



AUTUMN GLEN ARCHITECTURAL REVIEW GUIDELINES

The lot owner is solely responsible for ensuring that all Autumn Glen ARC guidelines, Autumn Glen and Fleming Island covenants and restrictions, government laws and ordinances, and established easements are followed.

All changes to the exterior of the lot whether decorative or structural in nature must be approved by the ARC unless otherwise noted. The lot owner is responsible for submitting the application prior to the work being implemented. Fines may be imposed on changes made without prior written approval, and some changes may require removal if approval was not received.

The Architectural Review Committee (ARC) shall be composed of not less than three (3), not more than seven (7) persons. The members of the Committee shall be appointed by the Board of Directors. Should there be no volunteers for the ARC then the Board of Directors will assume the responsibility of review applications for improvements.

The ARC shall review the proposed submission on required application for the type and quality of materials, harmony of the exterior design and location of the building or structure with existing buildings or structures, location with respect to topography, trees, vegetation and the finished grade elevation and floor slab, exterior colors of the building or structure, harmony with the master Association architectural controls and any other relevant considerations.

No building, wall, fence decking, paving, awning, pool, storage shed, door screening or other structure or improvement of any nature other than structures originally constructed by Declarant shall be erected, placed, modified, altered or permitted to remain on any Lot or Common area unless the construction plans and specification and a plan showing the kind, shape materials colors and location of the structure, exterior elevation and landscaping as may be required by the ARC have been approved in writing by the ARC. Refusal of approval of plans, specification may be based on any ground including purely aesthetic grounds within the sole discretion of the ARC seems sufficient. Any change in the exterior appearance of any building, wall, fence or other structure or improvements and any change in the appearance of the landscaping shall be deemed an alteration requiring approval.

These requirements can be found in Article XI of the Declaration of Covenants and Restrictions and are further described in this Architectural Guideline.

Note: Unless otherwise stated below, NO decorative item, exterior alteration, fence, screened-in porch, satellite dish or landscaping change may occur outside any unit without the owner first receiving a WRITTEN approval letter from the Autumn Glen Architectural Review Committee (ARC), PRIOR to making the change. Owners will need to complete an

official Autumn Glen ARC application form and submit it to the ARC with any applicable fees. The ARC has up to 45 days upon receipt of the submission to approve or disapprove.

I. DECORATIVE ITEMS (Article XI, Section 30- Declaration of Covenants)

General

It is the responsibility of the owner to maintain their potted plants, lighting and all decorative items and to ensure the items are not in the path of the landscape company to perform their duties.

Decorative fixtures are allowed ONLY by affixing with construction adhesive and must be approved by the ARC. No holes can be made in the stucco.

In order to avoid a cluttered, unkempt look on the exterior of our buildings;

- Decorative items must be placed within 10 feet from the building.
- Decorative items are LIMITED to NO MORE than 7 approved items in the FRONT YARD of any unit.
- Decorative items are LIMITED to NO MORE than 4 approved items in the SIDE YARD of any unit.
- Decorative items are LIMITED to NO MORE than 7 approved items in the BACK YARD of any unit (Exceptions are backyards hidden from view by an approved wooden fence).
- Decorative items limited above INCLUDE items such as; decorative flags , potted plants, statues, fountains, door wreaths, wind chimes, benches, chairs, trellis, bird feeders, bird baths, etc.
- Decorative items limited above do NOT INCLUDE; door mats, landscaping lights or plants which are planted in the ground.

A. Flags

Seasonal/Holiday/Sports Team

- Each unit may have NO MORE than one (1) decorative flag out at any given time. The decorative flag may be NO LARGER than 18" x 24" in size, and may NOT be attached to the building. The flag must be kept in good condition or must be replaced with a new one.

United States of America Flag

- Each unit may fly one (1) USA Flag, and one (1) State of Florida or armed forces flag in addition to the above decorative flag. The USA Flag itself should be no larger than 4 1/2' x 6' in size. The flag must be kept in good condition or must be replaced with a new one.
- The USA Flag may be displayed on a pole or similar device generally accepted for that use. The pole may be located as follows:
- The pole can be no taller/longer than 6' feet, and should be white or light wood in color.
- It can NOT be mounted on the side stucco walls of the garage. It CAN be mounted next to the garage door, in front, or near the front door of your unit.
- A standard flag pole mount must be used, with no more than three holes made into the exterior of the building. The pole mount can NOT be placed lower than 4' feet above the ground, or higher than 5.5' feet from the ground, on the building.

Any owner choosing to mount their USA Flag onto the exterior of their building assumes all risk, liability and cost of repairing damages which the wall structure, interior or exterior, may incur as a result of placing holes into the stucco exterior.

B. Potted Plants - (see Landscaping section for In-ground Plants)

- All containers having a character or image on them must be approved by the ARC, prior to being placed outside a unit.
- Solid containers, with no image or character, may be placed outside a unit without prior approval, as long as the container is within the size dimensions below AND falls within the acceptable number of decorative items allowed outside any one unit (see Decorative-General above).
- Potted plants should be placed in containers which are NO taller than 26" in height, NO wider than 26" in diameter if round, and NO longer/wider than 30" in length if rectangular. (Keep in mind the container size needs to be appropriate in proportion to the unit, not the entire building.) The container, with the plant in it, should be no taller than 5' feet high in total. Plants should not climb the building structures.
- Containers may be made of clay, ceramic, wood or attractive higher-grade plastic. (The thin plastic containers which plants often come from the store or greenhouse in, are NOT acceptable containers.)
- Containers must be made specifically for plants; the use of buckets or other household items are NOT allowed anywhere in view.
- A unit may have up to two (2) hanging plants on the eaves of their building. Placement, type of plant and container must be approved prior to hanging. AG ARC Guidelines

C. Fountains, Bird Baths and Bird Feeders –

- Both Fountains and Bird Baths should be made of clay, ceramic, stone or cement. Plastic is not acceptable for these items.
- Fountains should be no taller in height than 54 inches (4.5 feet). They should be no wider than 30 inches (2.5 feet).
- Bird Baths should be no taller in height than 36 inches (3 feet). They should be no wider than 30 inches (2.5 feet).
- Bird Feeders must be placed in the unit's back yard.

D. Statuary –

- Statues should be made of clay, ceramic, stone or cement. Plastics that are very high quality and which also have a stone or ceramic look to it may be acceptable.
- Statues should be no taller in height than 36 inches (3 feet). They should be no wider than 18 inches (1.5 feet).

E. Benches and Lawn Furniture –

- All front and side yard decorative benches should be small to medium in size, made of stone, cement or the durable, “made-for-outdoors” wood and iron combination and must be located on cement areas as described below. No furniture should be left on the turf as this impedes the landscaper's duties.
- NO plastic, pvc, folding or collapsible furniture should ever be stored/placed on the front or side yards of any unit, when not in use.
- All lawn furniture remaining out on the rear patios during non-use, must be generally recognized as sturdy lawn furniture. Folding or collapsible chairs and tables are not allowed outside, when not in use.
- Savannah and Augusta Units (end of buildings, one story). These units may place one (1) small to medium size decorative bench on the unit's cement walkway or plant bed, on either the front or side of their unit, not both.
- Kingsley Units (largest, middle with small front porch across front). These units may place one (1) small to medium size decorative bench or small decorative bistro set on the unit's front cement patio. Other specific requests may be approved on these front patios, and will be considered on an individual basis.
- Charleston Units (middle with no porch across front). These units may place one (1) small to medium size decorative bench in the plant bed or lawn directly next to the plant bed in the front yard. The bench can be located no further than 8' feet from the front exterior wall of the unit.

- Back yards of all units. All lawn furniture must remain on the rear patio, unless temporarily moved on the grass while in use. Lawn furniture is limited to that which will fit attractively on the rear patio. (No stacking of chairs or furniture on patios.)

F. Garden Hose Storage

Garden hoses must be stored properly neatly or out of sight.

Front or side of unit. Garden hoses left out in front or on the side of a unit **MUST** be stored within a decorative garden hose box/container, where it is hidden from view. The box must be designed for this purpose, be in good condition and be visually appealing. Hoses left lying loose or wrapped around either a moveable stand or a holder attached to the building are **NOT** allowed. Remember, we have garages where these can be stored also.

Rear of unit. Garden hoses left out at the rear of a unit **MUST** be stored within a decorative garden hose box/container or be wrapped around a moveable garden hose stand. Holders attached to the building are not acceptable as it may cause damage to the stucco walls.

II. LIGHTING (Article XI, Section 32-Declaration of Covenants)

A. Landscape/Garden Lighting

- Landscaping Path Lights are **LIMITED** to **NO MORE** than 8 lights on any one side of your unit (front, side, or back), **AND** units shall have **NO MORE** than 14 landscaping lights in **TOTAL**, on their property.
- All Landscaping Path Lights must be within 6" inches of the cement path or driveway of your own unit (lights are not permitted along the neighborhood sidewalks), and must be placed so they do not interfere with lawn maintenance.
- All Landscaping Path Lights must be at least 15' feet from the street, even when along the driveway.
- Landscaping Path Lights must be black in color, one design of several traditional, commonly used models, sold at home improvement stores such as Lowe's and Home Depot. They should **NOT** be higher/brighter than 18 watts each. They may be electrical or solar. There should be **NO** cords or wires in view or in the way of lawn maintenance.
- Landscaping Spot Lights are **LIMITED** to the **FRONT YARD** only, and no unit may have more than one on their property. They should be black in color. Landscaping Spot Lights must be at least 15' from the street, be set in an area of the ground which has previously been designed as a plant or tree bed by the builder, and have **NO** cords or wires in view or in the way of lawn maintenance.
- Landscaping Spot Lights should **NOT** be higher/brighter than 20 watts, and the fixture must be angled to aim its light toward the walls of your own unit. Any lights disturbing neighbors will be subject to removal.

(Lighting placed in trees or along the building's exterior for holiday celebrations MAY NOT be displayed before or after the time periods outlined in the Fleming Island Plantation covenants.)

III. LANDSCAPING and EXTERIOR APPEARANCE (Article XI, Section 13- Declaration of Covenants)

A. In-Ground Plants

Each unit had In-Ground plants originally chosen and placed on their property by the builder. Owners may choose to change these plants to those of their choice, if those plants are approved by the ARC. If they do so, the following also applies:

- Original plant or tree beds. No unit may have less than the number of In-Ground plants originally installed on its property. The only exception is when the owner chooses to place sod (at their own expense) over the previous In-Ground plant bedding area.
- Original plant or tree beds. No unit may have more than twice (2x) the original number of In-Ground plants installed by the builder.
- Original sod areas. No unit may add more than one (1) In-Ground plant/tree/shrub to an area which was originally designated for sod by the builder. The sole exception to this is a back yard hidden from view by an approved wooden fence, which may add up to an additional three (3), for a total of no more than four (4) on the unit's property. **ALL IN-GROUND PLANTS MUST BE PRE-APPROVED.** Applicants should submit a plot/survey or photo of where they want to put their plant.
- The HOA hired landscaping companies will NOT be held responsible for switching out the plants, removal/replacement of new plants which die, or the trimming of the newly installed plants. The owner assumes all risks, liabilities and costs incurred in the placement and ongoing maintenance of the new In-Ground plants, this includes any damage that may occur to the sprinkler system as a result of the changes. AG ARC Guidelines August 2006

B. Mulching –

- Each unit may have mulch or rock on their individual property. Any changes to the mulch installed by the HOA must have ARC approval. **Mulch of any type should be kept away from the base of the stucco and should not touch the stucco.**

Replacement mulch/rock can only be put in areas where there was already mulch (builder's previously designed plant and tree beds). The only exception is in the BACK YARD, where a mulch/rock bed of up to 10 inches in width may border around the back porch and/or the outside air conditioning unit, at the owner's labor, liability and expense. (Sprinkler system may not be interfered with.)

c. If an owner changes to their own choice of mulch or rock, then the HOA hired landscaping companies will NOT replenish or maintain that owner's mulch/rock.

Additionally, the owner assumes all risks, liabilities and costs incurred in the replacement and ongoing replenishment or maintenance of their mulch/rock.

C. Edging / Borders (around In-Ground plant beds and trees)

HOA hired landscaping companies will edge the borders of flower beds. Their edging uses a tool to cut into plant growth and the soil beneath, creating a natural border/edge.

- Owners MAY choose to install an artificial border material around their trees and plant beds. However, if an owner chooses to do this, the following applies:
 - a. Each unit may have only ONE TYPE of artificial edging/border on their individual property. One type of artificial edging/border against the plant bed near the house, then another type of artificial edging around a tree is NOT acceptable. (The exception to this is in a back yard hidden from view by an approved wooden fence, where one other type may be added.)
 - b. The artificial border may NOT extend more than 2.5" above the mulch/rock height and should blend in color. (The exception to this is in a back yard hidden from view by an approved wooden fence.)
 - c. The owner assumes all risks, liabilities and costs incurred in the placement and ongoing maintenance of their edging/border, including any damage to the sprinkler system.

D. Building Exterior Items

No **alterations** should be made to the building's original exterior paint, walls, roof, garage door, front door, back door, windows or exterior light fixtures without approval. If damage occurs to any of the above, they need to be replaced or repaired to the same original type/model/color condition.

The exceptions to the above are as follows:

- Exterior Light Fixtures – attached to the building exteriors may NOT be removed or replaced with any other lighting. However, the addition of some types of security lighting may be approved. This additional lighting needs to operate on a motion detection basis, be aimed down at the ground or at the owner's home (not out toward the street or neighbors' homes), and have NO cords or wires in view or in the way of lawn maintenance. Acceptable placement of the fixture and light wattage will be addressed for each specific request submitted.
- Doors – Both the front and back door which were installed by the builder, must remain the same type/model and color. The owner is required to maintain the condition of their door and repair if damaged. The front door colors were approved. The owner must choose the color that most closely matches their existing door color.

The colors are all Sherwin Williams product:

Maroon- SW 7592, Blue- SW 7604, Green -SW 7743, Brown -SW 7523

1. FRONT DOORS may have the following added to them:

- a. Peep hole
- b. Door knockers in gold or antique gold finish.
- c. Different style door knob, but must still be in gold or antique gold finish.

Any owner choosing to add the above to a door assumes all risk, liability and cost of repairing damages which the door may incur as a result of their addition.

Storm doors (white aluminum combination screen/glass storm doors are allowed with application. Wooden screen doors are NOT allowed.

E. Window or Glass Door Coverings

All window coverings shall have linings or other treatment so that the exterior appearance of the window appears neutral. Neutral is defined as white, beige, light wood tones. No reflective window coverings or unsightly objects shall be placed in windows visible from adjoining portions of the property. No garments, rugs, etc., shall be hung from any unit's doors or windows.

F. Cement Pavers, Bricks or Slabs –

No additional pavers, bricks, slabs, tiles or any other impervious material may be placed beyond the limits of any Building or Patio. Only decorative pavers may be used on the lot and is subject to approval in quantity and placement.

IV. CHANGE IN BUILDINGS (Article XI, Section 4 Declaration of Covenants)

The covenants allow for the addition of sunrooms and screened porches in back yards. The screened rooms may NOT extend further than the original 8' x 10' cement patio. Any owner adding one of the above mentioned structures assumes all risk, liability and cost of repairing damages which the wall structure, interior or exterior, may incur as a result of their addition. Again, it is the owner's responsibility to work with the appropriate agencies, no contractor or third party is responsible for observing covenants and restrictions.

If an owner decides to add one of these structures, the following applies:

A. Sunrooms and Screened Porches in Back Yard –

- The screen material may be only charcoal or black in color. The structure itself may only be black or bronze in color. Kick plates or pet screening may be only 16" or 20" in height.

- It is the owner's responsibility to see that all government regulations, such as permits and restrictions, are followed from the beginning of their project to its completion. AG ARC Guidelines August 2006
- The owner is required to maintain the condition of their addition. Damage to screens, windows, or structure **MUST** be repaired within 14 days and done in a professional manor, or the HOA may remove and or replace the damaged item at the owner's expense.
- No company signs are allowed to be posted by the company constructing your addition. Only a county permit may be displayed.
- If you opt for adding only a screen enclosure, and no solid roof to that enclosure, you may **NOT** use tarps or other temporary devices to create a cover or roof of sorts for it.

B. Gutters

Owners of single story, end units without gutters may add gutters to their units with prior approval. The gutters must be white in color and of similar size and design as the gutters on the two story, interior units.

Owners of two-story, interior units that do not have gutters in the back of their building (some do, some do not), may also add gutters to their units in back with prior approval. The gutters must be white in color and of similar size and design as the gutters on the front of their units.

Gutters installed by the owners will be maintained by the owner.

V. ANTENNA (Article XI, Section 12 Declaration of Covenants)

A. Satellite Dishes – (UPDATED JUNE 2010)

Satellite Dishes must be mounted only on the roof edge at the rear of the town home and be standard residential size. Cable is to be brought into the interior of the home via the roof soffit. No cable is to be installed on or penetrate the exterior (stucco) walls. An exterior ground wire is not necessary as all water piping is of the PVC type and will not conduct lightning strikes. No more than ONE satellite dish per residence is to be installed. NOTE: This is the only item that may be attached to the roof in a specified location.

VI. FENCES – (Article XI, Section 20 Declaration of Covenants)

All fences **MUST** have 5' wide gates. The rear portion of all fences **MUST** be placed at a 5' foot set-back from the rear property line. All fences **MUST** comply with any and all government regulations, FIP or AG covenants and restrictions, and easements. The owner is responsible for seeing that these things are complied with, **NOT** the ARC. An ARC approval does **NOT** waive the owner's responsibilities to see that they are in compliance.

All fencing, regardless of type, must be kept clean and well maintained. If a fence is not maintained or in time has become weathered and dilapidated, and the ARC determines it to be unsightly, the fence must be drastically improved in appearance or removed within 30 days of

the owner receiving written notification of the poor condition. If an owner does not take action which the ARC deems appropriate, then the Autumn Glen Home Owner Association's Board has the authority to have the fence taken down, at the owner's expense.

A. Property that backs up to a Lake

- Fences here must be of 4' foot high, Black Aluminum Open Picket.
- Rear set backs must be either 10' feet from the water's edge or at the top of any existing embankment, which ever is a greater distance from the water.
- Side set backs, for the end units must be 5' feet from the outside property line if adjacent to another unit, and 10' from the curb if side is adjacent to the street.

B. Property that backs up to Nature Preserve, Other Units or Buildings

- Fences must be vinyl 6' foot high.
- Vinyl type with wood grain look.
- All vinyl fencing shall remain neutral in color. (e.g. tan or beige)
- Side set backs for the end units must be 5' feet from the outside property line if adjacent to another unit, and 10' from the curb if side is adjacent to the street.

C. Property that backs up to Town Center Blvd. only –

Fences must be vinyl 6' foot high. The rear property line and the last 16 feet of side fencing must change to 4' foot fencing of the same type. The reduction in height will occur gradually at an angle not to exceed 45 degrees.

- All vinyl fencing shall remain neutral in color. (e.g. tan or beige)
- Side set backs, for the end units must be 5' feet from the outside property line if adjacent to another unit, and 10' from the curb if side is adjacent to the street. AG ARC Guidelines

VII. ADDITIONAL STRUCTURES OR BUILDINGS – (Article XI, Section 2, Declaration of Covenants)

No additional buildings, storage sheds or temporary movable structures of any kind are allowed on any property. This includes dog kennels and similar pet cages.

VII. RECREATIONAL ITEMS/PLAY STRUCTURES (Article XI, Section 13, Section 27 and 28)

A. No basketball boards/hoops are allowed on any unit's lot, regardless of whether they are free-standing or attached.

- B. No skateboard ramps are allowed on any unit's lot, common area or street.
- C. All play structures must be limited to the rear patio when not in use.
- D. All recreational items such as bikes, scooters, skates, skateboards, balls, coolers or barbeque grills, etc., must be screened from view and put away when not in use.
- E. Barbecue grill, may be located on the rear patio if covered with a traditional black grill cover.

VIII. SIGNS (Article XI, Section 9 Declaration of Covenants)

Autumn Glen HOA will follow the guidelines set forth by FIPHOA regarding signs as follows with a few exceptions:

No signs, advertisements or notices of any kind may be placed on any portion of the property, including without limitation any lot or common area, unless express prior written approval of its size, design, color content and location has been obtained from the ARC, except for "For Sale", "For Rent" and "Open House" signs. "For Sale" and "For Rent" and "Open House" signs must comply with the standards established by county laws, status and regulations.

- a. Real Estate Signs- For sale, for rent, open house or moving sale signs shall all conform to the following guidelines. Posts, metal powder coat black 4 ½' with 10 1/2" x 13 ½" frame for sign panel. Sign panel background color to be pantone 458 Dark Blue and lettering to be pantone 481 Sand. All signs shall be placed on owner property only and no closer than 10 feet from curb. Open House signs are authorized on Saturdays and Sundays only. Signs cannot be placed before 10:00am and not after 5:30pm
- b. Garage Sale or Yard sales are prohibited except for Fleming Island community scheduled events. Signs will be provided.
- c. Security signs indicating your home has an alarm system is limited to one sign in front or side yard, no larger than 10" x 10" inches. These signs must be placed within 2' feet of your unit's exterior walls, preferably within a plant bed but not interfering with landscape maintenance.

IX. GARBAGE AND TRASH DISPOSAL (Article XI, Section 21 Declaration of Covenants)

The Board of Directors has further defined the covenants requiring residents to use trash cans with lids. The trash may be brought out and left at the end of the driveway of the resident's lot the day before pickup (pickup currently Friday) no early than 6pm and must be placed in an out of sight location the morning after pickup by 8am.

Recycled trash may be brought out and left at the end of the driveway of the resident's lot the day before pickup (pickup currently Thursday) no early than 6pm and must be placed in an out of sight location the morning after pickup by 8am.