

1 ***Palma Vista Homeowners Association, Inc.***
2 *(the "HOA")*
3

4 **Fourth Amended RULES AND REGULATIONS**
5 **Dated November 5, 2014**
6

7 ***Architectural Review***

8 **PURPOSE AND AUTHORITY**

9 NO exterior changes in color, landscaping, patios, pools, ornamentation, statuary, etc (except as
10 otherwise noted)...is to occur on any lot or exterior of any home without the prior approval of the
11 Palma Vista Architectural Review Board (the "ARB"). The right of this review is specifically granted
12 by Palma Vista's governing documents and is not optional. The responsibility of architectural review
13 is to ensure that the harmonious, high-quality image of Palma Vista is properly implemented and
14 maintained for property values. The purpose of these guidelines is to provide guidance to Palma Vista
15 Homeowners ("Homeowners" or "Homeowner") to ensure that we maintain an aesthetically pleasing
16 and harmonious relationship among Palma Vista homes, landscapes, and common properties
17 (collectively, the "Property" or "Properties"). While we recognize that our Homeowners are
18 individuals with varying tastes, our aim is to discourage or in some cases prohibit some changes that
19 are generally considered non-harmonious or distasteful while still allowing our Homeowners some
20 level of aesthetic diversity. The Palma Vista Board of Directors (the "BOD") – and through them, the
21 ARB – is interested in maintaining an ageless classic look for Palma Vista. These guidelines primarily
22 apply to front and side yards visible to the street although non-harmonious or unsightly ornamentation
23 that is readily visible – even if only by our immediate neighbors – may be subject to review and
24 prohibited. Recognizing that "improvements" are subject to individual tastes, the ARB will make
25 every effort to not let their own tastes interfere with decisions and to enforce them uniformly. The
26 decision to approve or disapprove exterior changes is at the sole discretion of the Palma Vista ARB,
27 which serves at the pleasure of the BOD. Upon request, one appeal of a declined ARB application
28 may be heard by the Palma Vista BOD at the next regularly-scheduled BOD meeting, provided a
29 written request is received no fewer than 15 days prior to that meeting. The BOD and ARB recognize
30 that there may be instances where a variance to the ARB guidelines is warranted and may be
31 considered for approval. Similarly, there may be cases of pre-existing conditions that the BOD and
32 ARB agreed to allow (or grandfather), but only for those specific homes that already had them. Given
33 this fact, it is prudent that Homeowners not look at other PV homes or landscapes for direction on
34 what is currently acceptable to the BOD and ARB, but rather submit any desired changes properly to
35 the ARB for approval prior to acting.
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37 Failure to abide by these Rules and Regulations may be subject to the following provisions:

- 38 • Up to a \$1000 fine for non-compliance with Rules and Regulations (see "Enforcement
39 Process")
- 40 • A \$250 administrative filing fee for making exterior changes prior to ARB approval (see
41 "Changes Made Without Prior Written ARB Approval")
42

43 Note on permits: ARB approval is done based on aesthetics and congruency with the balance of
44 Palma Vista. It is the sole responsibility of the homeowner to apply for and receive any necessary
45 Federal, state, city, or county permits that may be required. Similarly, mere issuance of a permit by
46 the proper issuing authority does not constitute ARB approval of such change or activity and the ARB
47 is under no obligation to approve such request solely because a permit has been granted.
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49 **ARB MEETING FREQUENCY**

50 The ARB shall meet bi-monthly (2x/mo) to review ARB applications. The ARB may - at its sole
51 discretion - take action in writing prior to an ARB meeting to approve or disapprove of applications
52 which may clearly be approved or disapproved. Unless otherwise noted on an approved ARB
53 application, approved work must be completed within 60 days of the approval.

54
55 **ENFORCEMENT PROCESS**

56 Homeowners whose actions and/or inactions are in violation with HOA rules, including acting without
57 prior ARB approval, shall be notified in writing by the Association Manager (the “Manager”) to
58 correct the violation. The following process serves as the guideline for enforcement:

- 59 • Manager visits property each month to perform inspections via drive-through of the
60 community to look for violations per the association's governing documents. When a
61 violation is located, a photo of the violation is taken, if possible.
- 62 • When the manager returns to the office, the violation is recorded into First Service Residential
63 Connect. The First Notice of Violation Letter is generated, printed and mailed to the owner
64 and/or tenant (both registered address and property address if warranted). There will be a 30
65 day time period to comply. The First Notice of Violation Letter states the potential fine
66 amount and/or suspension for non-compliance.
- 67 • After the 30 days, the property will be re-inspected for the violation on record. If not rectified,
68 a Second Notice of Violation Letter will be mailed to the owner and/or tenant. This Second
69 Notice of Violation will be sent at least 14 days prior to The Fine and Hearing Committee
70 meeting date. This hearing notice will contain the proposed fine and/or suspension. The date,
71 time and location will be provided. The hearing will be a meeting of the owner and the Fine
72 and Hearing Committee members to discuss the non-compliance and the amount of the
73 potential fine. If the homeowner is in compliance when the property is re-inspected, but is a
74 repeat offender, a Second Notice of Violation will still be generated within a 90 days of the
75 first notice.
- 76 • The Fine & Hearing Committee meeting occurs no sooner than 14 days of mail-out of Second
77 Notice of Violation Letter. The Fine and Hearing Committee holds their meeting and upon
78 approval of the fines they begin accumulating for each day of a continuing violation.
- 79 • If a fine reaches the \$1,000 maximum, the Board will send the owner a notice, at least 14 days
80 prior to a special assessment meeting. The notice to the owner will state the amount of the
81 fine and that the purpose of the meeting will be to consider a special assessment against the
82 owner and his or her lot for the fine. This action is required to convert the fine to an
83 assessment for collection procedures.

84
85 **CHANGES MADE WITHOUT PRIOR WRITTEN ARB APPROVAL**

86 Any changes that have been started or completed without prior ARB approval are subject to a
87 administrative filing fee of \$250 US dollars, which must be accompanied by a completed ARB
88 application. Payment of the administrative filing fee does not guarantee approval of the external
89 changes, which may still be denied by the ARB. Unpaid administrative filing fees shall be treated as
90 Specific Assessments to that homeowner. ARB application requests for work that has already been
91 started or completed and subsequently denied by the ARB must be returned to its original state at the
92 homeowner’s expense except in the event that the ARB suggests an acceptable alternative that the
93 homeowner chooses to take at the homeowner’s expense. At no time shall the ARB or BOD be liable
94 in any way for a homeowner’s failure to request ARB approval prior to commencing changes or in
95 purchasing items or services prior to ARB approval. Violation of these rules shall be treated in
96 accordance with PV’s enforcement policy stated herein. Any questions regarding what requires
97 architectural approval should be directed to the Manager during normal business hours.

ARB Criteria and neighborhood rules

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ADDITIONS OR EXTENSIONS

Requests for additions or extensions to a home or garage are subject to extensive review by the ARB.

No such request shall be approved unless the ARB determines that the addition or extension:

1. Is compatible and harmonious with the balance of Palma Vista,
2. Does not encroach into established setbacks in Palma Vista,
3. Does not overbuild the property in comparison to other properties (at a minimum, it must comply with the City of Orlando's impervious ratio for home sites), and is constructed in such a way that it appears as if it were built at the same time as the existing structure.

AIR CONDITIONERS

Air conditioning units must be fully screened from view from the road and neighboring properties by dense, mature shrubbery or an ARB approved wall. It is the Homeowner's responsibility to ensure that the original plantings are sufficient in size and type to maintain adequate screening. Window air conditioning units are not permitted. Professionally installed wall air conditioning units may be approved by the ARB on a case-by-case basis, which is not guaranteed.

ANIMALS/PETS

No horses, cattle, swine, goats, poultry, fowl, or any other animals not commonly considered household pets shall be kept on the properties. Under no circumstances shall any commercial or business enterprise involving the use, care or treatment of animals be conducted on the properties without the express prior written consent of the Board. No breeding for commercial or business enterprises is allowed for any animals.

All pets shall be kept on a leash that is continually under the control of the owner, or the person walking the pet, when not on the pet owner's lot or unit or on a designated area for such pets and no pet shall be allowed to roam unattended, including cats. The following rules also apply to animals and pets:

1. Pet owners must be considerate of their neighbors' right to quiet comfort if they have barking dogs that will spend time outdoors.
2. Dog houses are not permitted outside one's home except on the patio or screened pool area and only when tastefully done and maintained.
3. Runs and kennels are not permitted. Buried, electric, pet fences are permitted, but must be on the inner side of the sidewalk.
4. Pet owners that walk their pets are responsible for picking up their pets' droppings from neighbors' yards or Palma Vista common areas.
5. One sign on a fence or gate for "Beware of Dog" is permitted up to 8" by 10".
6. Rabbits may be kept as household pets provided the number does not exceed three (3).

The Association will monitor verbal and written complaints concerning dogs off leash and/or dog waste nuisances within Palma Vista, including any common area, street, or other public place or upon private property or premises, other than his own lot in Palma Vista. A violation letter will be issued to the animal's owner if the violation is observed by a member or the Manager and, if not corrected, may result in a fine levied against the animal's owner for such violation by the BOD.

Written complaints received by the BOD or Manager concerning barking dogs, dog waste violations, and unleashed pets on private, public or common areas, will be issued a violation letter if the alleged nuisance has affected residents of at least two (2) or more different households in Palma Vista. A written statement must be submitted to the Manager along with the signatures of the other affected homeowners, stating the specifics (dates and times) of the alleged nuisance. In addition, the

151 Association may monitor the alleged nuisance and will issue a violation letter to the animal's owner if
152 appropriate.

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154 **ANTENNA**

155 See "Satellite Dishes".

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157 **AWNINGS**

158 Awnings require prior approval of the ARB. Color and size must be compatible with home's exterior
159 style, colors, and dimensions.

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161 **BOATS**

162 Boats, personal watercraft, canoes, trailers or other craft or vehicles used for similar types of
163 recreational purposes that cannot be stored within the confines of a closed garage must be stored
164 offsite. Parking of these craft/vehicles in driveways, backyards, side yards, or in the street is
165 prohibited.

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167 Temporary parking for the purpose of loading and unloading boats will be allowed in the
168 Homeowner's driveway not to exceed twenty-four (24) hours in a seven (7) day period for the purpose
169 of loading before use or unloading and cleaning after use.

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171 **BUSINESS**

172 No trade or business will be conducted or carried on within Palma Vista or in any building or other
173 structure erected thereon, except that a Homeowner or occupant residing in a Palma Vista home may
174 conduct business activities within their home so long as: (a) the existence or operation of the business
175 activity is not apparent or detectable by sight, sound, or smell from outside the unit; (b) the business
176 activity conforms to all zoning requirements for applicable governing entities; (c) the business activity
177 does not involve persons coming into Palma Vista who do not reside in the Properties or door-to-door
178 solicitation of residents of the Properties; and (d) the business activity is consistent with the
179 residential character of the Properties and does not constitute a nuisance, or a hazardous or offensive
180 use, or threaten the security or safety of other residents of the Properties, as may be determined at the
181 sole discretion of the BOD.

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183 The terms "business" and "trade", as used in this provision, shall be construed to have their ordinary,
184 generally accepted meanings, and shall include, without limitation, any occupation, work or activity
185 undertaken on an ongoing basis which involves the provision of goods or services to persons other
186 than the provider's family and for which the provider receives a fee, compensation, or other form of
187 consideration, regardless or whether: (a) such activity is engaged in full or part time; (b) such activity
188 is intended to or does generate a profit; or (c) a license is required for such endeavors. The leasing of
189 a home shall not be considered a trade or business within the meaning of this section.

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191 Further, any regular meetings or gatherings of non-resident guests for any purpose that necessitates
192 regularly-occurring parking in the street will be treated as if it is a business – even if such activity does
193 not involve the provision of goods or services or require a fee, compensation, or other form of
194 consideration to change hands. This is not intended to discourage or prohibit occasional parties,
195 gatherings, prayer groups, support groups, etc. . . ., but rather to prohibit Homeowners or residents from
196 using their home as a regular place of pseudo-business, whether it is for profit or non-profit purposes,
197 of which regular activity and increased traffic and parking may constitute a nuisance to other
198 Homeowners and residents.

199

200 **CLOTHES DRYING**

201 Clotheslines and similar clothes drying apparatus are not permitted in Palma Vista.

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203

204 **COMMON PROPERTY**

205 If your property backs up to common Association property, special care needs to be exercised. It is
206 illegal to dump anything into, or disturb in any way the area beyond your lot line. This includes
207 clearing, sodding, planting on, etc... No private fences, walls, landscape, or hardscape may extend into
208 Association property.

209

210 **DRAINAGE**

211 No changes in elevation of property shall be made which will cause undue hardship to adjoining
212 property. Homeowners may be permitted to direct under-drain drainage to the streets with prior ARB
213 submission and approval. Approved drainage must be done by a professional or in a professional,
214 workman-like manner and meet these guidelines: the exit hole in the curb must not exceed 3” in
215 diameter; the end of the PVC pipe must be flush with the curb; the hole and PVC pipe must be at least
216 1” below the top of the curb; and the curb must be repaired and finished to conform with the adjacent
217 curbing and with a slightly rounded edge to the hole. Homeowners with approved drainage holes are
218 responsible for periodic curb and gutter cleaning for mildew buildup around the hole and gutter.

219

220 **DRIVEWAYS, WALKWAYS, AND SIDEWALKS**

221 Driveways and walkways may consist of standard un-stained concrete or pavers. Sidewalks must be
222 standard un-stained concrete. While driveway aprons are constructed on easements, maintenance and
223 upkeep of them are the responsibility of each individual Homeowner of whose Property the driveway
224 enters. The HOA is responsible for the upkeep, maintenance, and repair of all sidewalks. All
225 driveways, driveway aprons, walkways, and sidewalks must be maintained and kept in a neat and
226 clean condition, free of refuse, debris, mildew, and oil stains. Excessive cracks and/or lifting from tree
227 roots of driveways, driveway aprons, and/or walkways may require repair or replacement by the
228 homeowner. Large oil stains must be cleaned or otherwise restored to their original condition.
229 Painting or staining of cement driveways, walkways, or sidewalks is not permitted under any
230 circumstances.

231

232 The original design and widths of all walkways, sidewalks, driveways and aprons (sidewalk to street)
233 may not be altered without prior ARB approval and no lawn or landscaped area may be paved or
234 concreted for the purpose of vehicular parking without prior ARB approval. Requests for circular
235 drives, where one doesn't currently exist, will be deeply scrutinized and often rejected.

236

237 Requests to change from concrete to pavers or to change from one type of pavers to a different type of
238 pavers must be submitted for ARB approval prior to work commencing. To preserve standards that
239 have been in practice within PV for many years, pavers in PH1 are permitted in the driveway but not
240 over the sidewalk or in the apron area. Pavers in PH2 are required for the full driveway area all the
241 way to the street to ensure consistency. ARB applications must include a sample when possible or at
242 the very least the manufacturers specifications with requested color(s) shown. Typically, only earthen
243 colors, red, charcoal, crème, or white pavers are permitted. Thin-type pavers are not permitted to be
244 installed on top of existing driveways or walkways.

245

246 Professionally-installed natural flagstone or similar walkways may be permitted with prior ARB
247 approval if they are harmonious with the home. On a case-by-case basis, the ARB may approve
248 entrances and/or walkways to be covered with a highly durable and tasteful tile if it is professionally
249 installed and finished all the way to the edges.

250

251 No walking surface may be placed in the right of way (defined as the strip of land between the
252 sidewalk and street) for the purpose of forming a walking surface between the street and sidewalk
253 regardless of surface type (i.e. - concrete, stepping stones, gravel, mulch, or other material for similar
254 purposes).

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256

257 **FENCES AND WALLS**

258 The composition, location, and height of fences and walls must be approved by the ARB prior to
259 installation. Approved fences and walls must be professionally constructed and installed to a level top
260 surface. Fences may only be black and may be constructed of a high-quality aluminum or wrought
261 iron not to exceed 6 ft. in height and in no instance may a fence extend above the top of a privacy wall.
262 Approved walls must be of the same color, material, and style as the home and may not encroach into
263 the defined Palma Vista set-backs. In instances where the landscape grade is sloped, fence sections
264 must be constructed as stepped and level rather than just follow the grade and walls must be
265 constructed to a level top-surface. The ARB is under no obligation whatsoever to approve any fences
266 or walls. All approved fences must be maintained to prevent deterioration. Privacy fences that restrict
267 view are not permitted. Fences may not be installed beyond the plane of the front leading edge of the
268 side of the house adjacent to the installation. No other fence types are permissible. Golf course lots
269 must also have written approval from the MetroWest Master Association.

270
271 **FLAGS**

272 The following guidelines are for flags and may be changed from time to time to conform to applicable
273 laws:

- 274 1. All flags must be secured to a flagpole properly mounted at 45% or 90% from vertical
275 and may only be attached to the home or garage. The pole may only be attached to the
276 house at one point.
- 277 2. Flags shall be no larger than 3' x 5' in size and the maximum pole length is 8'.
- 278 3. No more than two (2) flagpoles (one flag per pole) may be attached to the front of a
279 house. No flags are allowed on the side of a house except at the entrance of a side-
280 entry garage.
- 281 4. Yard mounted flags and flagpoles are not permitted with the exception of temporary
282 US flags on or about recognized US memorial holidays.
- 283 5. Flags must be in good condition and not torn or faded.
- 284 6. Seasonal or holiday flags should not be displayed more than 2 weeks before or after
285 the holiday.
- 286 7. Flags, which are offensive in nature, shall not be permitted. "Offensive" includes, but
287 is not limited to the following categories of words, expressions or depiction's:
- 288 a. Profanity or curse words.
 - 289 b. Vulgar or obscene expressions, graphics or depiction's
 - 290 c. Language that uses insulting terms to refer to a race, sex,
291 orientation, nationality, religion, or handicap.

292
293 **GARDENS**

294 Vegetable gardens will be allowed in rear yards only and not visible directly from the street. The
295 ARB may on a case-by-case basis determine that a garden is too large or unsightly for its location and
296 reserves the right to such determination. Gardens are expected to be small enough for personal use
297 and not for commercial purposes. Gardens in side yards will be treated on a case-by-case basis by the
298 ARB and must be practical and unobtrusive to be considered.

299
300 **GARAGE CONVERSIONS**

301 No garage shall be converted into habitable living space within Palma Vista.

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303 **GARAGE DOORS**

304 Garage doors are expected to be in the closed position except while in use and are not permitted to be
305 left open due to an oversize vehicle or boat that does not comfortably fit within the confines of the
306 closed garage door(s).

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310 **GENERATORS**

311 Permanent, professionally installed generators are allowable upon prior ARB approval and must be
312 completely screened by dense, mature plant material or an ARB-approved wall that shields them from
313 view by adjacent lots and streets. Location should be determined as the least visually and/or audibly
314 intrusive to neighbors and the street. The ARB reserves the right to request specifications on the noise
315 levels attributed to the requested generator and may use that as criteria for approving or rejecting a
316 generator request. Approved generators shall not be tested more than recommended by the generators'
317 manufacturers and may only be conducted between the hours of 9:00a to 6:00p.
318

319 **GUTTERS**

320 Professionally installed aluminum gutters that are white, match the house, or match a screen room are
321 permitted and do not require prior ARB approval. Downspout placement should be selected for the
322 least visibility from the street. Gutters must be properly maintained and promptly repaired if damaged
323 or visibly deteriorated.
324

325 **HOLIDAY DECORATIONS**

326 Short-term exterior decorations surrounding holidays are permitted without ARB approval, but must
327 be removed within 3 weeks of the passing of that holiday.
328

329 **HOME REPAIRS**

330 No building or structure shall be permitted to fall into a state of disrepair. The owner of every home
331 or structure is responsible at all times for keeping the buildings in good condition, and adequately
332 painted or otherwise finished. In the event any building or structure is damaged, destroyed, or falls
333 into disrepair, the owner is responsible for the immediate commencement of repairs or reconstruction
334 to the same pre-damaged condition. Any variation from the original, undamaged condition requires
335 prior ARB approval.
336

337 **LANDSCAPING**

338 **General Landscaping Changes**

339 All landscaping changes, whether done professionally or by the Homeowner, require prior ARB
340 approval. General Landscaping Changes means the removal, replacing, or changing of any element of
341 the improved exterior land surrounding the home, other than minor changes. Examples of minor
342 changes that do not require ARB approval are: replacing annuals in a pre-existing bed, replacing a
343 dead or declining tree or plant with the same type of plant or tree of similar size in the same location,
344 slightly increasing or decreasing the size of a bed.
345

346 **Hedges**

- 347 1. Hedges that run parallel to the front of the house must remain under 18" in height if
348 adjacent to the sidewalk.
- 349 2. Hedges that run perpendicular to the front of the house must remain under six (6') ft.
350 in height up to the end of the leading edge of the side of the house and must remain
351 under four (4') from that point to the sidewalk. Such hedges must not grow to impede
352 sidewalk traffic or interfere with line of sight.
- 353 3. Homeowner's must be respectful of their side neighbors when planting hedges that
354 run along the outer boundary of the side of their yard and form a separation between
355 the adjoining yards. In this regard, Homeowners must plant their hedge material far
356 enough on their own side such that upon maturity of the hedge, it will not encroach
357 unduly on their neighbor's property.
- 358 4. Shrubs that are planted as hedge are subject to removal or modification if they do not
359 meet guidelines.
360

361 **Decorative Edging or Border**

- 362 1. All types of prospective decorative edging or border require prior ARB approval of
363 type, material, color, and location. All edging must be installed in a professional,
364 workman-like manner, meaning a consistent and level look. An exception to ARB
365 approval is that standard black nylon landscaping edging may be added to existing bed
366 borders without prior ARB approval, provided it is installed in a professional manner.
367 a. Decorative “continuous concrete edging” is generally allowed upon prior ARB
368 approval of all aspects of the proposed edging.
369 i. Acceptable edging styles are “curb”, “mower”, and “slant” with maximum
370 dimensions of 4.5” height and 8” width.
371 ii. Acceptable edging surfaces are smooth or “broom brush”. Some stamped
372 patterns may be permissible.
373 iii. Acceptable edging colors are plain gray concrete, white, earthen colors, colors
374 that match an existing roof or the house, or colors that match existing pavers.
375 b. Natural fieldstone, flagstone, limestone, bricks, and other similar professional grade
376 materials are generally acceptable.
377 c. The following material is deemed not commensurate with Palma Vista home values
378 and therefore not permitted: concrete retaining wall blocks used for borders or beds,
379 scalloped or straight “Matt-stone” concrete, continuous post-style concrete.
380 2. Edging may be used to border trees or planting beds.
381 3. Edging may not be used solely as a separation between neighboring yards.
382 4. The ARB, at its sole discretion, may limit the amount of edging allowed in any single
383 yard to prevent overuse.
384

385 **Right Of Way Plantings**

386 The ARB must approve all plantings in these areas. Annuals and ground covers are permitted to be
387 planted in the right of way as part of beds that are planted in conjunction with approved trees, but must
388 be maintained to a height of 24” or less. An exception is made for plantings around mailboxes, though
389 they must be maintained in a well-manicured condition and may not cover the house numbers. Potted
390 plants are not permitted in these areas. Also see the below section “Trees” in regards to trees planted
391 in the right of way.
392

393 **Excessive or Incongruent Landscape or Ornamentation**

394 The ARB asserts that the goal of landscaping and ornamentation is to provide a good balance between
395 home structures and plant material and that the plant material be maintained in a professional, and
396 sometimes artful, manner. In some instances, Homeowners may wind up with an incongruent,
397 overgrown, or excessive landscape in relation to their home structure by adding just a little at a time
398 that initially goes unnoticed by the ARB. The ARB has the right to determine that a yard has so much
399 landscape material or that it is so incongruent (no recognizable plan) that it constitutes an excessive or
400 incongruent use of landscaping and is therefore not harmonious with the balance of Palma Vista. In
401 this instance, the ARB or Manager will first explain to the Homeowner in writing that the Homeowner
402 has excessive or incongruent landscaping and request that the Homeowner propose a plan to resolve
403 the issue. If the Homeowner refuses to respond or their proposed changes are not acceptable to the
404 ARB, the ARB will make suggestions to the Homeowner and reasonably work with the Homeowner to
405 reach an agreement on changes; however, the ARB has final authority on what constitutes acceptable
406 landscape and ornamentation.

407 **Mulch, Rocks, and Similar Ground Covering Materials**

408 Mulch or a mulch-like substitute should be used around trees, shrubs, and inside beds. Mulches must
409 be maintained and kept clean of debris and an accumulation of leaves or grass. Faded mulch must be
410 turned, restored, or otherwise replaced.

411
412 Mulches or natural covers that do not require prior ARB approval are: shredded or chipped cypress in
413 natural, red or brown colors; shredded or chipped pine bark; or pine needles.

414
415 Any mulches or natural covers that are not specifically listed above shall be subject to ARB approval.
416 The ARB reserves the right to request a sample and/or pictures prior to rendering a decision.

417
418 **Maintenance of Landscaped Areas**

419 All landscaped areas (to the street) shall be maintained in a live, healthy and growing condition,
420 properly watered and trimmed. Any planting of grass, shrubs, or trees which become dead or badly
421 damaged must be replaced with similar healthy plant materials.

422
423 Dead or dying trees must be replaced with a similar tree that is a minimum size of 2 ½ to 3 in. caliper
424 measured 1 foot from the ground and a minimum planted height of 12 ft. Homeowners that prefer not
425 to replace a dead or dying backyard or side yard tree may request via an ARB application that the tree
426 not be replaced. The ARB has no obligation to grant such a request as they may determine the tree to
427 be an integral part of the overall landscape plan. Requests to permanently remove any trees from the
428 right of way (defined as the strip of land between the sidewalk and the street) will be denied except in
429 such circumstances where the ARB determines that the property has enough other trees already
430 planted in the right of way. Emergency removal of a dead, severely damaged, or fallen tree does not
431 require prior ARB approval, but must be replaced per stated guidelines for trees.

432
433 **Trees**

434 Prior ARB approval is required before adding, removing, or relocating any trees in the Homeowner's
435 yard. Proper attention to balance must be considered in these requests. New tree plantings should be
436 staked long enough for their roots to support them in normal storms. Also, Homeowner's must be
437 respectful of their neighbors when planting trees near the outer boundaries of their yard and must be
438 mindful to plant them far enough on their own side such that upon maturity of the tree, it will not
439 encroach unduly on their neighbor's property.

440
441 Generally, live oak and laurel oaks are the only allowable tree plantings in the right-of-way (aka
442 easement) as Palma Vista was conceived and intended as a neighborhood of street-lined oak trees
443 forming a canopy. Other tree types may be considered on a case by case basis at the sole discretion of
444 the ARB. In regards to spacing, there must be at least one tree planted every 150 linear feet. The
445 Board or ARB may, on a case by case basis, make exceptions to the spacing distance rule and allow a
446 wider gap when there are other compensating factors, such as other large trees in the front yard.
447 Although the HOA may, from time to time, trim the neighborhood's right-of-way trees as a benefit to
448 the Membership (economies of scale), responsibility for the maintenance and health of these trees is
449 the responsibility of each individual homeowner. In the event a tree dies, is destroyed from an act of
450 God, or is removed by the homeowner, it is the responsibility of the homeowner to remove the old tree
451 and replace it with a suitable tree that meets the guidelines detailed above.

452
453 **Weeds and Underbrush**

454 No weeds, underbrush, or other unsightly growths shall be permitted to grow or remain in the
455 landscape and no refuse pile or unsightly objects shall be allowed to be placed or suffered to remain
456 anywhere thereon. In the event a Homeowner shall fail or refuse to keep his property free of weeds,
457 underbrush, sight obstruction, refuse piles or other unsightly growths or objects, then the BOD or
458 Manager may contract to have the violation removed at the expense of the Homeowner, and such entry

459 shall not be deemed a trespass; except, however, that the Homeowner shall be given ample prior notice
460 as required by applicable city ordinance.

461

462 **General Maintenance**

463 Homeowners are expected to provide adequate fertilization, weed and insect control, as well as
464 watering to keep their lawn and other plantings in good condition. Trees (including palms) and shrubs
465 must be pruned on a regular basis to exhibit a neat, professional, and healthy appearance. Dead palm
466 fronds must be removed within 30 days to maintain a groomed appearance. Dead or dying plants must
467 be promptly removed and replaced.

468

469 It is the responsibility of each individual Homeowner to properly maintain their “right of way” trees in
470 regards to fertilizing, pruning for shape, removal of dead limbs, and maintaining the canopy to a
471 height of 8-10 ft. above the adjacent sidewalk and street. This notwithstanding, the BOD may, from
472 time to time at their sole discretion, hire a landscape contractor to trim the neighborhood “right of
473 way” trees to uniformly remove dead limbs, raise the canopy, and/or remove overgrown limbs.

474

475 In the event that a tree is blown sideways, it is the responsibility of the Homeowner to reset and re-
476 stake the tree to maintain a reasonably vertical trunk. In some cases, large, mature trees that are blown
477 sideways are not able to be reset and staked. In this case, the ARB will determine if the tree may
478 remain as it is (only for slightly leaning trees), or if it needs to be removed and replaced with a tree of
479 like type.

480

481 **Lawns (including front, sides, back, and right-of-way)**

482 The only permitted grass types are St. Augustine (aka Floratam, Seville, Palmetto) and Zoysia (aka
483 Empire). Artificial turf is not permitted under any circumstances. Yards must be mowed, trimmed,
484 and edged to a professional look on a regular basis. Grass must be kept neatly trimmed around all
485 stationary objects. Edging around sidewalks, walkways, driveways, and beds must be maintained and
486 “runners” must not overlap these areas by more than 2”. After mowing, trimming, and edging,
487 clippings must be either swept and discarded or blown into Homeowner’s own yard. Clippings are not
488 permitted to be blown or otherwise left in the street or gutters. Lawns should never reach 6” before
489 mowing and large clumps of grass are an indication that mowing needs to be done more frequently.
490 Large clumps of grass should be raked and removed or otherwise swept into the lawn.

491

492 If any section of a lawn is 25% or more weeds, bare ground, or dying grass, it must be restored so that
493 such areas are less than 25%. Once the Association has sent a notice to a Homeowner to restore their
494 lawn, the restoration must be done within sixty (60) days from the date of the letter.

495

496 **LIGHTING**

497 No exterior lighting fixtures shall be installed on any property without adequate and proper shielding
498 of fixtures. No lighting fixture shall be installed that may be or may become an annoyance or a
499 nuisance to the residents of adjacent residential units. All landscape lights must be submitted for ARB
500 approval with illustrations, specifications, and a plot plan showing proposed placement. Lighting must
501 be of professional quality and maintained in good working order, meaning not faded, flaking, chipped,
502 properly working and consistent intensity bulbs, erected straight, and no mixing of different
503 incongruent types. Plastic lighting fixtures are not permitted. Do-it-yourself landscape lighting must
504 be of a professional quality and installed in a professional manner.

505

506 **MAILBOXES**

507 No mailbox or paper box or other receptacles of any kind for use in the delivery of mail or newspapers
508 or magazines or similar material shall be erected on any residential unit unless and until the size,
509 location, design and type of material for said boxes or receptacles shall have been approved by the
510 ARB. Palma Vista has established mailbox standards that differ slightly based on PH1 or PH2. PH1
511 had multiple developers/builders and thus currently has numerous styles of mailboxes that vary

512 greatly. However, any mailbox that is replaced in PH1 must conform to the new standards. PH2 has a
513 standard, consistent mailbox which will be adhered to. These standards can be found on the attached
514 Exhibit entitled, "Exhibit A - Palma Vista Mailbox Standards".
515

516 **NUISANCE**

517 Nothing shall be done in Palma Vista which may become an annoyance or nuisance to the
518 neighborhood. In the event of any questions as to what may be or become a nuisance, such questions
519 shall be submitted to the BOD for a decision in writing and its decisions shall be final.
520

521 The BOD has decided to enforce the nuisance violation in the following manner: If the Manager
522 receives a complaint from a Resident that something is being done on the properties that is offensive
523 to them but does not fall under a specific rule and in the Manager's or BOD's opinion can be classified
524 as a nuisance, the party will be advised to submit the complaint in writing and that two (2) other
525 Residents from two (2) other households will also need to submit in writing that this complaint is also
526 a nuisance to them. Once the Association receives three (3) complaints in writing from three (3)
527 separate households a violation letter will be sent to the offending party. This procedure must be
528 repeated a total of three (3) times before being presented to the Board for review to determine whether
529 the Association should send the matter to the Association attorney to file for an injunction.
530

531 **ORNAMENTATION**

532 All exterior ornamentation (i.e. water fountains, statues, bird baths, bird feeders, pottery, trellises,
533 water falls, ponds, etc...) that can be seen from the street requires ARB approval prior to installation.
534 Size, material, style, and color must be harmonious with the balance of Palma Vista. Excessive
535 ornamentation that gives a property a cluttered look is discouraged and will be asked to be removed or
536 arranged in a way that is harmonious with the balance of Palma Vista.
537

538 **OUTDOOR STRUCTURES**

539 Outdoor, free-standing structures such as pergolas, gazebos, permanent fireplaces or BBQ areas, or
540 similar outdoor structures, etc...may sometimes be acceptable when designed to blend harmoniously
541 with the home and other landscape. In some cases, the space available does not support placement of
542 one of these structures. Any outdoor structures must have prior ARB approval to ensure that they
543 blend properly with the home and landscape and that the space is sufficient to prevent an over-
544 crowded look. In instances where they are approved, additional permanent landscape will generally be
545 a necessary part of the plan and ongoing maintenance of the structure is required. Outdoor structures
546 may not be situated in such a way that they are towering over a privacy wall and/or creating an
547 aesthetically displeasing view for the adjacent neighbor(s).
548

549 **PAINT**

550 The BOD and ARB take paint color choices very seriously as paint choices have the ability of defining
551 a neighborhood as well as the ability to produce a look that is incongruent with the balance of the
552 neighborhood. Residents will be required to paint and restore the exterior of the house on a regular
553 basis to prevent fading, chalking, mildewing, chipping, or cracking. ARB approval of the color
554 choices is ALWAYS required prior to painting, although the ARB will not require that a previously-
555 approved home color must be changed. The ARB application must include color samples of the
556 requested colors as well as a current picture of the home that shows its current colors as well as the
557 roof color. To avoid delays, the ARB application must be very specific in all details of the painting –
558 the ARB is not responsible for delays caused by incomplete applications. In some instances, rather
559 than outright denying a color request, the ARB may request the Homeowner to paint a 4' x 4' section
560 of the home with the questionable color before determining if the color is compatible with Palma
561 Vista. The ARB is under no obligation to approve any given color or color combination and may
562 decide that a color or color combination is not appropriate for Palma Vista or not compatible with the
563 color of the existing roof. Homes that have been painted a color that the ARB determines is not

564 acceptable for Palma Vista, will be required to be repainted an acceptable color at the Homeowner's
565 expense.

566

567 Painting of roof tiles and/or roof tile mortar/grout must be submitted for ARB approval in the same
568 manner as house color change requests.

569

570 **PIPES AND TANKS**

571 No water pipe, gas pipe, sewer pipe, drainage pipe or storage tank shall be installed or maintained in
572 Palma Vista above the surface of the ground, except hoses and movable pipes used for irrigation
573 purposes, water treatment systems, or for pools/spas. No property shall be used for the purpose of
574 boring, mining, quarrying, exploring for or removing oil or other hydrocarbons, minerals to construct
575 or create approved drainage structures (including lakes).

576

577 **POLLUTANTS**

578 No homeowner, resident, or guest may discharge or allow to be discharged any pollutant, hazardous
579 waste or toxic materials on homeowner's property, common property, or neighborhood storm drains.
580 In the event of such discharge, they shall be liable for all cleanup and cost incurred in connection
581 therewith.

582

583 **POOLS AND SPAS**

584 All pools, spas, and related enclosures require prior ARB approval. The request must have all details
585 of the pool construction, materials, color(s), and location. Materials, design and construction shall
586 meet standards generally accepted by the industry and shall comply with applicable governmental
587 regulations. All ARB applications for pools and spas must be accompanied by a screen or fence plan
588 as well as a plat of the property with the pool plan indicated thereon. Location of the pool is restricted
589 to the rear yard only with the following additional guidelines:

- 590 1. The outside edge of any pool wall must not be closer than 4 ft. to a line extended and
591 aligned with the side walls of the home.
- 592 2. No screening or pool may extend beyond a line extended and aligned with the side walls
593 of the home unless approved by the ARB.
- 594 3. Pool screening may not be visible from the street in front of the home.
- 595 4. See "Screen Enclosures" for guidelines on colors.

596

597 Access to the pool site must be obtained by using property of the homeowner installing the pool. If
598 access is needed using property other than the homeowner's, a written permission of the other property
599 owner must also accompany ARB application. Above-ground swimming pools are prohibited.

600

601 Any related storage tanks, chemical feeders, heating equipment, or other above-ground apparatus must
602 be shielded within 15 days of completion of the pool by ARB-approved fencing or mature, dense
603 shrubbery so that such equipment or apparatus is not visible from the street or side neighbors.

604

605 **PRIVACY WALLS**

606 All properties within Palma Vista (except golf properties) have a privacy wall along the rear lot
607 boundary line (or the side lot boundary line in the case of corner lots). The homeowner of a lot
608 containing a privacy wall is responsible for the painting, maintenance, and repair of their respective
609 side of such privacy wall. Homeowners are encouraged to coordinate painting of the top caps with
610 their respective backyard or side yard adjacent neighbors so that the top caps are not partially painted.
611 The privacy wall may only be painted standard colors for Palma Vista privacy walls which are as
612 follows:

613

Base color

614 Type: *Color Wheel* "Flex Lox White" 1240G

615 Name: "Palma Vista Gold" (this is on file under "Palma Vista HOA" at the Silver Star
616 location)

617 Formula: C2Y36 – I22 – L5
618 **Top cap color**
619 Type: *Color Wheel* “Tropical Flat White” 300
620 Formula: Straight White

621
622 Any other neutral color requires prior ARB approval.
623 For more detailed information regarding Privacy Walls, refer to Article XI of the “Declaration of
624 Protective Covenants and Restrictions for Palma Vista”.

625
626 **PROPANE TANKS**

627 Buried propane tanks are preferable. In instances where burying is not practical, propane tanks may
628 be surface installed right next to the side or back of the house, but must be completely screened by
629 dense, mature plant material or an ARB-approved wall that shields them from view by adjacent lots
630 and streets. Location should be determined as the least visually intrusive to neighbors and the street.

631
632
633 **RECREATION EQUIPMENT**

634 **General**

635 Except as specifically permitted below, recreational equipment, including basketball goals, toy
636 basketball goals, skate board ramps, etc., shall not be stored in front, side, or back yards or driveways,
637 nor shall recreation equipment be attached to houses or garages in Palma Vista. Recreation equipment
638 must be stored away when not in active use and is not to be left outside overnight under any
639 circumstances. Tree houses are prohibited.

640
641 **Specific**

- 642 1. Portable basketball goals (“PBGs”) are permitted, but will be held to a high standard of
643 maintenance upkeep to maintain streetscape aesthetics. It is recommended, but not
644 required, that PBGs be stored away when not in use. Should the homeowner choose to
645 store their PBG, acceptable areas of storage are in the homeowner’s garage or behind the
646 homeowner’s home not visible from the street. PBGs may be used only in the
647 homeowner’s driveway behind the plane of the front of the house; or in instances where
648 there is no driveway behind the plane of the front of the house, they may be used in the
649 driveway in front of the house. Under no circumstances are portable basketball goals or
650 the playing thereof to occur in the streets. Since quality portable basketball goals are
651 designed with bases that can be filled with water or sand for stability, the use of concrete,
652 wood, or other external weighting methods should not be necessary and is not permitted.
653 This provision does not apply to small toy basketball goals, which should be stored when
654 not in active use.
 - 655 2. Permanent basketball courts located in the back yard or a side yard that is not adjacent to a
656 street (i.e. – corner lots) may be permitted subject to prior ARB approval and must be
657 properly and permanently shielded from the road by ample evergreen trees and shrubs.
 - 658 3. Child play sets or large toys are generally permitted in back yards, with prior ARB
659 approval, and must be installed behind the plane of the back of the house nearest the
660 planned location.
 - 661 4. Skate board ramps are not permitted on the streets or sidewalks at any time.
 - 662 5. One relatively small playhouse is allowed in the rear of house and within established
663 setbacks, subject to ARB approval. The playhouse should be harmonious with the home
664 and landscaping should be included with the plan to help shield and soften the look.
 - 665 6. Small, plastic baby pools are permitted provided that they are stored out of site from
666 neighboring homes and the street after each use.
 - 667 7. Relatively small camping tents that are used for occasional overnight sleeping by children
668 solely for recreational purposes are permitted for up to 48 hours.
- 669

670 **RENTAL RESTRICTIONS**

671 The renting of houses for less than twelve (12) months is prohibited. Rentals may only be to one
672 single family. Subletting is not permitted. Palma Vista's policy requires owners to provide a copy of
673 the lease agreement with the proposed tenant to the Manager and provide a current copy of the PV
674 Rules & Regulations to the tenant. By accepting tenancy, lessees are bound by all Palma Vista Rules
675 & Regulations and the Homeowner is responsible for any tenant violations of these Rules and
676 Regulations.

677

678 **ROOFS**

679 Homeowners must keep their roofs free of mildew. The HOA will treat the situation as a violation if
680 25% or more of a roof surface is discolored. Roofs must be uniform in color. If replacement tiles do
681 not reasonably match the existing tiles, the entire area visible from the street or adjacent properties
682 may require replacement at the sole discretion of the ARB. Additionally, tile grout that is severely
683 faded or is in visible disrepair may require painting and/or repair.

684

685

686 **SATELLITE DISHES (and Antenna)**

687 Any homeowner desiring to receive either Direct Broadcast Satellites (DBS), Direct Satellite System
688 (DSS), Multichannel Multipoint Distribution (wireless cable) providers (MMDS) and Television
689 Broadcast Stations (TVBS) are restricted to the placement of a satellite dish no more than one (1)
690 meter in diameter, installed as near to the home as reasonably feasible. The dish shall be reasonably
691 screened from view by the surrounding properties. All other types of antenna or satellite dish
692 installation, including but not limited to HAM radios and dishes in excess of one meter in diameter,
693 are prohibited except for those reception devices that are exempt (protected) from Association
694 restriction pursuant to Federal law or regulations. Regardless of the aforementioned, the installation
695 method and placement location of any satellite dish or non-prohibited antenna must be approved by
696 the ARB prior to installation.

697

698 **SCREEN ENCLOSURES**

699 All pool screen enclosures require prior ARB approval and must be a black, dark brown (bronze) or
700 white anodized aluminum with charcoal screening.

701

702 **SHUTTERS**

703 No hurricane shutters shall be installed without prior ARB approval. Approved hurricane shutters
704 and/or temporary protective covering shall be allowed only after a hurricane or tornado warning has
705 been issued by the U.S. Weather Service. Approved permanent hurricane shutters must be opened and
706 protective covering (including taped windows) removed within forty-eight (48) hours after the
707 hurricane or tornado warning has ended.

708

709 **SIGNS**

710 No signs (including political signs of any kind) are permitted in Palma Vista except as expressly
711 provided herein. One standard, designated "For Sale" sign is allowed per lot. The standard,
712 designated "For Sale" sign may only be purchased from Palma Vista's "Authorized Standard Sign
713 Supplier" (see below for details) so that the standard may be preserved. No other non-standard "For
714 Sale" sign shall be allowed. Another exception is that one sign displaying "Beware of Dog" is
715 permitted up to 8" by 10" and must be accompanied by a bona fide dog. All allowed signs must be
716 kept in excellent condition. One clear, standardized information box may be attached to the front of
717 the "For Sale" sign post. To ensure the standard is followed, the standardized information box must
718 be ordered from the "Authorized Standard Sign Supplier".

719

720 Palma Vista's Rules for installing the signs are as follows: installed height is 36" from ground to
721 bottom of the sign; location is approx. 6 ft into the property measured from the inside edge of the
722 sidewalk and somewhat centered (side to side) in the front yard; orientation is that the sign should be

723 squarely facing the street. The BOD and ARB recognize that there may be instances where yard
724 landscaping dictates a slightly different location, but buried depth should always be 36” for
725 consistency. A standard, designated “For Sale” sign may only be purchased from Palma Vista’s
726 Authorized Standard Sign Supplier, which is Express Signs & Graphics – Ph (407) 264-9898; Fax
727 (407) 264-9899.

728

729 Fines for prohibited signs may be imposed beginning one day after delivery of notice of the violation,
730 but shall otherwise follow the process described in the section titled “Enforcement Process”.

731

732 **SOLAR EQUIPMENT**

733 Solar water heater or solar electric equipment requires ARB approval prior to installation and must be
734 designed and constructed to appear as an integrated part of the building architecture. This shall
735 generally mean that the panels shall be roof mounted so that the top surface is flush with the roof
736 surface. While the ARB recognizes that such installation may not be optimal, placement shall be
737 restricted to the rear side of the home unless the ARB grants a specific variance. In no instance may
738 they be installed on a front-facing portion of the house.

739

740 **SOLICITATION**

741 Palma Vista is a “NO Soliciting” neighborhood.

742

743 **STORAGE SHEDS**

744 Storage sheds are not permitted.

745

746 **STORM/HURRICANE PREPAREDNESS (see SHUTTERS)**

747

748 **TIME SHARE**

749 No Residential Property shall be owned or used in multiple or time share ownership requiring
750 registration pursuant to the provisions of the Florida Statutes, as amended from time to time.

751

752 **TRASH, GARBAGE & RECYCLING**

753 No lumber, metals, bulk materials, refuse or trash shall be kept, stored, or allowed to accumulate on
754 the Homeowner’s property except building materials during the course of construction of an approved
755 project. At all other times, such trash and/or containers, and bins shall be stored so that they cannot be
756 seen from the street. Trash, garbage and recycling containers as well as landscape debris may be
757 placed by the curb only up to 12 hours before the regularly scheduled pickup. Recycling containers
758 must be removed from view by dawn of the day following the collection. If the regularly scheduled
759 pickup date is canceled due to a holiday, then trash and containers must be removed from the curb
760 until 12 hours prior to the next regularly scheduled pickup date.

761

762 **TRELLISES**

763 All trellises that will be attached, next to, or leaning on the house must have prior ARB approval. The
764 ARB will review the construction material of the trellis to ensure that it is durable. Any approved
765 trellis must be kept in good condition or must be removed. In any case, it is expected that the trellis
766 will be used to support plant material and not just act as a decorative feature so if the related plant dies
767 or severely declines, the plant material must be replaced or else the related trellis must be removed.

768

769 **VEHICLES**

770 **Prohibited Vehicles**

771 No “Prohibited Vehicle” shall be parked or stored on common property or on any part of
772 Homeowner’s property whether visible from the street or any adjacent homes, except in the case of an
773 otherwise prohibited vehicle that is parked or stored within the confines of a closed garage. The HOA
774 has the right to tow a prohibited vehicle that remains in violation for 24 consecutive hours or 48 non-
775 consecutive hours in a 7 day period (For more detailed information regarding towing, refer to Article

776 XII, Section 16 of the “Declaration of Protective Covenants and Restrictions for Palma Vista”). For
777 purposes of this section, a “Prohibited Vehicle” is:

- 778 (1) Any vehicle longer than twenty (21) feet or higher than eight (8) feet.
- 779 (2) Any commercial vehicle, i.e., one not designed and used for normal personal/family
780 transportation.
- 781 (3) Any vehicle bearing commercial lettering, graphics, or other Commercial insignia,
782 except if such lettering is completely covered with magnetic material (or other type
783 coverings intended for outdoor use). The material must be the same color as the
784 vehicle. Exceptions: Factory applied logos depicting the name of the vehicle or logos
785 of non-profit car clubs, and college and University names and logos. The ARB or
786 BOD may make other exceptions from time-to-time and apply them uniformly to all
787 Members.
- 788 (4) Recreational vehicles (RV), including campers, mobile and motor homes, all-terrain
789 vehicles and dune buggies.
- 790 (5) Trailer of any type.
- 791 (6) Boats, covered or uncovered.
- 792 (7) Derelict vehicles, including vehicles with no current license plate (tag has expired) or
793 vehicles incapable of self-propulsion.

794
795 For purposes of this Section, a “Prohibited Vehicle” shall not be deemed to be (even if generally
796 described above) any commercial or public service vehicle present in the Properties while performing
797 services for or on behalf of BOD or a Homeowner.

798 799 **Non-street Legal Vehicles**

800 All non-street legal motorized vehicles, including ATV’s, motorcycles, go-carts, , and similar vehicles
801 are prohibited from use on Palma Vista streets, sidewalks, or Common Property. Similarly, street-
802 legal vehicles are not allowed to be operated in an off-road way on non-street Common Property such
803 as the retention pond areas. An exception is made for motorized service vehicles used by the Board,
804 Management, or vendors in an official capacity in serving or servicing the HOA.

805 806 **Recreational Vehicles, Trailers, and Campers.**

807 Temporary parking for the purpose of loading and unloading recreational vehicles, trailers, campers,
808 or similar vehicles or items will be allowed in the Homeowner’s driveway for up to three (3) hours for
809 the purpose of loading before use or unloading and cleaning after use.

810 811 **Allowable Resident Parking**

812 Residents may park in their driveway or garage.

813 814 **Street Parking**

815 Residents may not park in the street. Guests of our residents are permitted to park in the street for
816 short periods of visitation, but under no circumstances are they to park in the street overnight. In
817 instances where a guest visits so frequently that the same car is repeatedly observed at that home, then
818 for all intents and purposes this guest is considered a part-time resident in which parking in the street
819 is prohibited. While PV HOA usually makes every attempt to solve parking violations via reminder
820 letters to our homeowners, it is fully within our right to have vehicles in violation of these rules towed
821 at the owners’ expense.

822 823 **Prohibited Parking**

824 No vehicle, whether a “Prohibited Vehicle” or otherwise, shall be parked on any lawn, aprons
825 (sidewalk to street), landscaped portion of common properties which is not specifically designed and
826 intended for the parking of vehicles.

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Vehicle Repair

No disassembly or repair of motor vehicles shall be made in any roadway, driveway, or parking area, including oil changes, except in the case of an emergency breakdown.

WALLS

See Fences and Walls.

WATER CONDITIONERS

Water conditioners may be installed in the backyard (or a side yard) next to the house and must be completely shielded from view by dense, mature shrubbery. Water conditioners do not need prior ARB approval provided they meet these guidelines.

WATER HOSES AND WATER HOSE HOLDERS

These must be stored neatly when not in use.

WINDOW COVERINGS

All interior window coverings must be maintained in a good state of repair. Interior window coverings must be manufactured vertical or horizontal blinds, curtains, shutters, or shades that fit the dimensions of the window and properly mounted. No drawings, pictures, lettering, flags, signs, etc...may be attached or visible in any part of the window other than house security signs. Small garage door windows do not need to be covered, but if they are, the coverings must be maintained in a good state of repair. "Burglar bars", steel, or wrought iron bars or similar fixtures are not permitted on the exterior of any windows or doors.

WINDOW TINT

Solar tinting requires prior ARB approval and must be non-reflective and visible light reflected must be 20% or less. Acceptable colors are smoke, gray, or bronze.

WINDOW TYPE

Casement windows (a window which has a side hinged sash that opens on a vertical plane and typically opened by use of a hand crank on the inside base of the unit) are not permitted.

WOOD PILES (FIREWOOD)

Firewood piles must be clean and neat and are restricted to the backyard or otherwise not visible from the street in a side yard location.

Exhibit A - Palma Vista Mailbox Standards

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Each individual homeowner is responsible for keeping their mailbox in proper aesthetic and working order. Palma Vista (PV) has standards in place for mailboxes. Replacing a mailbox – even when using the appropriate standard mailboxes below – requires submission and approval of an ARB application form prior to making the change. ARB applications are available from our Association Manager.

PV mailbox standards were put in place by the developers – the purpose of which is to help maintain a consistent and harmonious streetscape which is believed to help maintain property values. At one period of time during the progression of PV through various developer/builders, these standards were not adhered to and the developer/builder approved a wide variety of mailboxes. The mailboxes at those homes are “grandfathered” and need not be replaced with a standard mailbox. However, in cases where those mailboxes need to be replaced for any reason, they must be replaced with a standard mailbox.

Since PV was developed over time, Phase I and Phase II were given different standards as shown below. There is only one supplier of the standard mailboxes and neither the BOD nor the HOA have any financial stake or interest in this vendor or the sales:

<p>Vendor:</p> <p><i>Creative Mailbox & Sign Designs</i> orders@creativemailboxdesigns.com www.creativemailboxdesigns.com</p>	<p>155 National Place, Unit 145 Longwood, FL 32750 Phone: (813) 818-7100 Toll Free: (800) 804-4809 Fax: (813) 818-7200</p>	<p>12801 Commodity Place Tampa, FL 33626 Phone: (813) 818-7100 Toll Free: (800) 804-4809 Fax: (813) 818-7200</p>
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<p>Phase I – Model P52-M1</p> <p>Colors: Mailbox, Post, and Base are high-gloss black Flag is Red Vinyl numbers are Gold (2.4” tall)</p> <p>Costs: *</p> <table style="width: 100%;"> <tr><td>Mailbox:</td><td style="text-align: right;">\$225.00</td></tr> <tr><td>Mounting Cup:</td><td style="text-align: right;">\$ 20.00</td></tr> <tr><td>Post:</td><td style="text-align: right;">\$ 75.00</td></tr> <tr><td>Base:</td><td style="text-align: right;">\$ 65.00</td></tr> <tr><td>Vinyl numbers:</td><td style="text-align: right;">\$ 20.00 (2 sets mailed)</td></tr> <tr><td>Installation:</td><td style="text-align: right;">\$ 80.00</td></tr> </table>	Mailbox:	\$225.00	Mounting Cup:	\$ 20.00	Post:	\$ 75.00	Base:	\$ 65.00	Vinyl numbers:	\$ 20.00 (2 sets mailed)	Installation:	\$ 80.00	<p>Phase II – Model P22-ME</p> <p>Colors: Mailbox, Post, and Base are high-gloss black Flag is Gold Vinyl numbers are Gold (2.4” tall)</p> <p>Costs: *</p> <table style="width: 100%;"> <tr><td>Mailbox:</td><td style="text-align: right;">\$215.00</td></tr> <tr><td>Mounting Cup:</td><td style="text-align: right;">\$ 20.00</td></tr> <tr><td>Post:</td><td style="text-align: right;">\$ 70.00</td></tr> <tr><td>Base:</td><td style="text-align: right;">\$125.00</td></tr> <tr><td>Vinyl numbers:</td><td style="text-align: right;">\$ 20.00 (2 sets mailed)</td></tr> <tr><td>Installation:</td><td style="text-align: right;">\$ 80.00</td></tr> </table>	Mailbox:	\$215.00	Mounting Cup:	\$ 20.00	Post:	\$ 70.00	Base:	\$125.00	Vinyl numbers:	\$ 20.00 (2 sets mailed)	Installation:	\$ 80.00
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** Costs are accurate as of 2/11, but subject to change without notice. Please confirm with vendor.*

Understand that these standards are not put in place as a way to limit self-expression, but rather as a way to protect and enhance Palma Vista and our collective property values. Any mailbox that is installed which does not comply with these standards (or does not have a prior written exception approval from the ARB, which will not be given lightly) must be replaced at the owner’s expense. Thank you in advance for your cooperation.

<p>Phase I – Model P52-M1 **</p>  <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p><i>** Shown in white from vendor’s website, but only high gloss black is permitted in PV.</i></p> </div>	<p>Phase II – Model P22-ME</p>  
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