

ARCHITECTURAL CONTROL STANDARDS AND GUIDELINES

for The Lakes at Tradition Homeowners Association

A HANDBOOK FOR HOMEOWNERS

**Version
January 2018**



The Lakes at Tradition Homeowners Association
11428 SW Tradition Lakes Boulevard
Port St. Lucie, FL 34987
(772) 345-0690

PURPOSE OF THE HANDBOOK

The purpose of this handbook is to familiarize homeowners with the objectives, scope and application of design standards and guidelines, which will be used to maintain the aesthetic appearance and environmental quality of the community.

The handbook provides specific design standards and guidelines that have been adopted by The Lakes at Tradition Homeowners Association Board of Directors. It also explains the application and review process that must be adhered to by homeowners seeking approval for any exterior modifications or changes to their homes or Lots that are subject to approval by the Association. Homeowners are reminded that approval by the Architectural Control Committee (ACC) for a proposed change does not remove the need for the appropriate building permits or other documentation. This handbook will serve as a valuable reference source and will assist homeowners in preparing acceptable applications for review by the Association's Architectural Control Committee. All homeowners are encouraged to familiarize themselves with its contents and to retain the handbook for future use.

BASIS FOR AND OBJECTIVES OF PROTECTIVE COVENANTS

The legal documents for the Homeowners Association include the Declaration of Covenants, Conditions and Restrictions. They impose use restrictions and specify the process for obtaining approval for changes, improvements or alterations to an owner's Lot. Legally, these covenants are a part of the deed for each home and are binding upon all initial homeowners and their successors in ownership, irrespective of ***whether these owners are familiar with such covenants.***

The primary purpose of this document is to establish design guidelines for the entire community. The promulgation and enforcement of design guidelines is intended to achieve the following objectives:

- Maintain consistency with the overall design concept for the community,
- Promote harmonious architectural and environmental design qualities and features,
- Promote and enhance the visual and aesthetic appearance of the community,
- Maintain a clean, neat, orderly appearance.

The enforcement of design standards not only enhances the physical appearance of a community but also assists in protecting and preserving property values. Homeowners who reside in association communities that enforce design covenants are protected from actions of neighbors that can detract from the physical appearance of the community and, in some cases, diminish property values. In fact, surveys of homeowners living in association communities consistently reveal that this was an important consideration in their decision to purchase a home.

Mission and Values of The Lakes at Tradition

As a Board of Directors, building a strong community is our top priority. To that end, we have adopted the following mission and values statement.

Mission:

- Foster a sense of community
- Preserve home equity value
- Maintain a safe environment
- Proactively and reasonably implement the covenants
- Give pride to our community, including lessees.

Values:

- Provide clear, regular and transparent communication to all homeowners (resident, nonresident, banks and investors) and to lessees.
- Balance cost and quality of service in order to set maintenance fees at a reasonable level while maintaining the property and planning for the future.
- Foster participation by including as many residents as possible in committees.

ROLE OF THE ARCHITECTURAL CONTROL COMMITTEE

All homeowners are automatically Members of The Lakes at Tradition Homeowners Association (“the Association”). The Association is a not-for-profit corporation that owns and is responsible for the upkeep and maintenance of all common properties within the community. The Association is also responsible for the administration and enforcement of all covenants and restrictions. The Declaration of Covenants, Conditions and Restrictions for The Lakes at Tradition Homeowners Association provides the scope and authority of the Architectural Control Committee (the “ACC”). The Board of Directors of the Association appoints the members of the ACC. The Architectural Control Committee is responsible for enforcing the Association's Community-Wide Standard for exterior modifications to homes and improvements to Lots as proposed by Lot owners. The ACC will review and approve (or disapprove) applications submitted by Lot owners for exterior additions, alterations or modifications to a home or Lot using Design Guidelines approved by the Association's Board of Directors and the governing documents of the Association. As part of its responsibilities, the Architectural Control Committee will make recommendations to the Board of Directors with respect to the modification of the Design Guidelines initially approved by the Board of Directors. Subject to the mandates contained in the Association's governing documents and provided for under applicable Florida law, the Board of Directors will also be responsible for reviewing possible violations of the Association's Design Guidelines.

ALTERATIONS REQUIRING REVIEW AND APPROVAL BY THE ARCHITECTURAL CONTROL COMMITTEE

Any changes, permanent or temporary, to the exterior appearance of a building or Lot are subject to review and approval by the Architectural Control Committee. The review process is not limited to major additions or alterations, such as adding a lanai enclosure, pool, or patio. It includes such minor items as changes in landscaping. Approval is also required when an existing item is to be removed. There are several exceptions to this otherwise inclusive review requirement.

- Building exteriors may be repainted if there is no color change from the original. Similarly, exterior-building components may be repaired or replaced so long as there is no change in the type of material and color.
- Minor landscape improvements do not require Architectural Control Committee approval. This includes foundation plantings, single specimen plants or small-scale improvements that do not materially alter the appearance of the Lot, involve a change in topography or grade, and which are not of a sufficient scale to constitute a natural structure.

If there is any doubt as to whether a proposed exterior change is exempt from design review, and approval, homeowners should first seek clarification from the Architectural Control Committee before proceeding with the improvement.

APPLICATION AND REVIEW PROCEDURES

Application and review procedures that will be used by the Architectural Control Committee are detailed below.

- **Applications.** All applications for proposed improvements must be submitted in writing using the application forms authorized by the Architectural Control Committee. A copy of these forms is included as an exhibit to this handbook. Applications must be complete to commence the review process. Incomplete applications will be returned to the applicant with a statement of deficiencies that must be remedied to be considered for review.
- **Supporting Documentation.** The application must include a complete and accurate description of the proposed improvement(s). To permit evaluation by the Architectural Control Committee, supporting exhibits will frequently be required. Examples include: a Lot survey, overhead and/or elevation drawing(s) showing the location and dimensions of the proposed improvement; architectural drawings or plans, as applicable; landscape plan; material and/or color samples, etc. The design guidelines and application forms provide guidance with respect to the supporting documentation required for various types of improvements.
- **Time Frame for Completion of the Review.** The Architectural Control Committee is required to approve or disapprove any proposed improvement within thirty (30) days after the receipt of a properly completed application. However, the thirty (30) day review period will only commence upon the receipt of a complete application form, including any required exhibits. It is therefore advisable for homeowners contemplating substantial improvements to first ensure that they are aware of all required supporting documentation prior to submitting a design review application.
- **Notice of Approval/Disapproval.** Homeowners who have submitted design review applications will be given written notice of the decision of the Architectural Control Committee. The management company as directed by the ACC will issue this notice. Please do not contact the ACC in the interim of this process for approval or denial.

DESIGN GUIDELINES

The Board of Directors has adopted the specific Design Guidelines detailed below.

Please note: These guidelines will not cover every situation. If you wish to make a permanent or significant visual modification to your property that is **NOT** explicitly covered in these Design Guidelines, you still must submit an application to the Architectural Control Committee. Please follow the application procedures and note on your application that your request is a special circumstance.

ANTENNAS AND SATELLITE DISHES

Except as otherwise provided by law, exterior antennas are prohibited. Homeowners may install satellite dishes for the purpose of receiving audio and/or video programming and media reception. A dish that is one meter (39") or less in diameter is permitted. Masts higher than six (6) feet will not be permitted unless required for reception. If reception cannot be obtained from installations using a mast, the satellite dish may be mounted to the outside of the Unit in the location that best minimizes its visibility from the street and from other homes. The dish should be mounted on the back of the Unit or otherwise placed to hide it from street view and may not extend above the crown of the roof.

CLOTHESLINES

Semi-permanent clothes lines or similar apparatus for the exterior drying of clothes are not permitted. Removable clotheslines may only be erected during daylight hours and only in locations that best minimizes their visibility from the street and from other homes and must be removed when not in use. Additional information can be located by referring to Chapter 163.04, *Florida Statutes*.

COLOR CHANGES (EXTERIOR PAINTING)

Homeowners may repaint the exact colors (in tint, tone, and shade) that the house is already painted, including base color, trim color, and accent color. The Association will have the approved color palette on file. ACC approval is not required for this option; however, any color change requires ACC approval. No spraying of paint is permitted.

Decorative shutters may be painted using one of the approved color palettes (Black, White, Green). Any change to an existing shutter color using the approved color palette requires ACC approval.

The Association office will have all approved base, trim, and shutter color palette on file. See also Exhibit A.

DOORS AND DOOR GLASS

Capri Unit homeowners installing glass front door inserts must use approved hurricane impact glass or simultaneously install hurricane shutters. Homeowners installing glass front door inserts must sign a waiver of responsibility provided by the Association prior to Architectural Control Committee approval being granted.

French door replacements for sliding patio doors must have approved hurricane impact glass or the homeowner must simultaneously install hurricane shutters. All doors and trim must be painted white.

All draperies, curtains, shades, or other window coverings installed that are visible from the exterior must

have white, off-white, or beige backing unless approved by the Architectural Control Committee. Wood colored blinds may also be installed and do not require ACC approval. Reflective glass or reflective window tint is prohibited.

DOOR HANGERS, ORNAMENTS, AND WREATHS

Seasonally appropriate and decorative door ornaments and wreaths do not require Architectural Control Committee approval. However, the Association has the right to determine the reasonable number of door hangers and wreaths and prohibit any displays that may be offensive (intolerant or inciting hatred against others, discriminatory, harassing, bullying, promoting physical harm or cruelty, containing shocking, sexually explicit, or obscene gestures).

DRIVEWAYS

Architectural Control Committee approval will be required for all driveway reconstruction, extensions, modifications and additions to driveways. The primary considerations will be no adverse aesthetic or drainage impact on adjoining Lots or common area. Additions or modifications must be of the same materials as the existing driveway and shall not exceed the width of the garage. Driveways cannot be painted.

EXTERIOR LIGHTING

No exterior lighting may be directed outside of the applicant's property. Proposed additional lighting will not be approved if it will result in an adverse visual impact to adjoining neighbors due to location, wattage or other features. If there is a dispute, the Architectural Control Committee shall be responsible for determining whether exterior lighting is an annoyance or unreasonably illuminates another owner's property.

Proposed replacement or additional fixtures must be approved and compatible in style and scale with the applicant's house.

Low-voltage or solar-powered landscape lighting, including low voltage floodlighting, is permitted along walkways, planting beds, or other landscaped areas, so long as all wiring is concealed from view, and light fixtures do not stand more than 12" above the ground. No more than 10 lights per Lot are permitted without prior approval from the Architectural Control Committee. Recessed soffit lighting is permitted along walkways only. All exterior lighting must be well maintained and functional at all times.

All exterior lighting, except for exterior coach lights, must be fitted with white colored bulbs. Exterior coach lights may only be fitted with white or yellow bug light colored bulbs. Replacement of Developer installed coach lights must be of similar size and style to original fixtures. Homeowner is responsible to caulk and touch up paint on stucco for replacement fixtures that do match original fixture design print.

FENCES

Except for walls constructed by Developer, there shall be no fence or wall permitted on any Lot unless it meets the requirement below and has been approved by the Architectural Control Committee as to height, design, material, color, location, etc. All fences shall be white aluminum. No chain link fences shall be permitted. Landscape buffers may be required by the ACC on the outside of any fences and walls. Except for fences installed by the Developer:

- No fences shall be constructed past the portion of the front of the house set farthest from the street. See also Section 720.3035 (3), *Florida Statutes*.
- No fences shall be constructed over a landscape or drainage easement without Architectural Control Committee approval.

Also, except for fences and walls installed by the Developer, no fence or wall may be constructed in which any section, part, or decorative detail is higher than five (5) feet. All fence installations must include one minimum four (4) foot wide gate with self-closing in-swing hinges at the front of the Lot and one minimum five (5) foot wide gate with self-closing in-swing hinges at the rear of the Lot for Association maintenance access and, if subject to the "Zero Lot Line Easement", must be accessible to the adjacent Homeowner for maintenance of their Unit; and may not attach to Lot perimeter walls abutting the Zero Lot Line Easement, but must be attached to a post directly adjacent to the abutting Lot perimeter wall.

Prior to installation, a request shall be submitted to the Architectural Control Committee. This submittal shall include a Lot Survey with the proposed location and Elevation Drawing showing the design type of fence to be installed. The ACC will review the request based on height, design, location, etc. Owner is responsible for obtaining any building permits through the City Building Department.

FLAGS AND FLAGPOLES (In accordance with Section 720.304, *Florida Statutes*)

- Any homeowner may display one (1) portable, removable United States flag or official flag of the State of Florida in a respectful manner, and one portable official flag in a respectful manner, not larger than 4 1/2 feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag, regardless of any covenants, restrictions, bylaws, rules or requirements of the Association.
- Any homeowner may erect a freestanding flagpole no more than 20 feet high on any portion of the homeowner's real property, regardless of any covenants, restrictions, bylaws, rules, or requirements of any association, if the flagpole does not obstruct sightline at intersections and is not erected within or upon an easement. The homeowner may further display in a respectful manner from that flagpole, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association, one

official United States flag, not larger than 4 ½ feet by 6 feet, and may additionally display one official flag of the State of Florida, or the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag. Such additional flag must be equal in size to or smaller than the United States flag. The flagpole and display are subject to all building codes, zoning setbacks, and other applicable governmental regulations, including, but not limited to, noise and lighting ordinances in the county or municipality in which the flagpole is erected and all setbacks and locational criteria contained in the governing documents.

Temporary flagpole staffs that do not extend higher than the roof of the house and are attached to the dwelling Unit do not require approval by the Architectural Control Committee.

The following flags shall not require ACC approval, provided no more than two (2) are displayed on a pole as described in this section:

U.S. flag (not to exceed 54" x 72" in size) State of Florida flag (not to exceed 54" x 72") Official flags of the U.S. Armed Forces-U.S. Army, Navy, Air Force, Marines or Coast Guard (not to exceed 54" x 72" in size).

HOLIDAY DECORATIONS AND LIGHTING

For publicly observed holidays or religious observances, except those occurring in December, residents may display holiday themed decorations from one (1) week prior to the holiday until one (1) week after the holiday. For other commemorative special occasions, exterior coach lights may be fitted for a one (1) week period with colored bulbs that pay tribute to the theme.

For publicly observed holidays or religious observances occurring in December, residents may display holiday themed decorations from Thanksgiving Day until January 10 of the following year.

No Architectural Control Committee application shall be required. However, the Association has the right to determine the reasonable number of holiday decorations and lighting, and prohibit any displays that may be:

- Excessive in number, size or brightness;
- Offensive (intolerant or inciting hatred against others, discriminatory, harassing, bullying, promoting physical harm or cruelty, containing shocking, sexually explicit, or obscene gestures);
- Draw excessive traffic;
- Unreasonably interfere with the use and enjoyment of the Common Area and/or adjacent Lots; or
- Cause a dangerous condition to exist.

The resident must remove the decorations or lighting within 48 hours after receiving written Notice from the Association.

Any themes that incorporate music must obtain permission from neighbors prior to installing sound (except if sound is available via radio waves). Sound must cease at 9:30 PM.

Decorations must not be on the lawn or landscaping to deter landscaping maintenance. If the decorations are determined by the Association to prohibit or complicate lawn maintenance, resident must remove the decorations immediately upon notice.

LANDSCAPING

The Architectural Control Committee must approve in advance all major landscape installations or changes. Examples include, but not limited to, the removal or installation of trees and expansion of plant beds that did not exist when the house was originally built. Approvals will be evaluated based on the scale of the proposed installation and the Lot size and location within the community.

Lots are to be planted with grass or plant beds or "Florida Friendly" landscaping. See Appendix B for a listing of Trees, Plants, and Vines Prohibited to be installed on any Lot. No artificial vegetation shall be permitted on the exterior of any portion of a Unit.

No additional landscaping is allowed between the sidewalk and street beyond what was installed by the Developer. No landscaping may encroach on adjacent Lots or Common Areas. All Lots located at street intersections shall be landscaped to permit safe sight across street corners. No fence, wall, hedge, shrub, or planting shall be placed or permitted to remain where it would create a traffic or sight problem.

One statue or ornament not more than 24 inches in height or width shall be allowed in a front yard garden bed. All statues and ornaments must be neutral in color in earth tones ranging from sandstone to beige to light brown. No statues or ornaments are to be placed in the lawn in the front or side of any home or in the lawn of any Common Areas.

Maintenance and replacement of additionally installed landscaping is the responsibility of the Homeowner.

An application is required for the installation of all landscape borders, edging or similar structures to be located on the Lot. All borders, edging, or similar structures must be neutral in color in earth tones ranging from sandstone to beige to light brown and one style throughout the Lot. The use of railroad ties is prohibited. The Architectural Control Committee will only approve landscape borders that are constructed up to two courses high or a maximum of eighteen (18) inches whichever is less. The border/edges must follow the established landscape pattern.

Capris model homeowners applying for any landscape modification or addition in shared alcoves must

submit, with other required additional supporting documentation, a signed consent for the proposed work from the adjoining homeowner.

MULCH

Plant beds and trees surrounded by edging may be mulched with brown or red colored pine bark, cypress mulch, or synthetic mulch. Decorative stone, chips, and pebbles are only permitted when used in conjunction with a rigid permanent landscape edging. Decorative stone, chips, and pebbles may only be beige, brown, or gold in color.

Material shall be of a single-color scheme and type throughout the landscaping for the Lot.

No Architectural Control Committee application shall be required provided these guidelines are met.

PATIOS

All patio construction requires Architectural Control Committee approval. Patios must be in the rear yard behind the house. A durable construction material such as stone, brick, pavers, flagstone, concrete or similar material should be used. Any adverse drainage requirements that might result from the construction of a patio must be immediately remedied. The use of a partially porous patio surface or the installations of mulch beds adjacent to the patio are suggested ways to eliminate drainage concerns.

REAL ESTATE SIGNS

No real estate sign advertising a property for sale or rent may be displayed on a Lot or window.

RECREATION AND PLAY EQUIPMENT

All game and play structures and other recreational equipment shall be located or screened so they cannot be seen from any street and shielded from view from any adjoining Lot. No permanent basketball hoops or backboards shall be permitted within the community (except those installed in Common Areas). All temporary hoops and backboards must be confined to the Lot, and no play occurring in a Common Area, and stored out of sight when not in use.

ROOF TILE REPAIR AND REPLACEMENT

Repairs and replacements of roof tiles shall only be with tiles of substantially similar size, color, shape, and material as originally installed developer tiles. Samples of proposed tiles shall be included with any approval application made to the Architectural Control Committee.

SCREENING

Architectural Control Committee approval is required for all screen applications. Homeowners applying for approval of any screen enclosures must submit a picture of desired enclosure style.

- **FRONT ENTRY / PORCHES**

Front entry / porch screen enclosures shall be approved for Oakmont and Carlyle Units only. All screen enclosures on front entry / porches shall be white aluminum frames and the screen shall be charcoal in color.

- **GARAGE DOORS**

Garage door screens shall be motorized retractable roll up devices. All frames and housing shall be white aluminum and the screen shall be charcoal in color. The screen shall be one single screen panel with no dividers. No temporary (clip on, hook and loop, magnetic, and alike) attachments or manually operable systems shall be approved. Screens must be fully encased in a housing when closed. Screens must be retracted when garage doors are closed.

- **REAR PORCHES / LANAIS**

All screen enclosures on exterior rear porches / lanais, or “bird cage” structures built over rear patios, shall be white aluminum frames and the screen shall be charcoal in color.

SIGNS

No sign, symbol, name, address, notice, or advertisement shall be inscribed or exposed on or at any door or window, or other part of a Unit or Common Areas, without the prior written approval of the Board of Directors.

Notwithstanding the proscription of signs, any Lot owner may display a sign of reasonable size provided by a contractor for security services within 10 feet of any entrance to the home (see Section 720.304(6), *Florida Statutes*). Security service signs of this type do not require Architectural Control Committee approval.

Notwithstanding the proscription of signs, any Lot owner may display one (1) solar house number sign of reasonable size. Solar house number signs of this type do not require Architectural Control Committee approval.

SOLAR PANELS

Solar panels and solar collectors are permitted but require Architectural Control Committee approval. All piping, fasteners, and frames to solar panels and solar collectors must be painted (at homeowner's expense) to match the exterior stucco color of the house. Homeowners installing solar panels or solar collectors on the roof must sign a release acknowledging that any warranty of the roof may be voided with this installation.

STORM SHUTTERS

No hurricane shutters or similar protective covering for the windows and glass doors of a Unit may be installed without Architectural Control Committee approval. If approved, mounting brackets (white) must be discrete and may be permanently installed on the home; however, shutters may only be affixed to the house when winds of 50 mph or more are predicted; no sooner than 48 hours of predicted approach of the storm and must be removed and stored within 72 hours after winds have subsided. The Association also permits Homeowners to affix hurricane shutters for two (2) periods of up to fifteen (15) days each between June 1 and November 30 when the Homeowner is absent from the Unit (Homeowner is responsible for contacting the Association to exercise this option); and affixed on rear windows during any period.

Accordion style hurricane shutters may be installed providing mounting brackets must be discrete when permanently installed on the home. Accordion hurricane shutters and their mounting brackets must be aluminum in electrostatically applied finish white (or tan, if the house color is tan) and otherwise not permitted to be color matched or re-painted to the house color. There is no closing restriction for accordion hurricane shutters.

No permanently installed plywood panels are permitted.

SWIMMING POOLS AND JACUZZI SPAS

No temporary, blow up, or above ground swimming pools shall be erected, constructed, or installed. Only in-ground swimming pools are permitted. Pools and Jacuzzi spas must be in the rear of the property and must be approved by the Architectural Control Committee. Pool construction shall be in accordance with applicable governing agency codes.

All permanent swimming pools and Jacuzzi spas shall have security fencing or screen enclosures installed in accordance with existing jurisdictional codes. Fencing and/or screen enclosures must have Architectural Control Committee approval.

Kiddie pools are not included in the above. Kiddie pool must be removable, limited to 6 feet in diameter and secure when not in use from neighbors, pets, and animals. Kiddie pools must be stored when not in use so as not to deter landscaping maintenance or damage. Sod damaged from pools will be replaced at owner's expense.

TRASH CONTAINERS

All trash and recycling containers must be stored out of view of the street and adjacent Units except for scheduled pick up days. Trash must be placed in plastic trash cans with lock-tight lids. Placement of loose trash or trash bags street side for pick up is prohibited.

No private dumpster or similar receptacle shall be placed within the community except in conjunction with repairs or renovations taking place within or to a Unit. When permitted, dumpsters or similar receptacles must be completely in the Unit driveway and shall not block or obstruct the sidewalk. Architectural Control Committee approval is required before a dumpster or similar receptacle is placed. See also Rule 13 of the Rules and Regulations for The Lakes at Tradition.

Yard waste may only be placed street side for pick up on designated collection days for yard waste.

TREE REMOVAL

Living trees may not be removed without the prior approval of the Architectural Control Committee. Exceptions to this are trees that pose an imminent hazard to persons or property. Further defined, hazardous trees are those that are uprooted and leaning or have large limbs or branches that are splintered or otherwise damaged resulting in debris that may fall without warning. (Homeowners removing hazard trees without approval shall have written documentation and/or photographs of the hazard before removal). Trees approved for removal must be cut at grade level (on grade) or the stump must be ground down.

WINDOWS

All draperies, curtains, shades, or other window coverings installed that are visible from the exterior must have white, off-white, or beige backing unless approved by the Architectural Control Committee. Wood colored blinds may also be installed and do not require ACC approval. Reflective glass or reflective window tint is prohibited.

MAINTENANCE

Homeowners and lessees are responsible for maintaining the exterior appearance of their Unit, landscape and other improvements on their Lots in good order and repair. While it is difficult to provide precise criteria for what the Association deems as unacceptable conditions, the following cases represent some of the conditions that would be considered a violation:

- Peeling paint on houses;
- Garage doors damaged, dirty, dented, or in need of repair or paint;

- Fences and gates with leaning, broken, deteriorating or missing parts;
- Architectural Control Committee approved Homeowner installed landscape areas which become unkempt, in need of pruning (bushes, trees and Palms), need weeding or insect control, or diseased, dying, or dead plants;
- Missing shutters, shingles, windowpanes or window parts, house numbers, etc.;
- Storage of play items, yard equipment and other clutter in front or rear yards;
- Mold/mildew on exterior walls, fascia, sidewalks, driveways and garage doors.

The exteriors of all structures, including, without limitation, walls, doors, windows, roofs and screen enclosures, shall be kept in good maintenance and repair. No structure shall be permitted to stand with its exterior in an unfinished condition for longer than one (1) month after the commencement of construction. In the event of fire, windstorm, extreme weather or other damage, the exterior of a structure shall not be permitted to remain in a damaged condition for longer than three (3) months, unless expressly permitted by the Architectural Control Committee in writing. If not properly maintained and/or is deemed as a safety hazard, the Association may make necessary repairs and bill the homeowner.

GRANDFATHER CLAUSE Any change made to a homeowner's property, which has been approved by the Association and is properly documented prior to October 2016, need not be modified in accordance with the guidelines specified herein. Also, any improvements made by the original builder are automatically grandfathered. These modifications will be considered acceptable under this clause.

APPENDIX A

Approved Color Palette for House Base, Trim, and Shutters May 2017

The following products may be obtained at REGAL PAINT
1773 NW St. Lucie West Boulevard
Port St. Lucie, FL 34986
(772) 236-5775

Gutters, Down Spouts, and Garage Doors:

Direct to Metal – DTM Acrylic Semi-gloss Enamel #HP29-08 (White)

Wood Doors and Sto* Trim:

Ultra Spec Exterior Satin #N448-1X (Divosta White)

Home and Privacy Wall Base:

Ultra Spec Exterior Satin #N448-1X (Tan or Yellow)

Ultra Spec Exterior Satin #N448-1X, plus a second base (Peach)

*Sto products for repairing exterior walls may be obtained at L & W SUPPLY
1771 SW Biltmore Street
Port St. Lucie, FL 34984
(772) 871-6796

APPENDIX B

Banned Trees, Plants & Vines Policy September 2016

The following list of plants, vines and trees **may not** be planted within the borders of The Lakes at Tradition community by homeowners. This listing is a combination of the Port St. Lucie listing of banned trees and the State of Florida category 1 Invasive Species List. In addition, all types of fruit-bearing trees **may not** be planted.

Banned Trees -

Norfolk Island Pine tree, Melaleuca tree, Brazilian Pepper tree, Australian Pine tree, Earleaf Acacia tree, Women's Tongue tree, Bishofia/Toog tree, Queensland Umbrella tree, Ear Pod tree, Eucalyptus tree, Silk Oak tree, Chinese Tallow tree, Java Plum tree, Chinaberry tree, Rosewood tree, Carrotwood tree, Mimosa/Silk tree, Camphor tree, Banyan tree, Benjamin Ficus, Royal Poinciana, Indian Rubber tree, Southern Magnolia, Bottlebrush tree and Live Oak.

Banned Fruit-bearing Trees -

In addition to the above listed trees, all trees which bear fruit **may not** be planted, including, but not limited to: Loquat, Mango, Avocado, Sapodilla, Guava, Strawberry-Guava, all types of Apple, all types of Citrus (Orange, Tangerine, Lemon, Lime, Grapefruit) and all types of fruit-bearing Banana trees (non-fruit bearing versions of Banana trees may be planted).

Banned Plants and Vines -

Bamboo plants, Air Potato plant, Water Hyacinth, Hydrilla, West Indian Marsh grass, Cogongrass, White-flowered Mangrove, American Water grass, Japanese Climbing Fern, Old World Climbing Fern, Cat's Claw vine, Onion vine, Torpedo grass, Serpent Fern, Waterlettuce, Kudzu, Arrowhead Vine, Para grass, Caesar's Weed, Sawah Flowering Rush, Alligatorweed, Tropical Pickerelweed, Hippo grass, Hygro and Ambulia.

APPENDIX C

ACC Application

The Lakes at Tradition HOA, forms and applications are available at the community website under quick links.

<http://fsrsouth.fsrconnect.com/TheLakesatTraditionHOA>

(QUICK LINKS)

For application submission, please drop the completed applications and the processing fee at the onsite office Monday to Friday from 10 AM to Noon.