be allowed if approved by the ARC and/or BOD.

2.16 Antennas All Antennas of any type (including satellite dishes for Cable) must be concealed and installed either inside the residence or not visible from the road or adjoining residences. In no case shall any type of exterior mounted antenna be installed without written approval of the ARC and/or BOD. No Radio Sideband, HAM or other communication service antennas can be installed without BOD approval.

2.17 Accessory Structures Swing sets, backboards, or basketball hoops permanently affixed to the home are not permitted (only portable units that can be wheeled into the home after use are allowed). Dog houses, tool sheds, bird feeders, or structures of similar kind or nature shall not be constructed, installed, or placed on any part of a homesite. No decorative objects such as sculptures, bird baths, fountains, flag poles, and the like shall be placed or installed on the street side of any lot without the approval of the ARC/BOD. A flagpole displaying the American Flag may be installed in the back of the property with lighting, but it must still be approved under the ARC and/or Board due to landscape lighting requirements and maintenance easements. Any such lighting must be installed in such a manner as not to create a nuisance for any other resident of Laurel Lakes.

2.18 Mailboxes and House Numbers To insure a uniform theme through LAKES no mailbox, newspaper box, or another receptacle of any kind for use in the delivery of mail, newspaper, magazines, or similar materials shall be of a type other than the design that will be made available at Laurel Lakes Association, Inc's expense. The location of the mailbox is determined by the United States Post Office. Mailboxes, Street Posts, and Street Lamp Posts are maintained by the HOA and are under a commercial contract. If damaged, the HOA needs to be notified.

House numbers must be legible, simple in design, on an appropriate scale, and of "professional" quality. They should be placed to be read left to right with Arabic numerals. The material and color shall be compatible with the architectural style of the residence to which they will be attached. House numbers are required to be located on each home and must be easily visible by Emergency Services, the US Postal, FedEx and UPS. No house numbers shall be affixed to the exterior of the residence without prior approval of the ARC and/or BOD.

2.19 Exterior Lighting All exterior lighting must be approved by the and/or BOD prior to installation of said lighting. Exterior fixtures with sodium-vapor bulbs will not be



permitted due to the color of the light and its relationship with the typical ambient residential lighting. Proposed exterior lighting shall be detailed on an electrical plan and/or landscape plan identifying wattage, aiming angle, and isofoot candle curves. Exterior lighting, which in the opinion of the and/or BOD would create a nuisance (**Ref. SECTION 7.07**) to the adjoining property owners or other neighbors, will not be permitted. All exterior lighting shall be buffered from surrounding residences and shall not be directed to any streets, roadways or across lakes. Colored lighting is prohibited.

The lighting fixture design must be compatible with the architectural design and appropriately located. The lights must be directed downward, defused, shielded, or of low wattage. Indirect landscape lighting may be permitted if approved by the ARC and/or BOD. The reviewing party will use the guidelines (95-001) TECHNICAL BULLETIN – EXTERIOR LIGHTING DESIGN (rev 2002) as defined in the current CC&R to help address this issue.

2.20 Landscaping. A landscaping plan must be submitted and reviewed for approval by the Architectural Review Board (ARC) or BOD prior to the commencement of construction or installation of plants and foliage and shall meet in all respects the landscaping requirements of Section 4 hereof. No artificial vegetation may be placed or maintained on the exterior portions of any lot or property within the Association. (**Ref. SECTION 7.11 of CC&Rs.**)

2.21 Sidewalks, Driveways and Walkways Owners are responsible to keep sidewalks driveways and walkways cleaned and power washed so that no debris, mold, water pooling, or slippery areas occur which can cause residents to fall or trip when using the sidewalks. Proper drainage from the sidewalks and driveways must be maintained at all times to not allow for water pooling. Cracks, concrete damages, or concrete erosion areas on the same shall be repaired, replaced and/or resurfaced by the owner. Notification of sidewalk damages should be reported to the ARC and/or BOD immediately and work must be approved and supervised by the ARC and/or BOD. (**Ref. SECTION 7.14.02**). Driveways need to be properly cleaned and properly maintained including the removal of weeds, leaves, and other debris from the surface area and between pavers.

2.22 Trash Removal No garbage, trash, refuse, or rubbish shall be deposited, dumped or kept on any PROPERTY except in closed sanitary garbage collection facilities (Plastic Trash Containers with lids or County approved Receptacles ONLY no metal trash containers allowed). Garbage containers must be kept in the garage until the day(s) for County removal. No noxious or offensive odors shall be permitted. No refuse shall be allowed to accumulate so as to be detrimental to the surrounding area. Garbage bags, recyclable bins, or private trash containers required to be placed near any street for collection purposes shall not be placed outside more than twenty-four (24) hours prior to scheduled collection times and shall be returned to storage the same day after collection. (**Ref. SECTION 7.14.05**)

2.23 Toys, Strollers or Children’s Play Auto-Vehicles No toys, balls, strollers or play auto-vehicles... can remain on the exterior of the owner’s property for more than 24 hours. All items of this type must be stored properly in the garage or home when use for the day is finished.



2.24 Signs No sign advertising the sale, lease, or rental of any LOT, and/or DWELLING thereupon, no garage sale or similar sign and no political sign, advertising or commercial sign shall be posted, displayed, inscribed, or affixed to, or be visible from, the exterior of a LOT or upon any COMMON PROPERTY, without the prior written consent of the Board of Directors, or the party exercising architectural control. Other types of signs may be permitted, subject to the approval of the party exercising architectural control as elsewhere provided. Home” For Sale” Signs must conform to the prescribed standard. Owners are required to contact the Property Management Company for details and requirements of the standard “For Sale” signage. (**Ref. SECTION 7.05 of CC&Rs**)

2.25 Plant Pots (Planters) Architectural/Decorative Pots/Planters for planting may be used with approval from the ARC and/or BOD if installed as part of the landscaping and complementing the design and façade of the landscape and property. Plants, shrubs, or trees must be planted either in the landscaping soiled areas or planted in Architectural/Decorative planters and not left in the original “garden center” container pots.

2.26 Hurricane/Storm Seasons Owners must remove objects, including planters from their lawns and exteriors and properly store such items so as to not allow them to be projectiles during a storm or hurricane event. All Hurricane Shutters are to be removed after the Hurricane Season, as defined by NOAA and the State of Florida unless approved by the ARC and/or BOD.

2.27 Clothes Lines No clotheslines or clothes poles shall be erected, maintained, or permitted on the exterior of any LOT unless hidden from view from adjacent LOTS and approved by the ARC and/or BOD. (**Ref. SECTION 7.04**)

2.28 Weapons No weapon (pistol, rifle, crossbow, hunting bow, pellet rifle/gun or air rifle/gun...) may be discharged within the community of LAUREL LAKES. Owners are responsible for their guests and/or lessees if violations occur. Owners/Violators will be subject to fines as well as possible Local, State, and Federal Regulation charges. Any legal charges are subject to full collection and reimbursement under Florida State Laws and the Association’s Declarations and must be paid by the owner and/or violator of such infraction. Any damages to the neighbor’s property and/ or to persons are the owner’s and/or violator’s responsibility for restitution and the Association takes no liability for the results of any such incurred damages resulting from such actions.

2.29 Solar Home Energy Systems Homeowners can install home solar energy panels to their roof and must conform to the Florida Statutes concerning contractors, installation and location on the roof. A complete set of engineering drawings, documents and specifications are required for review and approval by the ARC/BOD. Owners must abide by all HOA easement requirements and must have the solar panels located in the proper direction and within the solar degree radius identified for the State of Florida.



SECTION 3

Construction and Exterior Additions Standards and Guidelines

3.01 Applicability of Construction and Additions Standards and Guidelines The following standards and guidelines have been adopted by the Architectural Review Board (ARC) or BOD of the LAUREL LAKES ASSOCIATION, INC., and shall apply to any and all construction, improvement, addition, or alteration of any structure, alteration of any lot, to any change to the exterior of any structure, and to grading, excavating, tree removal, landscaping or any other change to the grounds of a lot within LAUREL LAKES.

3.02 Portable Toilets If needed during a reconstruction process due to fire, hurricane or other major damage events a portable toilet may be placed on the lot site and in a manner to least disturb other residents, roadways or access, or any other possible construction.

3.03 Site Clean-Up All construction or installation materials must be maintained in a neat and orderly fashion. The trash from construction work, either interior or exterior, will be contained in a trash dumpster or removed from the job site on a routine or daily basis depending on the amount of trash/debris. The builder is responsible for trash that blows off the site and shall retrieve such trash immediately. No trash receptacles or trash-hauling trailers may be parked or located on the street without the expressed written consent of the ARC or BOD.

3.04 Working Hours The construction working hours shall be from 7:00 A.M. to 6:00 P.M. Monday through Friday and from 8:00 A.M. to 6:00 P.M. on Saturdays. No construction is allowed on Sunday without approval from the BOD. Additional hours may be approved upon written approval from the ARC and/or BOD.

3.05 Parking Pertaining to Construction Vehicles No vehicles shall be parked on any private streets within LAUREL LAKES, without the written permission of the BOD.

3.06 Speed Limit The maximum speed limit within LAUREL LAKES is **15** miles per hour and shall be strictly observed at all times. It is recognized that heavy loads exceeding 10 miles per hour are deleterious to the LAUREL LAKES ASSOCIATION, INC. (HOA) reserves the right to restrict the use of the private roadways by any contractor or subcontractor who has violated the LAUREL LAKES speed limit and may fine the owner who has employed said contractor or subcontractor in accordance to the Declarations for not warning their contractor of such a rule.

3.07 Cleaning of Site After Landscaping Any plants, vegetation, or trees uprooted or cut down on the homeowner's site shall be removed from the job site and from LAUREL LAKES within 24 hours. All tree removals must include full stump removal from the ground and proper filling and sod installation to bring the lawn back to a finished appearance.

3.08 Erosion, Sedimentation and Site Drainage Every effort shall be made to prevent erosion and/or sedimentation of building site. In the event erosion occurs during



construction, the builder shall take the necessary steps to confine and control erosion using Sarasota County and State mandates. During any construction or installation, stormwater shall not be allowed to pool or pond on the job site and shall substantially comply with the drainage requirements of Section 2.06 hereof. In addition, the owner and contractor shall ensure that no sediment from the construction site shall be allowed to enter retention ponds or the storm drainage system that feeds said ponds.

3.09 Noise Construction noise shall be kept to a minimum. No radios or music shall be played that can be heard from the construction or installation site.

3.10 Alcohol Absolutely no alcoholic beverages of any kind are permitted on any job site by any contractor or vendor. Owners are responsible for implementing and warning their vendors and contractors of this policy. If a violation occurs it may lead to suspension of the use of the Common properties such as pool, gym or tennis courts and significant fines of \$500.00 or greater plus recovery for any legal expenses that may occur from any damages, neglect or assaults to residents or property.

3.11 Animals Absolutely no animals are permitted to be brought into LAUREL LAKES by anyone other than on owner of a residential home site during the construction or installation of any products or while landscaping or lawn cutting.

3.12 Damage to Private and Community Property It is the responsibility of each owner, contractor, and sub-contractor to inspect the curbs, sidewalks, gutters, roadways, landscaping, street signs, and other community or private property around the owners' site prior to construction to determine if there is any damage. If damage is noted, the contractor shall immediately notify the owner and BOD so a determination for repair/replacement can be made. Damage to curbs, sidewalks, gutters, roadways, landscaping, street signs, and other community or private property noted after construction has begun is the responsibility of the owner, and shall be immediately repaired/replaced at the owners' expense. All damages and repairs must be brought back to their original conditions or standards as they were originally installed. Any cost reimbursement for these damages by the contractor and/or subcontractor to the owner shall be a private agreement between the owner and the contractor and/or subcontractor.



SECTION 4

Landscaping Standards and Criteria

4.01 Applicability of Landscaping Standards The following landscaping standards have been adopted by the ARC and/or BOD of the LAUREL LAKES HOA and shall apply to any and all homesites within LAUREL LAKES. The ARC and/or BOD have adopted the landscaping standards as an integral part of the LAUREL LAKES Standards and Architectural Criteria. No home construction or addition, alteration, or change to any structure or lot which affects any exterior elevation, or portion of a lot, shall commence in any manner or respect until the Architectural Review Committee and/or BOD has approved the landscaping plan thereof. Xeriscaping areas should be encouraged for purposes of water conservation. All diseased or dead sod, plants, trees, shrubs, or flowers shall be promptly replaced. All landscaping shall be regularly maintained in first-class condition and appearance, including mowing, trimming, fertilization., irrigation., weed, insect, and disease control by OWNER from the edge of the road curb to the rear yard wall, to the water's edge of any Lake or other adjoining water body. (Ref. SECTION 7.14.03)

4.02 Landscape Plan A landscape plan shall be submitted by the owner to the Architectural Review Board (ARC) and/or BOD prior to any and all installation of plant material, irrigation system, sod, and any other improvement that shall alter or modify the landscape of the homesite as well as identify any changes to the water drainage and slopes/swales of the property.

4.03 Sod All lots shall be completely sodded so that the only areas not sodded will be areas receiving other landscaping or areas receiving constructed improvements and areas that the and/or BOD deems unnecessary for sod due to its existing natural character (e.g. environmentally sensitive areas). The limits of sodding must be shown on the Landscape Plan for approval.

All lots must be sodded with St. Augustine sod and must be carried to the edge of the pavement of all adjacent public or private roads as well as the water's edge on lakefront lots. Owners can do their own lawn repairs and spot sodding, or seeding may be applied as necessary to maintain the lawn back to its original installation and condition. It is recommended to use a professional landscaper or lawn service since Florida lawns care and maintenance are significantly different from other areas of the United States.

4.04 Sprinkler Systems All homes are required to have a fully automated underground irrigation system for irrigation of the sod and landscaping. Owners are required to connect to the Sarasota County Reclaim (Re-Use) Water Distribution System, which is provided within the community of LAUREL LAKES, as the source for owner property irrigation system. All home irrigation systems must have functioning irrigation controls, properly working sprinkler heads and a visible external shut-off valve (accessible on the exterior of the property) so that irrigation water can be shut-off at the home without shutting off the entire community's irrigation system.



All lots must provide irrigation spray coverage so as to overlap with adjoining properties and extend to the edge of street pavement. The system shall be designed so that **no/minimal** spray pattern shall extend within the sidewalk or the street. If re-use water is delivered to the sidewalks areas, it must be allowed to drain to the streets and curbs for run-off to the storm drainage systems. Home irrigation systems should be turned off or reprogrammed during the Rain Seasons in Florida. Over-watering of lawns and landscaping will result in Violation Notices and fines to owners.

The Community Irrigation System and the use of reclaimed water is **not free**. The HOA is charged monthly for the use of the water, and this is paid through Homeowner Assessment rates. Owners are required to follow the Laurel Lakes community irrigation schedule which is posted on the website.

4.05 Perimeter Landscaping of House The entire perimeter of the house (including pool cages) shall be landscaped with appropriate hedge-type planting. Hedge plants shall be approved by the ARC and/or BOD and should be submitted with a landscape plan.

4.06 Hardwood and Palm Trees All tree planting or removal requires an owner to submit an ARC Request Form and must be approved by the ARC and/or BOD before removal.

4.07 Flowering Bushes Each homesite must have at least two (2) flowering bushes in the front and two (2) flowering bushes in the rear. A flowering bush would be of a bougainvillea, oleander, hibiscus tree standard, or equivalent. If other, it will need to be approved by the ARC and/or BOD. All plants should be drought-friendly requiring low watering requirements when possible.

4.08 Planting Beds A condition of the Landscape Plan will be a planting bed and shrub planting program requiring each lot to provide a determined amount of planting bed area and shrubs within the front and yard area. The program requires a minimum of five percent (5%) of the total lot area to be made up of planting bed area in shrub planting. The front yard must have a minimum of forty percent (40%) of the proposed planting bed area and a minimum of thirty percent (30%) to be located in the rear yard area.

All planting beds will be maintained to be free of all weeds and unsightly materials. The ground cover of the planter bed must be that of gravel/stone, mulch, bark chips, and/or plant material.