

VALENCIA WALK – ACC GUIDELINES

GENERAL: (G)

1. **PLEASE REFER TO ARTICLE X. USE RESTRICTIONS OF THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR VALENCIA WALK FOR PROPERTY RESTRICTIONS AND LIMITATIONS AND ANY AND ALL ADDITIONAL ASSOCIATION RULES AND REGULATIONS.**
2. Must be maintained by homeowner to the standards of the community.
3. Must be similar to existing improvements and within the harmony of the overall community.
4. In order to preserve the aesthetics of the Community, no signs, displays, posters, advertisements, notices, lettering or other advertising devices of any kind will be approved by the ACC which would be exhibited, displayed, inscribed, painted or affixed in public view of any portion of a building, vehicle or other Improvements in the Community (including, without limitation, a Home). This guideline does not apply to statutorily permitted signs, such as security signs within 10 feet of any entrance to the Home, which would not require ACC approval.
5. Additions of pool, spa, screen enclosure, generator or any modification approved must be initiated within forty-five (45) days and completed within one hundred and twenty (120) days of receipts of written approval.
6. Due to the nature of the product, any change or adverse effect to the material, which may occur due to weather and other ailments, such as, but not limited to cracking, fading, discoloration, the homeowner will be required to repair and/or replace within thirty (30) days of notification.
7. All City/County codes must be adhered to and homeowner must be in compliance, including all hurricane codes.

ADDITIONS TO HOME: (ADD)

1. All windows, doors, roof tile, stucco and paint scheme must match existing structure.
2. Cannot change or modify size of door, transom or sidelight size or opening in any way.
3. All additions must be within the harmony of the color scheme, specifically the fascia.

OUTDOOR FURNITURE AND APPLIANCES:

1. Placement of outdoor furniture in the front covered entryway of a home requires approval.
2. Owner shall maintain all such outdoor furniture free of mildew, rust, wood rot and deterioration of equipment components.
3. Barbeque grills must be stored under the covered portion of the lanai while not in use.

AWNINGS:

1. Only retractable awnings are allowed. Solid colors only and must be closed when not in use.

DECORATIVE ELEMENTS & FOUNTAINS: (DEC)

1. Height of fountain, statue or accessory structure cannot exceed 48 inches in height.
2. Limit of two (2) in total of statues or decorative elements allowed per home.
3. Water features of all types are permitted. When located in the rear of home, they may not obstruct or interfere with any neighboring lake views. Water features located in front of the home are limited to the area behind the gate and away from street view (for models that have this design).
4. Certain flowerpots may be approved by the Committee, but in no event shall the number of two flowerpots permitted exceed two (2) per home. *NOTE: (2) Flowerpots with live plants (this does not include fake or silk plants) can be added along with (2) decorative element to the front of the home only.
5. Decorative hangings applied to front wall must be within 5 feet of front door.

6. Water supply must be provided by homeowner – cannot utilize irrigation system.
7. Water must be maintained in a healthy state.
8. Fountain must be on a timer and should run only between the hours of 8am and 11pm.
9. Filtration System: If the system should fail, it is the sole responsibility of the homeowner to fix.
10. Decorative tiki torches are permitted, not to exceed 7 feet in height and limited to 6 per rear yard.
11. American Flag or Armed Services Flags must be a portable, removable flag and must be displayed in a respectful manner.
12. Hose reel – Preferred location is behind the hose bib toward the back of the home.
13. Hose reel – If it must be in front of hose bib, a hedge or tree is required to buffer and camouflage from street and must be five (5) feet in height. **SUBMIT ACC REQUEST FORM FOR LANDSCAPING APPROVAL IF YOU HAVE NOT ALREADY DONE SO.**

ETCHING:

1. Homeowner door warranty void as it changes the structure of the glass door.

FENCING: (FENC)

1. Any damage to sod or irrigation must be repaired by the homeowner and returned to original state.
2. Any damage or change in grade is the responsibility of the homeowner to repair and return to its original state.
3. **Capping or redirecting sprinklers should not affect property or easement area. If irrigation is affected, the homeowner is responsible for repairs and damages. Owner must contact Lang Management Customer Service at (877) 242-8692 to redirect / reroute sprinklers at homeowners' expense or will delete original builder's warranty.**
4. No fence shall encroach Association property.
5. Height of fence must be five (5') feet in height and pickets spaced no closer than three (3") inches on center and no thicker than one (1") inch.
6. Live fence (hedge) must be maintained by the homeowner to the standards of the community and at a height not to exceed five (5') feet in height.
7. Association will not hold the landscape company responsible for damage.
8. Any recess area provided must remain accessible to the Association for maintenance purposes.
9. Only bronze color fencing is permitted.
10. No picket, PVC or Vinyl - type fences permitted.
11. No fence is permitted in any easement.
12. Fence must be a minimum of ten (10') feet from the front wall of the home and at least five (5') feet from any sidewalk.
13. All fences require a five (5') foot gate to provide access to the Association to perform maintenance obligations. Lake lots require an additional five (5') foot gate in the rear of lot to perform maintenance obligations.
14. For fences installed on corner lots whose rear property line is common with the adjacent lot's side property line, a landscape hedge must be installed on the outer or the inner side of the fence within the lot to provide screening. A minimum of three (3') feet in height installed.
15. If small panels guard panels (puppy fence) are installed, only bronze color panels are permitted.
16. **Invisible fence** - All pets must be carried or kept on a leash when outside the home or invisible fenced-in area.
16. **Invisible fence** – Due to type of fence, wire must be installed a minimum of eighteen (18") inches from edge of a hard surface. The landscaping company will not be responsible for any damage to wire if not appropriately installed according to the ACC requirement.

GENERATORS: (GEN)

1. Any damage to sod or irrigation must be repaired by homeowner and returned to original state.
2. Any damage or change in grade is the responsibility of the homeowner to repair and return to its original state.
3. **Capping or redirecting sprinklers should not affect property or easement area. If irrigation is affected, the homeowner is responsible for repairs and damages. Owner must contact Lang Management Customer Service at (877) 242-8692 to redirect / reroute sprinklers at homeowner's expense or will delete original builder's warranty.**
4. Any damages to driveway or sidewalk is the sole responsibility of the homeowner to repair and return to original state within thirty (30) days.
5. Must comply with all governmental requirements and apply for all necessary permits.
6. See "Additional Guidelines for Permanent Generators" attached.
7. Hedges are required to buffer equipment from adjacent lot and street. Must be a minimum of two and a half (2 1/2') to three (3') feet in height installed. **Submit an ACC request for landscaping approval if not done already.**
8. All propane / natural gas lines must be buried underground.
9. Generator must be set back a minimum of five (5') feet from the front of home, preferably ten (10') feet and fully buffered from street and neighboring views.

GUTTERS: (GUT)

1. Gutters installed must divert water to drain in accordance with the grade and engineered drainage of lot.
2. There should be a downspout that drains the water toward the street from your driveway; it cannot drain in the common areas or neighbor's yard. The rear downspout must be directed and drained to your backyard.
3. Mulch to be installed around gutter and splash block to prevent damage.
4. Color must match Developer paint schemes.

LANDSCAPING: (LAND)

1. Any damage to the sod or irrigation must be repaired by the homeowner and returned to its original state.
2. Any damage or change in grade is the responsibility of the homeowner to repair and return to its original state.
3. Plantings must be inside residential property line.
4. Any landscaping installed by homeowner that may interfere with an irrigation head that may impair proper irrigation is the sole responsibility of homeowner to repair.
5. **Capping or redirecting sprinklers should not affect property or easement area. If irrigation is affected, the homeowner is responsible for repairs and damages. Owner must contact Lang Management Customer Service (877) 242-8692 to have the Association's irrigation contractor redirect / reroute sprinklers at homeowner's expense or will jeopardize the original builder's warranty.**
6. No landscaping is permitted to be installed in any easement.
7. Additional landscaping cannot protrude into ten (10') foot utility easement (located inside front property line).
8. Landscaping needs to have proper border or edging.
9. Homeowner is responsible to **hand** water additional landscaping once installed for at least two weeks.
10. Removal of landscape material, trees or shrubs, must have HOA approval.
11. Rock areas must have a proper border for maintenance and safety purposes and must be installed a minimum of three (3") inches above grade. Metal edging is strongly encouraged. If plastic edging is used, the landscaping vendor is not liable for damage. If the plastic edging is

damaged by landscaper or is deteriorated for any reason, the homeowner is responsible for replacement.

12. HOA landscape maintenance company will not be held responsible for damage, including but not limited to, rocks that may break window or any other hazards.
13. Height of decorative rock border not to exceed twelve (12") inches.
14. All hedges must be maintained to the standards of the community and at a height not to exceed Six (6') feet in height for non-lake and five (5') feet in height on lake.
15. **Hedges or vegetative fences must comply with ALL fencing guidelines, including, without limitation, height and location standards.**
16. All hedges must be a minimum of ten (10') feet from the front wall of the home and at least five (5') feet from any sidewalk.
17. Replacement trees must be same height, width and maturity as trees removed.
18. All native trees must be relocated or replaced with native trees of the same height and overall maturity. **Submit ACC application if not done so already.**
19. Hardwood trees can be replaced with two (2) native palms with a minimum overall height of fourteen (14') to sixteen (16') feet in the back and sides of home.
20. No landscaping is permitted to obstruct neighboring lake views.
21. Steppingstones or pavers cannot be within ten (10') feet of the front of the most forward position of the home.
22. Cactus must not be more than three (3') feet tall and conditional approval is predicated on that assumption.
23. Fruit trees must be maintained and disease free at all times.
24. Fruit trees – No citrus, banana, mango or pineapple trees are permitted.
25. Only two (2) fruit trees are permitted per lot.
26. Fruit trees are to be planted in the rear yard only. Fallen fruits must be removed.
27. HOA street palm trees must remain. Homeowner is welcome to install chocolate mulch around the tree present in front of the home. Shrubs, decorative rock and/or edging installed around the HOA street palm trees do not conform to the community.
28. Artificial turf is only permitted for small portions of the backyard. All artificial turf must be screened from neighboring view with hedge plants.

LIGHTING: (LGHT)

1. Fixtures, including security lights, must be to scale with others in community.
2. Lighting cannot be an annoyance or nuisance to any other owners.
3. The landscape company cannot be held responsible for damage to landscape lighting.
4. LED lights – brightness level needs to conform to standard and common illumination of similar improvements. Check to see wattage is equal to output of light to ensure appropriate level of brightness is maintained.

PAVERS: (PAV)

1. Any damage to the sod or irrigation must be repaired by the homeowner and returned to original state.
2. Any damage or change in grade is the responsibility of the homeowner to repair and return to its original state.
3. **Capping or redirecting sprinklers should not affect property or easement area. If irrigation is affected, the homeowner is responsible for repairs and damages. Owner must contact Lang Management Customer Service (877) 242-8692 to redirect / reroute sprinklers at the homeowners' expense or will delete original builder's warranty.**
4. Pavers must match existing pavers. If changing size, style, color, etc., everything must be consistent.
5. All removal of material is the sole responsibility of the homeowner to remove and dispose of. All

debris must be removed at a minimum of twice per week.

6. If you intend to add a screen enclosure, please be aware that homeowners are required to install plantings or a minimum 6" to 12" (12" preferred) mulch border around the screen enclosure to prevent damage that may occur by the lawn equipment. The association will not hold the landscape company responsible for repairs of damage.

***If Standard covered patio enclosure is being removed, pavers on the new extended enclosure/pool area need to match.*

PAVERS – DRIVEWAY MODIFICATIONS: (PAV-DR)

1. Any damage to the sod or irrigation must be repaired by the homeowner and returned to original state.
2. Any damage or change in grade is the responsibility of the homeowner to repair and return to its original state.
3. **Capping or redirecting sprinklers should not affect property or easement area. If irrigation is affected, the homeowner is responsible for repairs and damages. Owner must contact Lang Management Customer Service at (877) 242-8692 to redirect / reroute sprinklers at homeowner's expense or will delete original builders' warranty.**
4. Any extension or increase in driveway width must match existing pavers and pattern.
5. Extension of driveway may be up to approximately two (2') feet in width on both sides of driveway.
6. Extension of pavers is permitted to the street curb, however, sidewalk to remain concrete.
7. Extension or increase in width of driveway is not permitted to interfere with any utility, by example, but not limited to , fire hydrant transformer box, cable box.
8. All pavers must match. If changing size, style, color, etc., all pavers must be consistent and approved by the HOA.

POOL & SPA: (P)

1. Any damage to the sod or irrigation must be repaired by the homeowner and returned to original state.
2. Any damage or change in grade is the responsibility of the homeowner to repair and return to its original state.
3. Capping or redirecting sprinklers should not affect property or easement area. If irrigation is affected, the homeowner is responsible for repairs and damages. Owner must contact Lang Management Customer Service at (877) 242-8692 to redirect / reroute sprinklers at homeowner's expense. Homeowners are required to temporarily reroute the sprinklers so that the irrigation of adjacent lots is not affected during the construction of the pool.
4. Any damage to any type of underground piping is the sole responsibility of homeowner.
5. Pool edge must be a minimum of five (5') feet from any structure of home including columns for covered patio.
6. If above ground spa is installed outside of the covered patio area, the spa must be inside a screen enclosure and be screened from view by all adjacent lot owners.
7. Any damage to a neighboring yard including sod, irrigation or grade is the sole responsibility of the homeowner to repair and return to its original state.
8. Hedges are required to camouflage pool equipment. Must be a minimum of two and a half (2 ½') to three (3') feet in height installed. **Submit ACC Application if not done so already.**
9. No structure may be placed in any easement including pool equipment.
10. Access for pool contractor is absolutely prohibited throughout the common areas of the community.
11. Additions of pool, spa, screen enclosure, generator or any modification approved must be initiated within forty-five (45) days and completed within one hundred and twenty (120) days of receipt of written approval.

12. If you intend to add a screen enclosure, please be aware the homeowners are required to install plantings or a mulch border (6" to 8" is mandatory – 12" is preferred) around the screen enclosure to prevent damage that may occur by the lawn equipment. The association will not hold the landscape company responsible for repairs of damage.
13. Under no circumstances can homeowners or pool companies discharge pool water into the lakes.
14. If using a gas heater for a pool or spa project, the gas lines must be buried underground.
15. For lake lots where the pool is located within 5' of the property line, a retaining wall is required. Finish on the retaining wall must match the body of the house.

SATELLITE DISH: (SAT)

1. Any damage to the exterior of home is the sole responsibility of the homeowner to repair in a timely manner, not to exceed thirty (30) days.
2. Homeowner is required to install tree / hedge to camouflage from street, if installed on side of home.
3. Rear yard and along roof line are preferable for location. Satellite Dish cannot be installed on the ground.

SCREEN ENCLOSURE: (SCR)

1. **Capping or redirecting sprinklers should not affect property or easement area. If irrigation is affected, the homeowner is responsible for repairs and damages. Owner must contact Lang Management Customer Service at (877) 242-8692 to redirect / reroute sprinklers at homeowner's expense.**
2. All removal of material is the sole responsibility of the homeowner to remove and dispose of. All debris must be removed from jobsite at a minimum of twice per week.
3. Homeowners are required to install plantings or a mulch border (6" to 8" mandatory – 12" preferred) around the screen enclosure to prevent damage that may occur by the lawn equipment. The association will not hold the landscape company responsible for repairs of damage. Submit ACC Application if not done so already.
4. A paver border is not recommended due to the various forms of damage and safety hazards that may occur. The association will not hold the landscape company responsible for repairs or damage.
5. Any damage to stucco, paint or fascia is the sole responsibility of the homeowner to repair and return to original state in a timely manner, not to exceed thirty (30) days.
6. Only charcoal screen and bronze frame is permitted.
7. Flat roofs are not permitted.
8. Screen is not permitted to wrap around the side of home or extend for more than five (5') feet from the rear corners of the structure, providing a clear space of 3' remains between the structure and the property line.
9. Door location is required to be a minimum of five (5') feet from side property line or rear portion of screen enclosure.

SCREEN – FRONT ENTRY: (SCR-FR)

1. Any damages to exterior of home including but not limited to paint, stucco, roof tile and fascia is the sole responsibility of the homeowner to repair in a timely manner, not to exceed thirty (30) days.
2. Only covered areas of the front entry may be enclosed by screen, except where functionality of door is affected, at which time the enclosure may be extended to provide functional operation, but not to exceed forty-eight (48") inches.
3. Only charcoal screen and bronze frame is permitted.

SHUTTERS: (SHUT)

1. Any damage to stucco, paint or fascia is the sole responsibility of the homeowner to repair and return to its original state in a timely manner, not to exceed thirty (30) days.
2. Tracks must be uniform to type and color similar to existing improvements.
3. Shutters may only be secured during periods of a hurricane watch or hurricane warning that impacts the community.
4. Any removable tracks shall not remain installed on the home other than during periods of a hurricane watch or hurricane warning.
5. Shutters are to be removed immediately, but no later than twenty-four (24) hours after hurricane warning is lifted.
6. **White or beige accoridan shutters are only colors permitted.**
7. **Roll down hurricane shutters must be bronze.**

SOLAR PANELS: (SOLAR)

1. Solar panel frames shall compliment or match existing color scheme.
2. All piping associated with the solar collector shall be painted to match the color of the surface that lies beneath and otherwise lies parallel to the piping.
3. All solar collectors shall be shielded or hidden from public view. Additionally, landscaping may be required to protect and preserve the natural and esthetic look of the community, such requirement will be consistent with Florida's Renewable Energy Act.
4. Any damage to the sod or irrigation must be repaired by the homeowner and returned to original state.

STONE ELEVATIONS

1. Any damage to stucco, paint or fascia is the sole responsibility of the homeowner to repair and return to its original state in a timely manner, not to exceed thirty (30) days.
2. Stone location and color must match the Developer scheme.

PERGOLA

1. Homeowner must install concrete footer and obtain a city/county permit prior to installation.

It is important that you read and understand the following requirements as these requirements may differ from your submittal.