

Nassau Village Walk Homeowners Association, Inc.

"Master HOA"

ARC GUIDELINES

1. FENCING

All fences should start at least 8 ft. from the front corners of the home. Fences must generally extend to property lines on all sides or top of the lake bank when applicable.

Fences must be submitted for approval and two copies of the site plan, showing the location of the fence must be included in the submission. The manufacturer, style, and color of the fence need to be indicated on the submittal form. The only fence types allowed are 6 ft. tan vinyl fence and, for the lake front and preserve lots, a 4 ft. open picket black aluminum or wrought iron along the rear. Wooden fences are not allowed.

- a. On lake front lots, fences are discouraged in these areas however they will be considered on a case by case basis provided that the only type of fencing allowed will be a 6ft vinyl fence along the sides and side fence panels should taper to a 4ft open picket black aluminum style within the last 8 ft.. A rear gate will be required.

2. AIR CONDITIONING UNITS

It is preferred that air conditioning units be installed at the rear of each home. If the unit is installed in a side yard, it must be screened from view with landscaping. No Window units or wall air conditioning units are permitted. Residents do not need prior ARC permission to replace their air conditioning units.

3. BASKETBALL BACKBOARDS

The basketball pole must be black or dark brown or dark blue and the backboard must be clear or white. A copy of the site plan, showing the location of the backboard, needs to be submitted along with the submittal form (for installed permanent backboards). Portable poles must be put up next to the house when not in use. Basketball backboards will not be permitted adjacent to the street or in a cul-de-sac without prior ARC permission.

4. PLAY SETS

All play sets must be located in the rear yard, may not be visible from the front or side yards.

5. POOLS, SCREEN ENCLOSURES, PERGOLAS AND GAZEBOS

All pools, screen enclosures, pergolas and gazebos require approval prior to construction. Two complete sets of plans, furnished by the contractor, need to be submitted – one will be retained in the files and one returned. Pool equipment must be screened from view with landscaping. If pool is not screened, the yard must be fenced in compliance with Village Walk Owners Association, Inc.'s ARC Guidelines.(see #1 above) No above ground pools are permitted. Screen enclosures, pergolas and gazebos shall be permitted on the rear patio and/or pool, subject to review by the ARC. No screen enclosures, pergolas or gazebos shall be permitted in the front or on the side of the house. The roof of the enclosure may be a screen roof or a permanent roof whose shingles matches the main structure in color and style.

6. SATELLITE DISHES

Although FCC regulations allow individuals to have satellite dishes one meter in diameter or less, in communities, which have normally not allowed them in the past, the rules allow homeowner's associations to enforce restrictions that do not impair reception, unreasonably delay or prevent installation or unreasonably increase the cost of installation. Satellite dishes will be permitted as long as they are mounted towards the rear of the house, either on a pole installed in the ground or on the house itself.

A site plan needs to be submitted with the application showing where the dish will be located.

7. ADDITIONS

All additions require approval prior to construction. Four complete sets of plans, furnished by the contractor, need to be submitted – one will be retained in the files and three returned. Plans should include all elevations and materials to be used.

8. Signage/Flags

Lots will be permitted to have one (1) FOR SALE or FOR RENT sign at any given time. Signs shall be no larger than 18 inches x 24 inches.

- a. Political signs: Lots will be permitted to have two (2) political signs at any given time. Signs shall be no larger than 18 inches x 24 inches. Signs shall be removed no later than the day following the election.

- b. Flags: Homeowners may display 2 flags on their property. They may be military, POW-MIA, first responders (example: Blue Line/Red Line, etc.) and many more. (**per updated legislation effective July 2023**)

9. STORAGE BUILDINGS/SHEDS

A Storage shed and other out buildings are permitted they must be at the rear of the house, may not exceed 6 feet in height and not be visible from the front or side yard. Residents are required to follow local county ordinances and permit requirements before installing. (**per 2023 updated Florida legislation**)

Request must have dimensions and where the shed will be placed on the lot. ARC must receive a copy of the permit if one is required before the shed is installed on the property.

10. ROOFS

In the event a resident must replace their roof, for any reason, they may do so as long as the material and color is the same as what is being replaced. Should a resident want to change the type or color roofing they must first submit an ARC request for approval. Residents are required to follow local county ordinances and permit requirements before installing.

11. OUTDOOR MAINTENANCE

- a. Painting: Residents may **repaint** their home, trim, front door or shutters the **same color** without prior permission. If a resident wishes to **change** the color they must first submit an ARC request to do so. Submittal must include color samples (NOT PICTURES) of the new colors and where each color will be used on the house.
- b. Mulch: Residents may swap from mulch to small or medium river rocks, white marble rock, shells or different color mulch without prior ARC approval.
- c. Edging: Residents may install flower bed edging no taller or wider than 6 inches x 6 inches without prior ARC approval. Approved colors are gray, black, brown, dark blue or dark green.
- d. Garage Coach Lights: A resident may replace the outdoor garage coach lighting. Fixtures must be black in color; glass may be frosted, clear or lightly tinted in a neutral color. Fixture may not exceed 12 inches in height or 10 inches in width. (**The lights installed by the builder are no longer available**)
- e. Whole house lighting: (installed along eaves and gables) **require ARC approval**
- f. Walkway/Driveway Sealer: Residents may seal their walkway or driveway with a gray color based sealant. If color speckles are to be added, resident must submit an ARC request for approval.

- g. Gutters: Residents may install **WHITE** gutters on their home without prior approval. **Any other color choice requires ARC approval.**
- h. Landscaping: Residents may swap flowers and small shrubbery around their homes without prior approval, with the same size plants. Any crawling/creeping plants must be approved. Any water features (including but not limited to fountains, small ponds) must be approved. Birdbaths do not require approval.
 - a. Any and all trees **must** be approved no matter the location.
- i. Solar Panels/Energy collectors/equipment/systems: Residents may install solar panels/energy collectors/equipment/systems (includes generators) without prior approval. All ground level equipment must be screened from view. Residents are required to follow local county ordinances and permit requirements.
- j. Hurricane Protection: Residents may install the following types of hurricane protection: Roll down, Accordion, Colonial, Fabric, Polycarbonate, Metal Panel. Residents may install Bahama shutters with prior approval.
 - a. Residents may place sandbags at doors to prevent water from entering their home.