

Prepared by:
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ARCHITECTURAL REVIEW BOARD GUIDELINES FOR HIDDEN PARADISE HOMEOWNER'S ASSOCIATION, INC.

THESE ARCHITECTURAL REVIEW BOARD GUIDELINES for Hidden Paradise Homeowner's Association, Inc., is made effective by Hidden Paradise Homeowner's Association, Inc., a Florida corporation not for profit, ("Association").

WITNESSETH

WHEREAS, it is the desire of the Association to adopt Architectural Review Board Guidelines to provide guidance as to the acceptable improvements and changes to Lots;

WHEREAS, pursuant to Article V, Section 12 of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Hidden Paradise, the Association by way of its Board of Directors, may adopt Architectural Criteria for consideration of any architectural review;

WHEREAS, these Architectural Review Board Guidelines were delivered to each owner of the Association and upon appropriate notice, a meeting of the Board of Directors was held on June 25, 2022, whereby quorum of the Board of Directors was obtained and the Amendment was approved by the unanimous affirmative vote of the Board of Directors.

NOW THEREFORE, Hidden Paradise Homeowner's Association, Inc. hereby adopts these Architectural Review Board Guidelines as follows:

(The text of the Architectural Review Board Guidelines are on the following pages)

HIDDEN PARADISE – ARCHITECTURAL REVIEW BOARD (ARB) GUIDELINES

General Guidelines:

ARB requests must be submitted to arb@elimservices.com

Notice – this may not be a complete list of everything the ARB votes on as these are intended for guidelines only. Please reach out to the ARB committee with any questions.

Any work/improvements to the exterior of the home should have ARB approval prior to work being completed.

Homeowners may not place or erect any structure, including but not limited to: fence, shed, pool, screen enclosure of any type, or pergola of any type visible from the street, without prior written approval from the ARB. The ARB will render the decision within thirty (30) days of receipt of the ARB request. IF WORK IS NOT COMPLETED OR UPDATE PROVIDED WITHIN NINETY (90) DAYS OF APPROVAL, AN UPDATED ARB REQUEST MUST BE SUBMITTED.

Pool pumps and heater tanks however, should be placed behind a fence or placed behind landscaping so they are not visible from the street or any adjoining lot.

Garbage cans, oil and gas cans should not be left on driveways. Garbage or other trash may NOT be discarded in the common areas.

Note: currently, regular trash pick-up day is Friday. Recycle day is every Friday.

Exterior seasonal decorations and lighting do not need to be approved by the ARB and should be removed within thirty (30) days of said holiday.

For Sale signs may not exceed the following dimensions: 4 square feet in surface and no more than 1 square foot to indicate the name of the agent or resident.

No owner may place a structure or interfere with the flow of water from the creeks, ditches, nearby waterways without the written consent of the ARB and the City of Atlantic Beach (This includes driveways).

Lawn Maintenance:

Each homeowner is required to maintain their landscape and lot in a clean and well-maintained manner. Florida friendly landscaping is encouraged.

Tree Removal:

The city of Atlantic Beach may require a permit prior to tree removal. Any tree removed without the proper permit is subject to a fine.

Exterior Paint:

To begin the process of painting the exterior of your home, an ARB request must be completed and approved.

The exterior painting of your home must be approved in writing by the ARB. This decision will be rendered within thirty (30) days of receipt of the ARB request. No preliminary paint work such as priming, should be done prior to receiving the written ARB approval. IF WORK IS NOT COMPLETED OR UPDATE PROVIDED WITHIN NINETY (90) DAYS OF APPROVAL, AN UPDATED ARB REQUEST MUST BE SUBMITTED. The Board

understands that sometimes you may not be able to wait thirty (30) days for a decision because of the schedule/availability of painters and/or contractors. In that case, ARB members will use our best efforts to expedite the approval process to meet your needs.

Colors for trim, base color for the body of the home and any accent color must be approved by the ARB. Coastal Colors and Neutral Colors are recommended to continue the neighborhood coastal theme/appeal.

Front Doors:

Must have written approval by the ARB for style and color if seen from the street.

Garage Doors:

Must have written approval by the ARB for any change to garage door. Any new doors must have written approval prior to any installation.

Roof:

Shingles must be architectural. The colors are black or other color with written approval from ARB. Shingle colors must coordinate with paint colors. Metal roofs are also allowed with prior written approval from ARB.

Fence:

Fencing must not exceed halfway up the side of the home from the most posterior corner in order to maintain the aesthetics of the community. Fences should be white vinyl or white aluminum. Fences may be no higher than six (6) feet for lots. Homes along the marsh may not block the view of the waterway. ARB WRITTEN APPROVAL IS REQUIRED PRIOR TO ANY INSTALLATION. IF WORK IS NOT COMPLETED OR UPDATE PROVIDED WITHIN NINETY (90) DAYS OF APPROVAL, AN UPDATED ARB REQUEST MUST BE SUBMITTED.

Driveways and Sidewalks:

Coating, stain or painting of driveways, sidewalks, or walkways will not be allowed.

Pavers may exceed the width of the driveway no more than one foot (1') on each side. Any variation or alterations including but not limited to the installation of pavers, is considered an exterior change to the outside appearance of your home and must be approved by the ARB in writing. IF WORK IS NOT COMPLETED OR UPDATE PROVIDED WITHIN NINETY (90) DAYS OF APPROVAL, AN UPDATED ARB REQUEST MUST BE SUBMITTED.

Vehicles:

No commercial vehicle except police or other government issued vehicle may be parked or stored on any portion of your property except in your garage, without notification to and acknowledgment by a member of the HOA Board of Directors. This includes all vehicles with any type of advertisement, commercial marking or display.

No mobile home, trailer, motor home, camper, boat, boat trailer or recreational vehicle may be parked or stored on any portion of your property except in your garage, without notification to and acknowledgment by a member of the HOA Board of Directors.

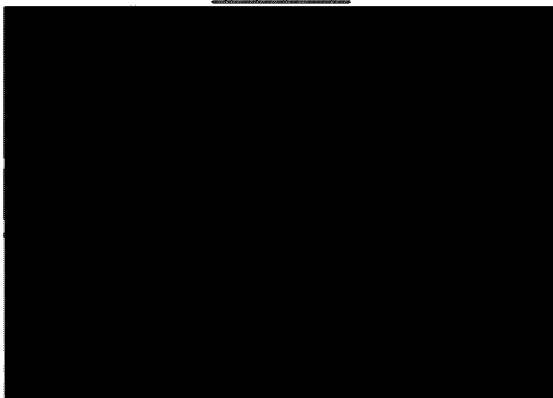
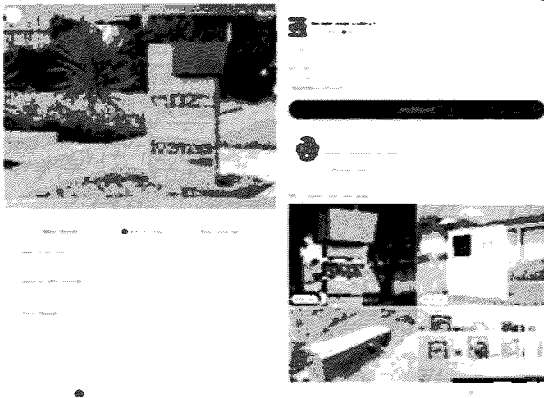
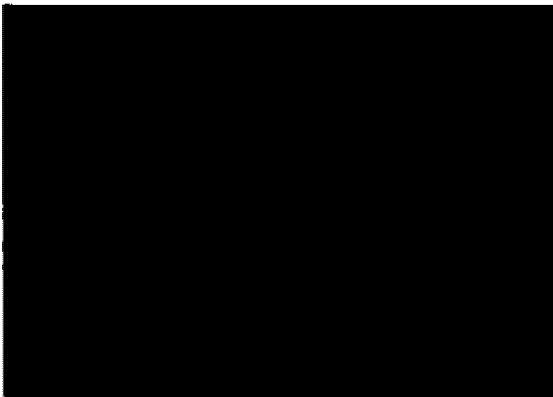
No vehicle may be stored without a current registration on any portion of your property except in your garage.

Mailboxes:

All mailboxes in the community must be approved by the ARB prior to install. Homeowners may only select from design options that have been pre-approved by the ARB/HOA Board of Directors. The ARB/HOA Board of Director's will review and update pre-approved design options every 5-10 years.

A. Standard: wood or PVC post, black box

B. Upgrade: Slotted wood stand with standard black mailbox See picture:





Lawn Ornaments and Statues:

Front and side yard installation of statues or ornaments: Any new lawn statues and ornaments placed in either front or side yards that can be viewed from the street require ARB approval before placement. IF WORK IS NOT COMPLETED OR UPDATE PROVIDED WITHIN NINETY (90) DAYS OF APPROVAL, AN UPDATED ARB REQUEST MUST BE SUBMITTED. Lawn statues and ornaments must be portable and may not be permanently affixed.

Rear yard installation of statues and ornaments: when installed in the rear yard, ARB approval is not required if the statue or lawn ornament is not permanently fixed, and can not be viewed from the street or adjoining property. An ARB Request for lawn statues and ornaments is not necessary if the rear yard has a six (6) foot privacy fence that blocks the view of statues and ornaments. ARB approval is required for all other installations of statues or lawn ornaments in the rear yard that do not meet the above criteria.

Hurricane Protection:

Hurricane shutters must be opened and/or temporary protective covering removed within a reasonable time after the hurricane or tornado watch has ended.

In summary, all ARB requests and decisions made will be taken on a case-by-case basis with the goal of uniformity to the neighborhood and the effects on surrounding houses.

IN WITNESS WHEREOF, the Association has caused these presents to be executed as required by law on this, the day and year first above written.

Signed, sealed and delivered in the presence of:

HIDDEN PARADISE HOMEOWNER'S
ASSOCIATION, INC.,
a Florida Not-For-Profit Corporation

Valerie Shubert
(Print name Valerie Shubert)

By: Rome Shubert
Its: President

Valerie Shubert
(Print name Valerie Shubert)

Attest By:

By: Bridget Portune
Its: Secretary

STATE OF FLORIDA)
COUNTY OF DUVAL)

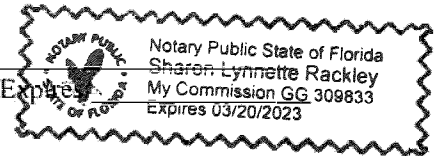
The foregoing instrument was acknowledged before me [x] by physical presence or [] by online notarization, this 30 day of June, 2022, by Rome Shubert, as President for the Hidden Paradise Homeowner's Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who () is personally known to me or provided () _____ as identification, and who did take an oath.

Sharon Lynette He Rackley
(Print Name Sharon Lynette Rackley)
NOTARY PUBLIC, State of Florida

At Large.

Commission No.

My Commission Expires



STATE OF FLORIDA)
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me [x] by physical presence or [] by online notarization, this 30 day of June, 2022 by Bridget Portune, as Secretary for Hidden Paradise Homeowner's Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who () is personally known to me or provided () _____ as identification, and who did take an oath.

Sharon Lynette He Rackley
(Print Name Sharon Lynette Rackley)
NOTARY PUBLIC, State of Florida

At Large.

Commission No.

My Commission Expires

