

ARCHITECTURAL CONTROL MANUAL

TURTLE CREEK I & II

**Promulgated by the
Architectural Control Committee
For
Turtle Creek Homeowners Association**

ARCHITECTURAL DESIGN STANDARDS

The following list summarizes those design elements which the Architectural Control Committee (ACC) requires, recommends and/or encourages:

1. RECONSTRUCTION AND/OR ADDITIONS TO EXISTING STRUCTURES AND DWELLINGS.
 - a. Any repair, rebuilding or reconstruction due to casualty or other damage to any Unit or Common Area, or any part or parts thereof, shall be substantially in accordance with the plans and specifications for such property and areas as originally constructed or with new plans and specifications approved by the Architectural Control Committee. All Structures or Dwellings shall be located and positioned on Lots as approved by the Architectural Control Committee. No Structure or Dwelling shall be erected, altered, placed or permitted to remain on any Lot other than one (1) detached, single family dwelling.
 - b. Foundations: No foundation for a building or structure shall be placed, nor shall construction commence in any manner or respect, until all permits have been obtained from necessary regulatory authorities and all plans and specifications have been submitted and approved by the ACC.. The Applicant shall locate such foundations to minimize the removal of existing trees and to place any improvements on the property in conformance with the Design Standards as set forth herein.
 - c. The Living Area: The living area of each principal residence shall be in conformance with the following:
 - i. General: Each Architectural Design (exterior) shall be considered on individual basis with specific emphasis on impact and harmony with surrounding residences and styles.
 - ii. Building and Structure Setbacks: Building and structure setbacks shall conform to the following:
 1. There shall be a twenty-five (25) foot setback from the front lot line to the principal residence/structure of any lot. No detached garage structures are permitted. Carports, sheds and other out buildings are not allowed.
 2. No Structure or Dwelling shall be erected nearer than seven and one-half (7 ½) feet from a side Lot line, except where said side Lot line faces a street, in which case no Structure shall be erected nearer than twenty-five (25) feet from a side street lot line.
 3. No structure or Dwelling shall be erected nearer than ten (10) feet from a rear Lot line, provided that a swimming pool or its enclosure may be constructed to within five (5) feet of the rear Lot line. A swimming pool may not be located in the front yard of any Lot, nor past the building on a side street Lot line.

4. Yard setbacks to any principal residence/structure on corner lots shall be a minimum of twenty-five (25) feet from each lot abutting the street.

iii. Minimum Air Conditioned Area: New dwellings will be equivalent to the design and square footage of the preexisting structure.

iv. The addition of a screened room to the dwelling is not permitted.

2. EXTERIOR DESIGN.

a. General: The ACC does not seek to unduly restrict individual taste or preference. Rather, the aim is to emphasize architectural designs that exude warmth and artistic taste and to enhance a harmonious blend between the man-made and natural environment of Turtle Creek.

b. Color: The ACC shall have final approval of all exterior colors. Each applicant shall submit to the ACC as part of the application, a color plan and color samples showing proposed changes in color of roof, exterior walls, trim, and doors, including garage doors. The ACC shall consider the extent to which the colors conform to the natural earth tone scheme of Turtle Creek. Exterior colors that in the opinion of the ACC are not harmonious or are inconsistent with the overall look of Turtle Creek, shall not be permitted. A pallet of approved colors for roofs and exterior walls are held at Management Associates for review by the homeowner(s).

c. Materials: With sensitivity toward design for the residence, the following materials shall be used:

i. Masonry: Stone, brick, or split rock.

ii. Wood: The use of exterior wood siding is not recommended. Limited use of wood siding must be approved by the ACC.

iii. Stucco:

1. All decorative stucco banding must be a minimum of 6" in width, must enhance the architectural intent, must be consistent with the structure's design, and must be approved by the ACC.

2. Wood covered by "secured" masonry lath is to be 5/8" plywood sheathing or better. No "plywood-like wood" material shall be used under stucco surfaces, unless such processed materials are superior in quality to 5/8" plywood.

d. Fireplaces and Chimneys: Fireplaces and/or chimney additions shall be in accordance with existing building codes. A non-wood burning fireplace must have the propane tank sufficiently screened from the street and adjacent property. If a chimney is necessary, the chimney must be made of material complimentary to the exterior of the house.

- e. Roofs: Roofs are a critical architectural element in the design of any building or structure. With this in mind, the ACC will exercise its substantial latitude and discretion when reviewing all roof elements. Recommended design considerations include the following:
- i. New and replacement roofs shall have a similar pitch to the preexisting roof and shall meet all required building codes. The roof design shall be consistent with the main residence and give the appearance of unity of structure.
 - ii. Large roof overhangs which create visual interest and solar control through strong and varied shadow lines are encouraged. With the exception of structural necessity, no roof overhang shall be less than 12 inches.
 - iii. All roof vents, plumbing stacks, flashing and chimney caps shall be painted to conform to approved roof colors. Where possible, all roof vents and plumbing stacks shall be placed so as to minimize their view from the street.
 - iv. Roof materials shall be clay tile, integral color concrete tile, and/or steel roofs that are stone coated to resemble tile in appearance. No cedar shakes, bare metal, copper or asphalt shingles are permitted. Other materials that clearly resemble existing roofing materials in Turtle Creek will be reviewed for possible approval by the ARC. Gravel roofs are not permitted.
 - v. Roof colors shall be an integral part of the exterior color scheme of the building or structure. Painting of roofs shall not be permitted. The owner is responsible for the maintenance and cleaning of the roof. If the roof becomes substantially soiled due to the elements, the ACC will notify the homeowner in writing that cleaning is required. Enforcement procedures will commence if the homeowner does not rectify the situation.
 - vi. Solar water heating panels should be hidden from street view. The ACC shall review the placement of all solar panels.
 - vii. All finished Fascia shall be a 2"x8" minimum and shall be continuous and consistent. Materials such as cedar and redwood are encouraged. Fascia shall be maintained in order to retain the integrity and the appearance of the dwelling.
 - viii. Soffits must be composed of durable materials that will not readily deteriorate due to exposure to the elements. Soffits must have sufficient surface area to meet attic ventilation requirements.
 - ix. All roof sheeting shall be 15/32' CDX plywood or better. No pressed particle, or processed "plywood-like" sheet materials are allowed unless such materials are proven to be of superior quality.
- f. Windows and Doors:
- i. Window sizes shall be kept in proportion to other design elements.

- ii. The main entrance shall be designed to create a strong entry statement, and architecturally, be in harmony with the dwelling.
- iii. Metals, such as window frames, screen enclosures, etc., shall be factory finished in durable anodized aluminum with vinyl clad or baked -on enamel. No unpainted mill finish aluminum shall be allowed.
- iv. Double wood doors with leaded glass and/or wood frame windows are encouraged.
- v. All windows shall be recessed a minimum of two (2) inches from the finished face of the exterior wall. All windows shall have window sills constructed of material consistent with that of the original structure.
- vi. All exterior ingress/egress doors shall be a minimum of thirty (30) inches in width.
- vii. Storm and/or screen doors that are visible from the street are not permitted.

3. GARAGES, DRIVEWAYS, WALKWAYS, AND SIDEWALKS

- a. General: All residences shall have a minimum two-car garage with automatic garage door opener(s). Garage door colors must match the exterior colors of the dwelling (refer to Section 2b). Side entry garages are acceptable. Front entry garages may be permitted on any lot. Circular driveways are permitted, except where the drive enters on one street and exits on another. Access to corner lots shall be from the least traveled street if possible. Garage doors, when not in use, must remain closed for aesthetic and security reasons.
- b. Minimum Driveway Width: All driveways must be at least 16-feet wide.
- c. Pavement Requirements: All residences shall have a paved driveway of stable and permanent construction. All concrete driveways and walkways shall have a light broom finish. To prevent surface cracking, concrete driveways must have contraction and expansion joints that are both functional and aesthetically pleasing.
- d. Pavement Types: In addition to broom finished concrete, the following pavement types are permitted:
 - i. Concrete Paving Block
 - ii. Stamped Concrete
 - iii. High Tech Decorative Concrete
 - iv. Brick Pavers
 - v. Quarry Tile Pavers
 - vi. Granite Pavers

Driveways and walkways, other than as set forth above, require the approval of the ACC.

- e. Driveway Aprons and Curb Transition: Driveway apron(s) shall be constructed with the same materials, color and pattern as the driveway.
- f. Sidewalks: All sidewalks must be five (5) feet from back of curb, four (4) feet in width and shall be continuous between lot lines. Sidewalk coverage will be consistent with length of street exposure. No vehicles, basketball stands, or anything else may obstruct the sidewalks at any time.

4. EXTERIOR LIGHTING

- a. All lighting, except landscape lighting, shall be wall mounted. The style, color, and type of lighting fixtures shall be compatible with the residential building design and the established character of Turtle creek. The lighting should be installed so as to minimize spillover and glare to adjacent properties and the street.
- b. All electrical wiring for exterior lighting shall be placed underground. All non decorative supports, transformers, junction boxes, remote ballasts, etc. shall be located in low travel areas and screened from public view.
- c. Up lighting and/or down lighting is permitted for landscaped areas and walkways providing that such lighting minimizes excess glare and spillover to adjacent properties.
- d. Holiday Lighting, Decorations and Ornaments: Holiday lighting shall be installed so that spillover and glare to adjacent properties and the street are minimized. All holiday lighting, decorations and ornaments are to be removed within 30 days of the end of the holiday.

5. MAILBOXES, SIGNS AND ANTENNAS

- a. Mailboxes. All mailboxes must meet U.S. postal guidelines and must be compatible with other traditional mailboxes in Turtle Creek. No approval will be given for figural, plastic, Rubbermaid, wood post or character mailboxes.
- b. Satellite Dishes. Standard size satellite dishes, approximately 18” in diameter, are permitted and should be mounted with strict regard for visual impact to others.
- c. Signs. No signs, billboards, or advertising structures shall be permitted on any lot except a temporary real estate sign. A maximum of one “for sale” signs may be posted during the period of time a home is offered for sale. Temporary open house signs may be posted the day of and during the open house. The sign shall be the Turtle Creek approved sign and must be securely fastened to the ground so as to not create a falling hazard. No commercial, contractor or signs are allowed. .

6. SWIMMING POOLS, SCREEN ENCLOSURES AND ACCESORY STRUCTURES.

- a. Above ground swimming pools shall not be permitted.

- b. In-ground swimming pools and spas. In-ground swimming pools and spas shall be permitted on the back side of the residence.
- c. Pool and spa equipment. All pool and spa equipment shall be visually screened as set forth herein so that they are not visible to the public from any street.
- d. Outbuildings. Structures, including, but not limited to, play houses, tool sheds and dog houses shall not be permitted.
- e. Playground equipment. All plans for permanent playground, swing sets and play structure equipment must be submitted to ACC for review and approval. All equipment shall be placed on the property with strict regard for visual impact to others. All plans for permanent playground equipment exceeding 8 feet in height will not be approved. Metal playground equipment is not permitted
- f. Tennis Courts. Tennis courts may be permitted on lots but only with the express written consent of the ACC.
- g. Clotheslines. Clotheslines may be permitted if they are retractable or umbrella style, but must be out of view from the street or the neighbor(s). Clotheslines must be stored when not in use. Permanently affixed clotheslines will not be approved.
- h. Air conditioners, Propane Gas Tanks, Heat Pumps and Water Softeners. All air conditioners, propane gas tanks, heat pumps, water softeners and other similar utilization devices must be placed on the side or rear of the house and visually screened from the street by an approved hedge. No portable and/or window air conditioning units shall be permitted.
- i. Trash Containers. Trash containers must be kept in the garage and only be put out the afternoon before the next day pickup.
- j. Pool Enclosures. Pool enclosures shall be factory finished in durable anodized aluminum with vinyl clad or baked-on enamel. No unpainted mill finish aluminum shall be allowed. Any new or major changes to existing structure shall be submitted to the ACC for approval.
- k. Patios and Decks.
 - i. Patios and decks all require prior approval by the ACC. Patios and decks must be located in the side or rear yard. Patios located on the street side of the lot may be approved by the ACC if they are constructed flush with finish grade, located immediately adjacent to the principal residence, and represent a logical extension or component of the architectural design. Conversely, no decking shall be permitted in any front yard.

- ii. All decks shall be constructed in compliance with regulatory codes and built with materials similar to those used in the principal residence. All wood posts, beams, joists and other structural elements of decks should be pressure treated to deter insect and rot infestation. All wood finish decking shall be No. 1 grade or better redwood, cedar or fir and permitted to weather naturally, be painted or stained with colors to match the principal residence as approved by the ACC. No decks shall exceed (on average) a vertical finish height of 24-inches above existing grade. The overall average height of any deck from finish grade to the average height of any deck railing shall not exceed 5' 6". All decks shall be screened from public view by an approved fence or hedge.
- iii. Retractable awnings and any trellis work used on patios and decks shall require the approval of the ACC prior to installation. Such elements, if allowed, shall be designed as an integral extension of the architecture of the principal residence and shall be finished and constructed of quality materials. No unfinished metal or fiberglass products shall be used.
- l. Awnings and Shutters. Window awnings and decorative shutters require the approval of the ACC. Colors must coordinate with the exterior colors of the residence (refer to Section 2b).
- m. Outdoor Kitchens, Grills and Barbeque Equipment. Outdoor kitchens, grills and barbeque equipment shall be constructed and/or installed within the pool deck and lanai area. Any construction of outdoor kitchen additions, grills and/or barbeques outside the pool deck and lanai area must be submitted to the ACC for approval.

7. FENCES

- a. The location, type, material type and design of all proposed fences shall be approved by the ACC prior to installation. Chain link fences will not be approved.
- b. All fencing and landscape buffers shall be maintained in a good condition by the owner.
- c. Fence specification:
 - i. 6 feet maximum overall height, top 12 inches may be a lattice network design total height 6 feet
 - ii. Horizontal stringers to be a minimum of 1 inch by 2 inches
 - iii. Boards to be spaced 7 inches on center
 - iv. Board width to be 4 inches
 - v. All wood surfaces to be painted with water base stain 5400W DPI or equal or another color so approved by the ACC unless fence is repainted with original paint color.
 - vi. All posts to be pressure treated with Penta
 - vii. Fencing to be shown on building/lot site plan

- d. Invisible Electric Fence for Pets: Invisible electric fences are permitted. The homeowner must submit the request to the ACC with a drawing defining location within the lot boundary.

8. WALLS: Walls, unless part of the structure of a dwelling, shall not be permitted.

- i. Surrounding the trunk to a minimum radius of 1 foot to create a functional watering ring. Landscape cloth usage is recommended under the mulch.
- ii. The ACC recommends that all shrub, ground cover and annual beds possess a minimum 3-inch deep layer of shredded Bark Mulch.
- iii. No bare ground shall be permitted. Other types of mulch including, but not limited to, pine bark, pine straw, bark nuggets or chips, white rock, pebbles, washed stone, and other inorganic materials, shall be permitted.

b. Low Retaining/Planter Walls:

- i. May be used subject to approval by the ACC. Such walls shall not exceed 3-feet in height and shall be used in very limited situations where tree preservation, architecture enhancement or major grade transitions are the primary objective.
- ii. Retaining/planter walls shall be constructed of stone, brick, poured in place concrete, treated wood or concrete block with a smooth stucco finish. No exposed concrete block shall be used. All walls shall be a minimum of six-inches (6") thick, possess adequate structural stability, and be located no closer than 5-feet to any underground utility, property or easement line.

c. Statues, Sculptures, Birdbaths, Fountains and Basketball goals

- i. Small statues, sculptures and birdbaths less than five feet in height or width are permitted so long as they are tasteful and complement the dwelling and setting. As an addition to the landscape, the aforementioned require the approval of the ACC.
- ii. Permanent fountains must be approved.
- iii. One portable basketball goal is permitted and shall be kept at least 15 feet from the road in an upright position, perpendicular to the street.

9. LANDSCAPE IRRIGATION REQUIREMENTS

- a. Minimum Coverage: All lots and associated utility or landscape easements and road rights-of-way shall be irrigated with an automatic underground landscape sprinkler system providing 100% coverage to all landscaped areas.
- b. Water Source: All property owners will adhere to and comply with the watering guidelines set by East Lake Woodlands Water.

- c. Controls: All underground landscape sprinkler systems shall possess an electro-mechanical or computer controller and electric control valves to automatically control the irrigation system.
- d. Other Equipment: All underground landscape sprinkler systems shall possess a backflow preventer meter and gate valve located in an underground valve control box and shall be hidden from public view.

10. STORMS AND / OR PROTECTION FROM NATURAL DISASTERS: The homeowner(s) is encouraged and permitted by the ACC to protect the dwelling from the threat of impending weather conditions including, but not limited to, hurricanes, tropical storms, and/or cyclones .The ACC recognizes two categories of protection for the exterior openings of the home: A) shutters that have been installed and permanently attached to the dwelling's exterior and B) removable panels.

a. Permanent Shutters:

- i. The ACC recommends the following shutters: Accordion, Bahama and Roll-down. The homeowner must submit to the ACC plans that detail the color and materials to be used in constructions of the shutters. The homeowner is required to choose colors, as established by the ACC that complement and blend with the exterior of the dwelling.
- ii. No shutters may be deployed for more than two weeks after the departure of a storm system except under the following circumstances:
 - 1. An approaching severe weather system requires that the shutters remain closed; and/or
 - 2. Devastation to the home or surrounding area, Turtle Creek prevents the homeowner from returning to and occupying the dwelling.
- iii. Notwithstanding anything to the contrary, the ACC desires to prevent the deployment of any shutter system for a period of more than 2 weeks since this could result in criminal activity as the home would appear to be unoccupied.

b. Removable Panels: The ACC does not encourage removable panels due to their construction and / or color. Notwithstanding, the ACC prefers the use of transparent over non transparent storm panels.

- i. Removable transparent storm panels may be put in place when severe weather, as determined by the United States Weather Bureau, threatens. The ACC requires that clear panels be used to cover all exterior openings that face the street, or streets, in the case of corner lots. All panels must be removed within two weeks following the passage of a storm system, unless another storm system, as determined by the U. S. Weather Bureau approaches: and/or the devastation to the home or the immediate surrounding area, Turtle creek, is so great that the homeowner is prevented from returning to and occupying the dwelling.

- ii. Non Transparent Storm Panels: The ACC does not encourage the use of wood, fabric, or steel removable panels, since the aforementioned neither blends nor complement the home's exterior. All non-transparent panels must be removed within two weeks following the passing of the storm system. The only exceptions being those set forth in section bi.
 - c. The ACC reserves the right to modify the above, as technology and building codes frequently change in the State of Florida.
- 11. GUTTERS AND DOWNSPOUTS. The colors of gutters and downspouts must match the exterior color of the dwelling, and must be painted whenever the exterior is repainted. Care must be taken to place downspouts so as to minimize erosion and drainage concerns.
- 12. PORTABLE ON-DEMAND STORAGE. Portable on demand storage units may be kept on a lot up to five (5) days, but only when residents are actively involved in moving items to and from outside storage facilities or in connection with moving in or out of residence. Written approval from the ACC is required should the homeowner wish to exceed the five (5) days.