

MANGROVE MANOR - ARCHITECTURAL GUIDELINES

Board Approved: 04/22/2025

1. BUILDING SETBACKS

Setbacks are community and county specific. Please follow all applicable setbacks that are required.

2. DEPOSITS

A Two Thousand Dollar (\$2,000.00) debris and damage deposit for Association Property or CDD common area damage will be required from any party installing a pool, Spa or doing any concrete work. The deposit is refundable when all Association Property, including but not limited to, roadways and landscaping are restored to the original state in the reasonable judgment of the Association.

3. EXTERIOR SHUTTERS

DECORATIVE SHUTTERS

Shutters are considered "decorative" if they are used primarily for ornamental purposes and not certified as hurricane shutters. Decorative shutters are permitted for all elevations provided such details are consistent with the architectural theme and exterior colors of the Structure. Shutters may be fixed or operable and mounted to one or both sides of a window or from the top of a window as may be appropriate. The following shutters are permitted, subject to approval of overall design:

- Louver
- Panel
- Batten
- Painted Aluminum
- Polyvinyl
- Formed Synthetics

APPROVAL OF HURRICANE SHUTTERS

If hurricane shutters are planned for a Structure, approval is highly recommended at time of Architectural Review rather than as part of a modification to an existing Structure. Installation details, product photos, and color samples must be submitted for Architectural Review or Modifications Review [as applicable]. The type, manufacturer, installation, and color of hurricane shutters are subject to approval of the ARC.

TYPES OF HURRICANE SHUTTERS

Hurricane shutters include temporary and permanent types. Generally, more than one type of hurricane shutter is required to provide protection for doors, windows and fixed glass openings.

Subject to design standards in this section, the following types of hurricane shutters are permitted:

- Temporary Hurricane Shutters: removable corrugated steel panels or removable aluminum panels
- Permanent Hurricane Shutters: Roll-down shutters or Colonial and Bahama shutters

Other product, materials and types of hurricane shutters will be considered on a case-by-case by the ARC. Verification of hurricane certification for shutters is the responsibility of the Applicant and not the ARC. Accordion shutters are not permitted.

TEMPORARY HURRICANE SHUTTERS

Temporary hurricane shutters may be fabricated of corrugated steel or aluminum panels and may be used on all elevations of a Structure. However, permanently affixed tracks must not be visible from the street, side yard of Corner Lots or adjoining Lots. In locations where permitted, permanently affixed tracks and all other mounting brackets and attendant hardware shall be painted to match or blend with the color of the door frame, window frame, wall or other surrounds to which such items are attached.

ROLL-DOWN SHUTTERS

Roll-down shutters may be made of foam-filled aluminum, extruded aluminum and other approved materials. Roll-down shutters are approved for all elevations and must be concealed from view inside the roof soffit or in other locations not visible from the street, the side yard of Corner lots or adjoining Lots.

COLONIAL AND BAHAMA SHUTTERS

With the approval of the ARC, Colonial and Bahama shutters, which have been certified as hurricane shutters, are permitted for permanent installation on all elevations if consistent with the architectural theme of the Structure. Colonial shutters may be mounted to one or both side of a window. Bahama shutters are hinged at the top and held in place by support rods.

USE AND OPERATION OF HURRICANE SHUTTERS

Temporary hurricane panels must be stored inside a Structure and only installed as provided below. Permanent hurricane shutters may be attached to the Structure and remain in place at all times. However, this type of

shutter must be in the "open" position except when a tropical storm or hurricane is imminent.

Temporary hurricane panels maybe installed and permanent hurricane shutters may be "closed" upon issuance of a tropical storm or hurricane watch. Temporary hurricane panels must be removed, and permanent shutters released to the "open" position within five [5] days after a watch or warning is lifted.

Arrangements for the installation or removal of hurricane shutters are the responsibility of Owners.

4. DRIVEWAYS

Driveway extensions are allowed. No driveway extension shall be permitted beyond the external side lines of the garage. Driveway stains or surface coatings are not permitted unless such stains are clear. Owners may not change the actual driveway surface from what the builder installed and must replace it with the same materials and style as was originally installed by builder.

5. FENCES

Subject to standard design criteria in this section, perimeter fences may be used to enclose portions of side and rear yards. Fencing must be maintained in "good" condition at all times. There is no fencing permitted in a rear drainage easement without approval. Drainage easements on the side of a home may be approved on a case-by-case basis.

All fences shall be set back from the front survey boundary of the property, defined as the edge of the sidewalk closest to the front of the home. The forwardmost point of the fence (the point closest to the front survey boundary) shall be no closer than the distance from the front survey boundary to the closest point on the front of the home plus 10 feet **OR** no closer than 35 feet from the front survey boundary, whichever is greater. Fences may extend from this forwardmost point towards, but not beyond, the rear survey boundary of the property. Homeowners may choose to place their fence further back from this forwardmost point if desired.

Where utilities or other site constraints are present, a variance of up to 3 feet may be requested from the Architectural Review Committee (ARC) to reduce this setback, provided that the forwardmost point remains no closer than the distance from the front survey boundary to the corner of the front of the home it approaches plus 3 feet **OR** no closer than the distance from the front survey boundary to the closest point on the home plus 7 feet **OR** no closer than 32 feet from the front survey boundary, whichever of the three is greater. All fence installations require prior written approval from the ARC.

NO FENCE IS ALLOWED IN ACCESS EASEMENTS.

WATERFRONT/CONSERVATION/WETLAND LOTS:

Front: Perimeter fences shall conform to a standard design, finish, color, height, post and gate details as provided in this section. Fences can be 2 types: 6' in Height all vinyl/pvc Almond T&G (tongue and groove) or 6' in Height open-picket 3-rail in black aluminum. The finished side of the fence must face the Exterior. Each fence must have a minimum of one 4' gate.

Sides: Perimeter fences shall conform to a standard design, finish, color, height, post and gate details as provided in this section. Fences can be 2 types: 6' in Height all vinyl/pvc Almond T&G (tongue and groove) or 6' in Height open-picket 3-rail in black aluminum. Note that the last 18' of the side fence shall be only 4' in height with ONLY open 3-rail black aluminum fence. Transition from 6' to 4' in height can be transition panel or straight drop. The finished side of the fence must face the adjoining lots or any abutting right-of-way.

Back: Perimeter fences shall conform to a standard design, finish, color, height, post and gate details as provided in this section. Fences shall be only 4' in Height Black open picket 3 rail aluminum. The finished side of the fence must face the Exterior or any abutting right-of-way.

BACK TO BACK LOTS:

Front: Perimeter fences shall conform to a standard design, finish, color, height, post and gate details as provided in this section. Fences shall be only 6' in Height all vinyl/pvc Almond T&G (tongue and groove). The finished side of the fence must face the adjoining lots or any abutting right-of-way. Each fence must have a minimum of one 4' gate.

Sides: Perimeter fences shall conform to a standard design, finish, color, height, post and gate details as provided in this section. Fences shall be only 6' in Height all vinyl/pvc Almond T&G (tongue and groove). The finished side of the fence must face the adjoining lots or any abutting right-of-way.

Back: Perimeter fences shall conform to a standard design, finish, color, height, post and gate details as provided in this section. Fences shall be only 6' in Height all vinyl/pvc Almond T&G (tongue and groove). The finished side of the fence must face the adjoining lots or any abutting right-of-way.

6. LANDSCAPE - CURBING

Landscape borders and curbing is strictly prohibited without the approval of the declarant or ARC. If homeowner would like to enhance curbing the board will consider based on ARC submission and community.

7. LANDSCAPE

Landscaping and Landscape Enhancements: ARC shall have final approval of all exterior changes.

- **Annuals and perennials:** Annuals and perennials are not permitted to be planted within existing beds without prior permission of the ARC. When permission is granted, the owner, not ~~the landscaping company or~~ the association, is responsible for the maintenance of these plantings.
- **Containers and flowerpots:** In general, limiting the use of pots and containers that are visible from the street to one or two to accentuate or accessorize an entrance is desirable. Pots and containers that have natural finishes are preferable to ones that are painted or glazed and cannot be larger than 30" in height. These flowerpots cannot be placed in landscaping beds, mulch beds, on the lawn, ~~or in any way impede the landscaping company from completing landscape maintenance on the property in Freedom community's where lawncare is included~~. Pots and containers must be removed to safe storage in the event of an impending storm or if the owner is leaving for an extended period.
- **Trees and shrubs:** Any additional plantings in existing beds, or additions of entire planting beds, as well as new landscaping related to after-the-fact additions such as pools or lanai, require prior written approval of the ARC. New planting beds, "exotic" species and high maintenance items such as fruit trees will not be permitted in the community. New plantings must be compatible with the community existing plant palette.
- **Other enhancements:** Other landscape enhancements such as birdfeeders, benches, sculptures, trellises, "garden art", etc., all require prior written permission from the ARC. In general, most items should not exceed 18" in height, should be of natural (not painted) finishes, and should not dominate the landscape, but should blend in with the overall texture and theme of the architectural concept. No more than three (3) such items will be approved per lot. Landscaping additions CANNOT impact traffic view corridors, especially on corner lots.

8. LANDSCAPE - PREVENTED PLANTS

Following is a list of the currently prohibited residential landscape plantings.

TREES AND ORNAMENTALS

ALL FRUIT TREES ARE PROHIBITED

- Acacia auriculiformis - Earleaf Acacia [invasive]
- Albizia julibrissin - Mimosa (Silk Tree) [invasive][toxic]
- Albizia lebeck - Woman's Tongue [invasive]
- Bauhinia variegata - Orchid Tree [invasive]

- *Bischofia javanica* - Bischofia [invasive]
- *Calophyllum antillanum* - Santa Maria Mastwood (Alexandrian Laurel)
- *Casuarina equisetifolia* - Australian Pine [invasive]
- *Casuarina glauca* - Suckering Australian Pine [invasive]
- *Cinnamomum camphora* - Camphor Tree [invasive][toxic]
- *Cupaniopsis anacardioides* - Carrotwood [invasive]
- *Eugenia uniflora* - Surinam Cherry [invasive]
- *Ficus microcarpa* - Laurel Fig [invasive]
- *Manilkara zapota* - Sapodilla
- *Melaleuca quinquenervia* - Melaleuca (Paper Bark) [invasive]
- *Melia azedarach* - Chinaberry [invasive][toxic]
- *Sapium sebiferum* - Chinese Tallow Tree [invasive][toxic]

Shrubs, Vines

- *Abrus precatorius* - Rosary Pea [invasive][toxic]
- *Ardisia crenata* - Coral Ardisia [invasive][toxic]
- *Ardisia elliptica* - Shoebutton Ardisia [invasive][toxic]
- *Colubrina asiatica* - Lather Leaf [invasive]
- *Dioscorea alata* - Winged Yam [invasive]
- *Dioscorea bulbifera* - Air Potato [invasive][toxic]
- *Jasminum dichotomum* - Gold Coast Jasmine [invasive]
- *Jasminum fluminense* - Brazilian Jasmine [invasive]
- *Lantana camara* - Lantana (Shrub Verbena) [invasive][toxic]
- *Ligustrum lucidum* - Glossy Privet [invasive][toxic]
- *Ligustrum sinense* - Chinese Privet [invasive][toxic]
- *Lonicera japonica* - Japanese Honeysuckle [invasive]
- *Lygodium japonicum* - Japanese Climbing Fern [invasive]
- *Lygodium microphyllum* - Old World Climbing Fern [invasive]
- *Macfadyena unguis-cati* - Cat's Claw Vine [invasive]
- *Mimosa pigra* - Catclaw Mimosa [invasive]
- *Nandina domestica* - Nandina (Heavenly Bamboo) [invasive][toxic]
- *Schefflera actinophylla* - Schefflera [invasive][toxic]
- *Celastrus scandens* - American Bittersweet [toxic]
- *Lonicera maackii* - Amur Honeysuckle
- *Celastrus orbiculatus* - Asiatic (Oriental) Bittersweet [invasive][toxic]
- *Polygonum cuspidatum* - Japanese Knotweed [invasive]
- *Berberis koreana* - Korean Barberry
- *Polygonum perfoliatum* - Mile-A-Minute Vine [invasive]
- *Rosa multiflora* - Multiflora Rose [invasive]
- *Ampelopsis brevipedunculata* - Porcelain Ivy [invasive]
- *Lonicera tatarica* - Tatarian Honeysuckle
- *Paederia cruddasiana* - Sewer Vine; Onion Vine [invasive]
- *Paederia foetida* - Skunk Vine [invasive]

Ground Covers and Grasses

- *Asparagus densiflorus* - Asparagus Fern [invasive][toxic]
- *Colocasia esculenta* - Wild Taro [invasive][toxic]
- *Eichhornia crassipes* - Water Hyacinth [invasive]
- *Imperata cylindrica* - Cogon Grass [invasive]

- *Nephrolepis cordifolia* - Sword Fern [invasive]
- *Nephrolepis multiflora* - Asian Sword Fern [invasive]
- *Neyraudia reynaudiana* - Burma Reed; Cane Grass [invasive]
- *Panicum repens* - Torpedo Grass [invasive]
- *Ruellia brittoniana* - Mexican Petunia [invasive]
- *Aegopodium podagraria* - Bishop's Goutweed
- *Lysimachia nummularia* - Creeping Jenny
- *Coronilla varia* - Crown Vetch [toxic]
- *Potamogeton crispus* - Curly Pondweed [invasive]
- *Microstegium vimineum* - Japanese Stilt Grass [invasive]
- *Euphorbia esula* - Leafy Spurge (Wolfs Milk) [toxic]
- *Lythrum salicaria* - Purple Loosestrife [invasive]
- *Centaurea maculosa* - Spotted Knapweed (Bachelors Buttons)
- *Tanacetum vulgare* - Tansy (Golden Buttons) [toxic]
- *Lamium galeobdolon* - Variegated Yellow Archangel
- *Trapa natans* - Water Chestnut [invasive]

Landscape materials that are planted by the Home Owner shall meet the following minimum size requirements when planted.

- Shade Trees - 2" Caliper Minimum
- Flowering/Ornamental Deciduous Trees - 3' Height Minimum
- Evergreen
- Trees - 3' Height minimum
- Deciduous and Evergreen Shrubs - 1 Gallon Minimum
- There are no minimum sizes required for ground cover, vines and grass.

9. LIGHTING

The intent of the standards in this section is to ensure that lighting is properly used to enhance the architectural detailing and landscape design of a Structure during evening hours without overpowering the streetscape, producing excessive glare, or affecting adjoining Lots. Architectural lighting must be shown on floor plans submitted for Architectural Review, and landscape lighting must appear on landscape plans submitted for Landscape Review. After completion of a Structure, any architectural or landscape lighting must be approved as part of a Modification Review.

LOCATION OF LIGHTING

All architectural lighting must be attached to the Structure and all landscape lighting must be located no less than 10 ft from the front lot line and 3 ft from the side lot line. Post lamps are not permitted.

STYLE AND FINISH OF LIGHTING FIXTURES

Lantern style lighting fixtures are permitted for the front entry, proximate to garage doors, and on porches and patio decks not located in side yards. Eave, wall and ground lights must be shielded. Glove light will not be permitted. Allowable finishes include copper, verde green, rust or black and

other colors as may be approved by the ARC. White fixtures are not permitted.

ILLUMINATION

The maximum level of illumination shall not exceed a low to medium level of illumination to achieve a soft look or warm glow.

BULBS

All exterior lighting must be equipped with white, frosted or clear bulbs. Mercury vapor and high-pressure sodium lights are not permitted.

LENSES

Glass panels or lenses and vinyl or plastic liners for fixtures must be white, frosted or clear. No colored panels or lenses are permitted.

PATH LIGHTS

Path lights, not exceeding 30" in height above grade, may be used on a limited basis to light walkways. Pagoda or bollard style lights must have diffusers with extended shields to reduce glare from the street. Path or ground lights are not permitted for installation along driveways within 10 ft of the front lot line and within 3 ft from the side lot line.

LANDSCAPE LIGHTS

Ground lights, ground-level spotlights and well lights may be used on a limited basis.

ENTRY LIGHTS

Hanging fixtures, wall- or ceiling-mounted fixtures, and recessed high hats may be used for entry lighting. Low-wattage incandescent lights are best for decorative wall-mounted fixtures, while higher-wattage fixtures are recommended for overhead use.

GARAGE LIGHTS

Decorative wall-mounted fixtures may be used to light garage door areas and may be mounted above or on the sides of garage doors.

PORCH LIGHTS

Hanging fixtures, wall- or ceiling-mounted fixtures, and recessed high hats may be used for porch lighting.

SIDE YARD LIGHTS

Doors facing or opening to the side yards of Structures may be lighted with a shielded fixture which provides up and/or down light only.

SPOT/FLOOD LIGHTS

A maximum of two [2] wall- or eave-mounted spot lights, not exceeding 150 watts per fixture, are permitted only on the rear plane of a Structure, unless otherwise approved by the ARC. Fixtures must be mounted less than 12 ft above grade and fitted with a shield to minimize light spillage which may affect adjoining Lots, as determined by the ARC. Wall- and eave-mounted spot/flood lights are not permitted in front or side yard areas, unless otherwise approved by the ARC.

LIGHT SPILLAGE AND GLARE

Other than decorative fixtures attached to the entry or garage of a Structure, light sources should be hidden when possible, so the light is seen, but not the lamp. Besides achieving the most natural look possible, hiding the light source avoids glare that results when lamps are in direct view. Glare can also be reduced by using several smaller lights rather than one larger one. The use of diffusers, shields, and grills is also helpful.

Owners of Lots adjacent to Conservation Tracts are responsible for ensuring that any outdoor lighting is directed toward the homes constructed thereon or toward other improvements, and away from designated habitats.

No exterior lighting will be permitted which, in the opinion of the ARC, would create a nuisance to adjoining Lots or excessive glare from the street. In the event lighting produces excessive glare or light spillage after installation, the Applicant will be required to correct the situation by reducing the wattage of lamps, adjusting shields, or taking other measures as directed by the ARC.

10. MULCH BEDS

Approved inert materials shall include those described below and other materials as may be approved by the HOA board or the architectural review committee from time to time. Determination of whether a material is acceptable for inclusion in any specific situation shall be made by the HOA board or the architectural review committee and shall be in writing.

WOOD/BARK MULCH

Dark, hardwood chips or natural color shredded mulch may be approved as inert ground cover. Specific types of wood mulch that are beneficial for Florida gardens and adhere to the color scheme include:

- Pine bark: Durable and moisture-retaining, suitable for Florida's climate.
- Mixed hardwood mulch: Provides good water retention and a natural appearance.
- Melaleuca mulch: Resistant to decay, ideal for humid conditions.
- Eucalyptus mulch: Offers excellent water retention and a natural look.

These mulches should be shredded or chipped to a size that allows for proper water penetration and air circulation. Compost may be used on perennial and annual planting beds.

Approved colors for mulch include:

- Red
- Brown
- Black
- Gray
- Gold
- Natural wood

ROCK/STONE MULCH

Stone mulch may be used, provided that it adheres to the following standards:

- Size: 1 - 1.5 inches in diameter
- Colors: Earth tones (buff, beige, charcoal, brown, reddish, or cream) or white. All colors must be naturally occurring and not artificially dyed.

Examples of approved rocks and their typical colors:

- Limestone Gravel: Buff, beige, cream, or white
- Sandstone Gravel: Beige, reddish, or cream
- Granite Gravel: Charcoal, brown, or gray
- Slate Chips: Charcoal or gray
- Basalt Chips: Charcoal or dark gray
- River Rock: Brown, gray, or white
- Lava Rock: Reddish-brown or black
- Marble Chips: Bright white, smooth texture
- White Pebbles: Naturally rounded, consistent white color
- White Gravel: Crushed stone with a uniform white hue

11. PATIOS / LANAIS

Patios/Lanais shall be located in the rear of the Home, shall not extend into the rear or side yard setbacks of the Lot and shall not extend beyond the Lot

Perimeter Walls or Party Fences. Patios may be paved with brick pavers, concrete or other suitable material.

Open patios must be an integral part of the landscape plan and must be located so as not to create an unreasonable level of noise for adjacent property owners. The patio color must be similar to or generally accepted as a color complementary to the design and color of the residence, or existing patio, if applicable.

12. PERGOLAS / TRELLIS

Pergolas, Trellises, and Arbors

1. All pergolas, trellises and arbors must be constructed of vinyl or cedar and must be painted white or finished to match the trim color of the home. Construction drawings, elevations, and details must be submitted to the ARC for all pergola, trellis, and arbor applications.
2. All pergolas, trellises and arbors must be constructed within the Private Area of the lot and may not exceed forty percent (40%) of the width of the home or be a maximum width of eighteen feet (18'), whichever is less.
3. Pergolas and shade structures must be structurally sound and anchored in accordance with local codes. Knee bracing, or cross-bracing shall not be utilized on any side of the structure. When framed, the highest point of a pergola may not exceed the eave height of the home. Pergolas or shade structures may not be attached to the home. ~~Please see Appendix "C" for an example of a typical pergola.~~
4. One (1) or more trellises may be installed to shield a patio or deck if approved by the Reviewing Entity. Attaching a trellis to your home may void applicable warranties from Declarant. Trellises used to screen decks or patios that have a height extending to the eaves of the home may have a maximum width of no greater than eight feet (8'). Each section of trellis must be separated by a gap or lower section of trellis at a minimum distance equal to the section of trellis. Applications for trellises that do not extend to the eave height of the home shall be reviewed on a case-by-case basis to determine allowable width and configuration. Each trellis must be designed to support plants or vine growth and thereafter maintained with plants or vines growing on it, and remain plumb, level, and structurally sound. The intent of these Design Guidelines is that trellises may not be used as substitutes for fences. ~~Please see Appendix "C" for an example of a typical trellis.~~
5. One (1) arbor may be installed only if structurally sound and in accordance with local building codes. Arbors may not be attached to the home nor exceed eight feet (8') in height, four feet (4') in width, and four feet (4') in depth. The arbor must be designed to support plant or vine growth and thereafter be maintained with plants or vines growing on it. As all arbors are different, approval will rest with the ARC. ~~Please see Appendix "C" for an example of a typical arbor.~~

13. POOLS & SPAS

In-ground pools and spas and their enclosures shall be located within the maximum buildable area in rear yards. No above-ground pools are permitted. No screening of the pool area may extend beyond the sides of the dwelling and the color of the frame must be bronze (white or black frames acceptable, see section 16). The construction of a pool or spa and deck may not change the grade of the existing landscape. Planting material or other landscape devices may be required by the ARC to soften screen enclosures and pool/spa structures from adjoining properties. Any modification to the irrigation system resulting from an installation of a pool (or lanai extension) must be performed by the association's landscaper and paid for by owner.

Any resultant alterations to systems for landscaping and irrigation are the responsibility of the homeowner. Gutters and downspouts which become part of the pool installation may be required to be tied into an underground drainage system and drained to a lake, swale, or other storm water drainage system. Pool/spa heating systems, their placement and attachments, must also be approved by the ARC. Permanent swimming pools will require submission to and approval by Governing entity. Spas or Jacuzzis shall be of the in-ground type with the exception of above ground spas or Jacuzzis not exceeding three feet (3') in height above the existing grade level. Such spa must be adequately screened from street view and the view of any neighboring property, including lots and Common Areas.

All spa or Jacuzzi equipment shall be screened from street view and view from neighboring property with plant materials of adequate density. All spas or Jacuzzis must be constructed entirely within the Private Area. All spas or Jacuzzis must be installed according to County ordinances.

The ARC may require additional plant materials to be planted to screen the spa or Jacuzzi from neighboring properties. Please refer to Ancillary Equipment, Section 11.E with regard to equipment screening requirements. Maintenance of planting materials for spas and Jacuzzis are the homeowner's responsibility.

Spa or Jacuzzi drains must connect to the storm sewer. No swimming pools or spas can be drained onto open space or any other property.

14. PROHIBITED and UNPROHIBITED STRUCTURES

Pursuant to the Declaration and/or these Design Guidelines, the following structures shall be prohibited from use:

- Stand-alone garages and secondary garages accessible by side or rear yards
- Tents of a permanent nature, including screened in pergolas, fencing
- A bird or squirrel house exceeding the roof eave in height
- Artificial vegetation
- Accessory buildings, including gazebos, greenhouses and guest houses

- Children's play equipment
- Horseshoe pits
- Storage sheds of all types.

Standalone flagpoles are allowed as long as they follow Statute 720.304

15. SATELLITES

Architectural approval is required for all new satellite dishes.

A satellite dish 39" or less (diametrically or diagonally measured) may be installed on an Owner's side or rear roof or the side or rear of the property as long as the dish is not visible from the street.

If the dish is placed on the ground, it must either be lower than the nearest fence or screened by landscaping to minimize its impact on the neighborhood.

A satellite dish will not be placed in setback areas.

Extenuating Circumstances:

If the Homeowner and the Architectural Committee determine it is not possible to receive an adequate signal under the above-described policy, alternative placement will be considered on a case-by-case basis. Alternative placement may include requirements that the dish be screened by landscaping, painted in a color compatible with the surroundings, or other alternatives, which will further minimize its impact on the neighborhood.

Pursuant to Federal Communications Commission, Rule 1.4000:

(a)(1) Any restriction, including but not limited to any state or local law or regulation ... or any private covenant, homeowners' association rule or similar restriction on property within the exclusive use or control of the antenna user where the user has a direct or indirect ownership interest in the property, that impairs the maintenance, installation, or use of ...

(i) an antenna that is designed to receive direct broadcast satellite service, including direct-to-home satellite services, that is one meter or less in diameter ...

(ii) an antenna that is designed to receive video programming services via multipoint distribution services ... and is one meter or less in diameter or diagonal measurement ...

(iii) an antenna that is designed to receive television broadcast signals; or

(iv) a mast supporting an antenna described in [the above paragraphs]; is prohibited to the extent it so impairs.

The regulation goes on to define how a regulation or restriction might impair installation. According to the regulation

(a)(2) ... a law, regulation or restriction impairs installation, maintenance or use of an antenna if it

(i) Unreasonably delays or prevents installation, maintenance or use, (ii) Unreasonably increases the cost of installation, maintenance or use, or (iii) Precludes reception of an acceptable quality signal. Id.

16. SCREENED ENCLOSURES / ENTRYWAYS

All construction of patio covers, open patios, enclosed patios, screened enclosures, and storm or designer screen doors requires prior written approval from the Architectural Review Committee (ARC).

- Screened enclosures may either enclose an existing lanai space at the rear of the house or extend from the lanai towards the rear survey boundary, not within 5 feet of the rear setback line.
- No screen enclosure may extend beyond the sides of the dwelling.
- Extensions beyond the lanai require a county permit and must be constructed by a licensed and insured contractor. A footer must be installed per county code, and the footer must pass inspection before further work begins.
- Screen framework for enclosures must be white, black, or bronze, and all screens must be charcoal in color.
- Screen enclosures may include kick plates, with the screen extending to the deck/patio surface perimeter.
- Screens are not permitted at garage openings.
- Screens are not permitted to enclose front porches.
- Storm doors and designer screen doors are permitted at the front door to complement its aesthetic. Frames may be black, bronze, or any color listed in Section 21 (Exterior Colors), provided they blend with or complement the home and neighboring properties. Storm doors may include retractable glass panels revealing a screen. Screens on both storm and designer screen doors must be charcoal in color and sufficiently translucent to ensure the front door's aesthetic remains visible.

17. SIGNAGE

All signs, except those placed by the developer, are prohibited in the community.

18. SOLAR PANELS

The location and design details for solar collectors shall be submitted for Architectural Review ~ ~ of Modifications Review [as applicable] ~ ~. A solar collect shall not be installed on any Lot unless it is an integral and harmonious part of the architectural design of a roof structure. Solar collectors shall be located on a roof exposure shielded from view from the street, adjoining Lots and Common Areas to the maximum extent possible. Solar collectors shall be flush mounted and installed parallel to the plane of

the roof. Under no circumstance may solar collectors extend above the ridgeline of a roof.

19. SPORTS / PLAY EQUIPMENT

SWINGS/PLAY EQUIPMENT/TRAMPOLINES

Children's play equipment, swing sets (of any description); play sets (of any description) hard plastic molded playhouses, hard plastic molded basketball hoops or play items will only be approved in a fenced rear yard.

No molded plastic or blow-up type pools may be left in the rear yard after any use nor may they be left lying or leaning up against the home or on the patio. No above ground pools will be approved.

None of the play items mentioned above may be left in the yard after playing. All items need to be removed to enclosed area.

BASKETBALL HOOPS

Basketball hoops will not be permitted to be installed on any home. Portable hoops shall be stored inside the garage & away from view when not in use.

20. WINDOW AC UNITS

Window air-conditioning units are not permitted for use on Residential Units.

21. EXTERIOR COLORS AND TREATMENTS

Purpose

This section aims to maintain a harmonious and aesthetically pleasing exterior appearance throughout Mangrove Manor, reflecting the community's coastal charm and natural surroundings.

Exterior Colors

All exterior colors on structures, driveways, walkways, and other visible elements must complement the community's Coastal Florida theme. Approved colors include those already present in the community and those inspired by the natural environment, such as soft to mid-tone blues, greens, sandy beiges, and earthy tones. Artificial or incongruous colors are prohibited.

Muted to moderately bright accent colors resembling Florida native flowers may be considered for front doors on a case-by-case basis, provided they do not appear artificial or clash with the home or neighboring properties.

Owners repainting with their existing color scheme do not require approval. Any color change must be approved in writing by the Architectural Review Committee (ARC). To request a color change, owners must submit:

- A color photograph of their home and the homes to the left and right.
- Color samples, including manufacturer, color name, and code or number.
- Designations for house body, fascia/trim, front door/shutters, and garage door.
- A 2ft x 2ft paint sample applied to the side of the house for ARC inspection.

The ARC will evaluate submissions based on the home's architecture, existing accents (e.g., stone or trim), roof color, and neighboring properties' colors.

Exterior Wall Treatments

Acceptable materials for vertical surfaces include:

- Painted stucco in the colors outlined in the Exterior Colors subsection.
- Stone accents in earth-tone colors.
- Anodized or painted finishes on all metal surfaces (e.g., windows, flashing, drips, caps). Vinyl, wood, or metal siding is prohibited.

Other Exterior Elements

- Rain gutters must blend with the dwelling's existing color scheme.