

**Eden at The Strand**

**Community Standards  
Handbook**

## **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 Board of Directors of the Homeowners Association (HOA). 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 (HOA). Homeowners are reminded that approval by the Architectural Review Board 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 Review Board. All homeowners are encouraged to familiarize themselves with its contents and to retain the handbook for future use.

## **THE ARCHITECTURAL REVIEW BOARD**

The Architectural Review Board (ARB) for Eden at The Strand has been established in accordance with Article VI, Section 2 of the Declaration of Covenants, Conditions, Restrictions and Easements for Eden at The Strand to ensure that the development of Eden is an area of high standards. The Eden ARB is currently comprised of three (3) Members/Owners, appointed by the Eden HOA Board, to review all Owner applications for exterior changes or modifications to their residences as required by the Declaration.

Should an Eden Owner wish to make exterior changes or modifications to their residence they must first complete an ARB Application. ARB Application Forms may be obtained from the Management Company and list the documentation that must be submitted along with the Application for ARB review and approval **prior** to the commencement of any work being performed. In the event an Owner performs work without prior ARB written approval that Owner will be required to submit a late ARB Application and may be subject to a late filing fine. It should also be noted that, all work shall be properly permitted and performed by properly licensed contractors and verification of this request shall solely be the responsibility of the Owner. The Owner shall further hold the Association harmless for any claims or damages arising from the action of the Owner, of the Owner's agents, contractors or employees of same.

The ARB shall have the right to refuse any Plans, which, in its sole discretion, it deems are not suitable or desirable. Any and all approvals or disapprovals of the ARB shall be in writing and sent

to the Owner. In the event the ARB fails to approve or disapprove in writing any proposed Plans within thirty (30) days after their submission to the ARB, then said Plans shall be deemed to have been approved by the ARB and the appropriate written approval delivered forthwith.

The ARB shall review and approve or disapprove all plans submitted to it for any proposed improvement, alteration or addition, solely on the basis of the aesthetic consideration and overall benefit or detriment which would result to the immediate vicinity and to the Eden association as a whole.

The ARB shall take into consideration the aesthetic aspects of the architectural design, placement of buildings, landscaping, color schemes, exterior finishes and materials and similar features, exterior lighting fixtures (including landscape lighting) and shall not be responsible for reviewing, nor shall its approval of any plans or designs be deemed approval of, any design or plan from the standpoint of structural safety or conformance with building or other codes. Such approval is limited solely to aesthetics.

#### **ALTERATIONS REQUIRING REVIEW AND APPROVAL BY THE ARCHITECTURAL REVIEW BOARD**

Any changes, permanent or temporary, to the exterior appearance of a building or lot or lanai are subject to review and approval by the ARB. The review process is not limited to major additions or alterations, such as adding a room, lanai, or pool. It includes such minor items as changes in color and materials. Approval is also required when an existing item is to be removed. Any window, screen or door treatment visible from the exterior must be approved by the ARB.

Exterior-building components may be repaired or replaced so long as there is no change in the type of material and color.

***If there is any doubt as to whether or not a proposed exterior change is exempt from design review, and approval, homeowners should first seek clarification from the Architectural Review Board before proceeding with the improvement.***

#### **APPLICATION AND REVIEW PROCEDURES**

Application and review procedures that will be used by the Architectural Review Board are detailed below.

1. Applications. All applications for proposed improvements must be submitted in writing using the application forms authorized by the ARB. A copy of these forms are included as an exhibit to this handbook. Applications must be complete in order to commence the review process. Incomplete applications will be returned to the applicant with a statement of deficiencies that must be remedied in order to be considered for review.
2. Supporting Documentation. The application must include a complete and accurate description of the proposed improvement(s). To permit evaluation by the Architectural Review Board, supporting exhibits will frequently be required. Examples include: a site plan 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.
3. Time Frame for Completion of the Review. The ARB 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.
4. Notice of Approval/Disapproval. Homeowners who have submitted design review applications will be given written notice of the decision of the ARB. This notice will be issued by the management company as directed by the ARB. Please do not contact the ARB in the interim of this process for approval or denial.

## **DESIGN GUIDELINES**

The specific Design Guidelines detailed below have been adopted by the Board of Directors.

**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 ARB. Please follow the application procedures and note on your application that your request is a special circumstance.

## **ANTENNAS and SATELLITE DISHES**

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 (39.37") or less in diameter will be approved. The satellite dish must be mounted to the outside of the house in the location that best minimizes its visibility from the street(s) and from other homes. The dish should be mounted on the back of the house or otherwise placed to hide it from street view and should not extend above the crown of the roof. If reception cannot be obtained from these locations, the satellite dish should be located as unobtrusively as possible on the property. Masts higher than six (6) feet will not be permitted. Screening, such as shrubs, is required where possible. An ARB application is not required if the dish meets the stated criteria.

## **DRIVEWAYS**

ARB approval will be required for all driveway construction, 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. Driveways cannot be painted.

## **EXTERIOR LIGHTING**

The ARB shall be responsible for determining whether exterior lighting is an annoyance or unreasonably illuminates other owner's property. Proposed replacement or additional fixtures must be approved and compatible in style and scale with the applicant's house.

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.

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 18" above the ground. No more than 10 lights per lot are permitted for single family homes without prior approval from the Board. All exterior lighting should be well maintained and functional at all times. An ARB application is not required if the landscape lighting meets the stated criteria.

Any exceptions must be approved by the ARB.

## **FENCES**

Fences, including invisible fences, are not allowed in the association.

## **HOLIDAY DECORATIONS AND LIGHTING**

Homeowners may display a reasonable number of holiday decorations and lighting, beginning no more than 30 days prior to a publicly observed holiday or religious observance and remaining up for no more than 30 days thereafter. No ARB application shall be required. However, in the event the ARB determines the decorations and/or lighting are:

- Excessive in number, size or brightness;
- 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 Homeowner 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.

If the decorations are determined by the ARB or Management Company to prohibit or complicate lawn maintenance, owner must remove the decorations as reasonably expeditiously as possible upon notice.

## **LANDSCAPING**

Minor landscape improvements do not require ARB approval. This includes foundation plantings and single specimen plants in an approved existing bed or small scale improvements which do not materially alter the appearance of the lot, involve a change in topography or grade, are within an existing plant bed, do not alter the size of an existing plant bed and consist of plants that are from the ARB approved plant list.

An owner can replace dead, damaged, diseased or unsightly landscaping with like kind without ARB approval as long as the new plants are from the ARB approved plant list.

All major landscape installations or changes must be approved in advance by the ARB. Examples include the installation of multiple trees or stone/boulders and plant beds that did not exist when the house was originally built.

All plantings must be maintained on a year round basis.

## **BORDERS/EDGERS**

- An application is required for the installation of all landscape borders, edging or similar structures to be located in front yards or areas visible to others in the community.
- The use of railroad ties is prohibited.
- In most cases the Board will only approve landscape borders that are constructed up to two courses high or a maximum of 8", whichever is less. The border/edgers must follow the established landscape pattern.
- Landscape borders shall be of one color, of the same material and one style throughout the lot.

## **REAL ESTATE SIGNS**

Only one post sign advertising a property for sale may be displayed on a lot and must comply with the specifications set forth by the Strand Master Property Owners' Association. The approved "FOR SALE" sign shall be maintained so as not to lean, become unfastened or unsightly in any fashion. No sign may be displayed on any exterior wall or in any window of the home.

## **RECREATION AND PLAY EQUIPMENT**

No game and play structures, including temporary roll-out basketball hoops and backboards, tree houses, and other recreational equipment shall be located on any lot in the Classics. No permanent basketball hoops or backboards shall be permitted within the community.

## **SOLAR PANELS**

Solar panels for pool heaters must be black, have black pipes on the roof and the down pipes must be painted to match the body of the house. An ARB application is not required if the solar panels meets the stated criteria and Florida Statutes.

Solar panels and solar collectors installed for any other purpose must be approved by the ARB.

## **STORM SHUTTERS**

No hurricane shutters or similar protective covering for the windows and glass doors of a residence on a Lot may be installed without ARB approval.

## **SWIMMING POOLS**

Temporary or above ground pools are not allowed. Only in-ground swimming pools are permitted. Pools must be located in the rear of the property. They must be approved by the ARB.

All permanent swimming pools shall have security fencing or screen enclosures installed in accordance with existing jurisdictional codes. Screen enclosures must have ARB approval.

Pool construction shall be in accordance with applicable governing agency codes.

Kiddie pools are not included in the above. The 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. Sod damaged from pools will be replaced at owner's expense.

## **TREE REMOVAL**

Living trees may not be removed without the prior approval of the ARB. 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 shall be cut at or ground down to grade level (on grade) or the stump should be ground down.

## **GRANDFATHER CLAUSE**

Any change made to a homeowner's property, which has been approved by the Developer, the Association or the ARB and is properly documented prior to the adoption of the above guidelines, 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.

## **PRE-APPROVED PLANT LIST**

|                           |                      |
|---------------------------|----------------------|
| Green arbuticola          | Liriope              |
| Cappella arbuticola       | Flax Lily            |
| Goldfinger arbuticola     | Jasmine Minima       |
| Aganthus (Blue Nile Lily) | Wax Jasmine          |
| Mammy Croton              | Downy Jasmine        |
| Petra Croton              | Jatropha             |
| Magnificent Croton        | Clusia Pitch Apple   |
| Eleanor Roosevelt Croton  | Cocoplum             |
| Ixora Nora Grant          | Bromeliads (Variety) |
| God Dust Croton           | Fire Bush            |
| Dwarf Ixora               | Firecracker          |
| Maui Ixora                | Walters Viburnum     |
| Blue Pacific Juniper      | Green Island Ficus   |
| Podocarpus                | Hibiscus             |
| Dwarf Podocarpus          | Magnolia             |
| Aunt Lu - Ti Plant        | Live Oak             |
| Cordyline - Red Ti Plant  | Shady Lady           |
| Variagated Ginger         | Desert Cassia        |
| Bougainvillea             | Hong Kong Orchid     |
| Dwarf Bougainvillea       | Wax Myrtle           |
| Bougainvillea Tree        | Ligustrum            |
| Bougainvillea Trellis     | Royal Palm           |
| Foxtail Fern              | Pygmy Date Palm      |
| Baby Sun Roses            | Christmas Palm       |
| Song of India             | Foxtail Palm         |
| Emerald Blanket Carrissia | Paurotis Palm        |
| Japanese Boxwood          | Orange Geiger        |
| Fakahatchee Grass         | Tabebuia             |

## EXTERIOR PAINT COLOR

The homes in the Eden were last painted in mid-2016. To ensure consistency and curb appeal, the Board of Directors appointed a Paint Committee and selected the below color scheme for all homes. The Paint Committee, along with the Architectural Review Board and the Board spent considerable time reviewing various options. The following are the approved options:

- The body of the homes were painted either:
  - Aged White with a Latte trim
  - Latte with Aged White trim

*(Both owners of adjoining units had to agree to the color, otherwise the default is the body painted Aged White and the trim painted Latte.)*

- The front doors **and** garage doors were to match, and the color choices were
  - Latte
  - Sable Brown
  - Laurel Green



## SHERWIN WILLIAMSPAINT SPECIFICATION

SW 9108 Aged White  
SW 6108 Latte  
SW 6083 Sable Brown  
SW 7749 Lauren Green