

*Community Standards  
And  
Architectural Guidelines*

*North Point Homeowners' Association, Inc.*

# **NORTH POINT HOMEOWNERS ASSOCIATION, INC.**

## **ARCHITECTURAL GUIDELINES STANDARDS & CRITERIA**

### **I. INTRODUCTION**

The intent of the contents of this guide, as well as the existence of the Architectural Control Committee (ACC), is to provide the Guidelines required for maintaining an aesthetically pleasing community. Adhering to these Guidelines is beneficial for all involved in that they are meant to protect the investment of the homeowners, as well as portray a quality community of well-planned homes constructed with long lasting materials maintaining high construction standards.

In conjunction with the recorded Documents for North Point Homeowners' Association, Inc. (North Point), the design standards are binding on all parties having interest in any portion of North Point, and each homeowner is required to comply with the requirements set forth. Any failure to comply with these requirements will be subject to remedies provided for in the recorded documents.

Terms such as "good taste" and "sound design" are difficult to define and even more difficult to legislate. It is the intent of these Guidelines to encourage "good design" by showing examples of the desired result. Elements such as deed restrictions, appropriate attention to scale, proportion to the community should be considered with all requests.

Nothing contained in these Guidelines shall obligate any agency, governmental or otherwise, to approve plans submitted, nor shall the approval of the ACC be construed as meeting neither the requirements of Osceola County nor any governmental agency required for approval.

The ACC has the right to modify, revise, add, delete or make any changes to this manual by joint resolution of the Board of Directors.

## II. THE REVIEW PROCESS

### General

The design and construction review process is a 4-step procedure: Initial Review, Submission of Plans, Construction Commencement and Inspection. Thorough and timely submission of information as well as adherence to the Guidelines set forth in the process will prevent delays and minimize frustration of all parties involved. Questions concerning interpretation of any matter set forth in the Guidelines should be directed to the ACC.

#### 1. Initial Review

It is required that a homeowner submit to the ACC a Modification Request Application for the modification that is being requested, along with a set of plans (2 sets of plans will be required for new home construction or additions to existing homes). Any and all modification requests and submission of supporting documentation would be made by certified mail, return receipt requested or in person to the management company with a receipt requested. Facsimile or electronic submission with verification of transmittal will also be acceptable. The information required for the review is as follows:

- A. Modification Request Form with **detailed description** of the planned modification
- B. Site Plans, showing the approximate location and dimensions of all improvements, including driveway, irrigation and swimming pools
- C. Floor Plans if applicable
- D. Exterior elevations (all sides) if applicable
- E. Concept Landscape Plan if modification involves changes to the current landscape
- F. Any other information, data, and drawings as may be reasonably required by the ACC.

The ACC shall review the information and indicate its approval, disapproval, or recommendations for change to the plan. The ACC will review the accompanying documents within 30 days\* and return one set of plans to the Owner with the appropriate response. **No construction or structural improvement, no alteration or addition to any existing structure or site improvement shall be made on any property until the plans and specifications showing the proposed design, nature,**

**type, shape, size, color, materials and location of same shall have been submitted to and shall have received final approval by the ACC.** It is our goal to approve all requests in an expedient fashion. With requests that do not require a modification to structure such as landscaping improvements, the ACC will reply with a more rapid response time than stated above. With landscaping changes, it is still required that a Modification Application be completed with a copy of the plot plan or survey showing the location of the proposed improvement. For the purpose of a rapid response, it is required that each form is limited to one request. The more detail provided with the submittal, the quicker a response may be expected.

In the case of an incomplete application or the request by the ACC for more information, the applicant will have 15 days to comply with the request.

**\*NOTE; IF A RESPONSE IS NOT RECEIVED FROM THE ACC WITHIN THE 30-DAY PERIOD, THE APPLICATION IS DEEMED DISAPPROVED.**

## **2. Submission of Plans to the Building Department**

Following the approval of Step 1, the Owner may submit their plans to the Building Department or the required agencies that have jurisdiction for the required permits that may be needed for the modification project. Changes required by the said agencies must be re-approved by the ACC.

## **3. Construction Commencement**

Upon completion of Step 2, a copy of the building permit must be submitted to the ACC prior to the Owner beginning construction. If the request is in the nature of not requiring a building permit, all materials utilized in the improvement must be approved by the ACC before Commencement. Any modification to the original application for any reason must also be re-approved.

## **4. Final Inspection**

The ACC shall have the right to enter upon and inspect any property at any time before, during, or after the completion of work for which approval has been granted. Upon completion of the improvement, the Homeowner shall give notice to the ACC. At this time it will be reviewed for "Sound Design". Any damage to streets, curbs, drainage inlets, sidewalks, street signs, walls, community signage,

landscaping, irrigation, etc., must be repaired or the damage will be repaired by the Association and such costs will be charged to the Owner. Acceptable completion time frames for project will be as follows:

- New home construction – 8 months
- Pool installation – 6 weeks
- Fence installation – 3 weeks
- Home additions – 4 months

If projects will require additional time, the Owner should contact the ACC with the anticipated completion date. Application approvals are valid for a period of one year and a new modification request application must be submitted after that time has elapsed.

**NOTE:**

All homeowners shall be held responsible for the acts of their employees, subcontractors and any other persons or parties involved in construction or alteration of the home site. The responsibilities include but are not limited to the following:

- A. Ensuring that the construction site, community properties and roadways are kept clean and free of all debris and waste materials, and that stockpiles of unused materials are kept in a neat and orderly fashion.
- B. Prohibiting the consumption of alcoholic beverages, illegal drugs or other intoxicants that could hamper the safety or well being of other personnel on the site.

### **III. SITE IMPROVEMENT STANDARDS**

**NOTE:** These Architectural Guidelines are supplemental Guidelines for the recorded Declaration of Covenants Conditions and Restrictions for North Point Homeowners' Association, Inc. Additional requirements may be contained in the recorded documents. Applicants are encouraged to review the Covenants in addition to these Guidelines prior to submitting a modification request.

### **A. Additions**

Rain water from a new addition roof or new grade of Home terrain must not run on neighboring property as to create a nuisance. The location of all windows in a new addition must not adversely affect the privacy of adjoining neighbors.

### **B. Antennae**

All outside antennas, antenna poles, antenna masts, electronic devices, satellite dish antennas or antenna towers are subject to the prior approval of the ACC. The ACC requires that all such items be screened from view and that the installation of the antenna comply with all applicable safety restrictions, including any restrictions as to location and height of antenna as imposed by applicable fire codes, electrical codes, zoning codes, and the building codes. An approved flagpole may not be used as an antenna. All satellites must be no more than 36 inches in diameter. All antennae and satellites should be either ground mounted or mounted on the rear wall or rear sidewall of the home, lower than 8 feet from the ground. Wires must be securely attached to the dwelling and painted to match where attached and any masts used to match the dish must be painted to match the surface it is mounted on. Satellites that are ground mounted shall be installed at no greater distance than 8 feet from the home and shall be located in a mulched bed at least 36 inches in diameter and preferably in a screened or fenced area. We respectfully request that satellite dishes NOT be placed on top of roofs. Should you feel that your roof is the ONLY location that will give you proper reception, please contact the community management company immediately and provide a copy of the proposal. **The satellite dish should be installed in a non-conspicuous place so that it is not visible from any street.**

Notwithstanding any provision herein to the contrary, unless the ACC disapproves the above-proposed improvement within 5 days after the ACC receives the written modification request, the request shall be deemed approved by the ACC.

- Installation of an antenna designed to receive direct broadcast satellite services, video-programming services via multi-point distribution services, and/or television broadcast services.
  
- Installation of a satellite earth station antenna that is one meter or less in diameter

### **C. Barbecues/Smokers**

Barbecue grills and smokers may be located or permitted upon the back patio or yard of a Home. If not screened from view of the neighboring property by a fence, they must remain covered when not in use.

### **D. Driveway and Sidewalk Extensions**

Additional concrete walking area(s) adjacent to the driveway which extends the overall total driveway width not more than four (4) feet (two feet on each side of the existing driveway) will be considered for approval. The extension must match the driveway in design, material and color. No gravel driveways will be permitted. Painting and staining of concrete paved surfaces is prohibited. Concrete surfaces may be sealed in a clear, matte finish and a request must be submitted to the ACC. Parking is limited to the garage and driveway of the home. Parking on the lawn is prohibited.

Additional sidewalks in any location require approval of the ACC and must be four (4) feet or less in width, a minimum of 18" from the property line and 12 inches or more from the home. The area between the home and sidewalk should have landscaping or groundcover installed. Sidewalk addition must not obstruct drainage or cause ponding between the sidewalk and foundation of the home.

### **E. Exterior Painting**

The ACC shall have final approval of all exterior color plans including materials, and each Owner must submit to the ACC a color plan showing the color of all exterior surfaces that shall include samples of the actual colors to be utilized and the materials. The ACC shall determine whether the color plan and materials are consistent with the Homes in the surrounding areas and that they conform to the color scheme of the community. The color plan must be submitted prior to construction or repainting. Color pallets should be muted tones with coordinating trim colors. Doors may be painted with subdued accent colors. No primary or bright colors will be approved and the body of the house must have a flat finish.

## **F. Fences**

Fences within North Point will be constructed of white vinyl (PVC). A mixture of white vinyl privacy and picket style can be utilized but not a mixture of two different types of materials, i.e. vinyl and aluminum. For lots that border a pond or lake, privacy fence may be installed along the side yard portion to provide lanai privacy, but must transition to 4' high white vinyl picket fence beginning not closer to the rear property line than 16 feet. Any fencing along the rear property line must not exceed 4' in height and must be white vinyl picket style. Gates along the property line must open inward. Fences will be erected so that all stringers and/or posts shall be placed on the inside of the fence and the side without any supports shall face out from the Lot. Fences on interior lots cannot extend further forward than the front line of the house. Fences on the street side of corner lots must be installed on or inside the building setback line and cannot extend further forward than the midpoint of the depth of the house measured from the rear corner of the structure. The last panel of a fence that will be adjacent to any perimeter boundary fence or common amenity fence, will transition downward to meet the height of the perimeter boundary or common amenity fence if it is shorter than the fence being installed by the Owner. To allow for good drainage on the Lot, fences must not be installed flush to the ground. Fences may be installed on or within the owners' property line. However, if an easement is enclosed by a fence, the owner must acknowledge that the utility provider has the right to remove the fence to gain access to the easement, but does not have the obligation to reinstall the fence. Alleyways between fences will not be permitted. No fences will be installed on or across common ground easements. Owner must comply with all requirements set forth in the Declaration of Covenants Conditions Easements and Restrictions for North Point and with any governmental code affecting the North Point community. Signatures of the abutting Lot Owners may be required on the modification application.



### **G. Flags and Holiday Decorations**

One flag per home will be allowed. The flagpole must be mounted to the home directly to the left or right of the front door or the garage. Flags must be flown on a pole in an outward fashion from the home. No ground-mounted flagpoles will be permitted. Notwithstanding the foregoing, flags which are no larger than 24" x 36", attached to the Home in the above locations and displayed for the purpose of a holiday, American flag or Florida state flag, shall be permitted without ACC approval. Holiday lights and decorations do not require approval of the ACC; however, the display should not create a nuisance to the adjacent residents or the community. Holiday lights to celebrate Christmas may be installed commencing on Thanksgiving and shall be removed not later than January 15<sup>th</sup> of the following year. Holders for holiday lights that are installed on a Home must be removed at the time that the lights are removed.

### **H. Garage**

No garages shall be enclosed or converted into a living area and must at all times be used as a garage for vehicle storage purposes. No screening is allowed temporarily or permanently on garage door openings.

### **I. Gazebos and Canopies**

With the following exception, gazebos and canopies will not be allowed within North Point. Special permission may be obtained from the Community Management Company to erect a party canopy for special occasions. Approval will be for a forty-eight (48) hour period to allow ample time for set up and removal.

### **J. Gutter and Solar Collectors**

All gutters must match the exterior house color; trim color or window mullion color. Gutter down spouts must not concentrate water flow onto neighboring properties. Solar collectors must be flush mounted on the roof and whenever possible be located on the rear and side roofs of the home and should not be installed so as to be visible from the street. No yard mounted solar collectors are allowed. Roof mounted solar equipment (excluding the solar panels) must match the roof color.

### **K. Hose Reels/Garbage Cans/Tanks/Clotheslines, Etc.**

Hose reels, above ground tanks, and water softeners must be screened from view of the neighboring properties and from the streets. Clotheslines cannot be visible in any way to the public view from any street, common area or adjoining lot and must be removed when not in use. Garbage cans may be placed at the front of the home after 6:00 pm on the day before the scheduled day of collection and must be removed from the front of the home by 9:00 pm on the scheduled day of collection. At all other times, garbage containers must be stored and screened from view. Garbage containers must be kept in a clean and sanitary condition to prevent noxious or offensive odors. Acceptable screens will include landscape and/or fencing. ACC approval is needed prior to installing.

### **L. Landscaping/Ponds**

Annuals may be planted in existing beds without approval of the ACC; however, plans for all other modifications to any existing landscaping beds or additional landscape beds must be submitted to and approved by the ACC. Decorative borders around landscaping beds require the prior approval of the ACC. All landscaping must be installed to fit in the neighboring properties. The ACC may reject the landscape plan based upon its review of the overall design and impact. The landscaping plan must detail the location of beds and planting materials. No invasive or non-native (e.g., melaleuca, Brazilian pepper) plants are permitted. With the exception of dead trees or plants, no landscaping shall be removed without the prior written approval of the ACC. All varieties of citrus are permissible within the confines of a rear yard only (preferably fenced) and may not be allowed to become a nuisance to neighbors or extend into a neighboring yard or common area. Please keep in mind that changes in landscaping can alter drainage plans for a lot and have a negative impact on neighboring property. Trellises require the approval of the ACC. No more than three trellises will be permitted and they are not allowed to be placed on the front façade of the house. Trellises must be constructed of weatherproof material and will be kept in good repair. Free-standing trellises are prohibited. Ponds must have the written approval of the ACC. A plot plan showing the location of the pond must be submitted with the application. Ponds should be located in the rear yard.

### **M. Lawn Furnishings**

Unless located in the rear of a fenced yard, birdbaths, fountains, lawn sculpture, artificial plants, birdhouses, rock gardens, or similar types of accessories and lawn furnishings are not permitted on any home site without prior approval of the ACC. Flower pots or decorative pots may be placed in front yards and/or entryway but cannot exceed five in number. Pots must be neutral or natural color and must be maintained in like-new condition at all times and must be continually planted with live foliage. Only one partially buried pot will be allowed in the front yard. With the proper application, statues and birdbaths may be permitted. A maximum of two lawn ornaments may be allowed in the front of a Home. The statues will not be greater than 2 feet in height, must be in landscape beds and must blend in color with the home. With fountain and birdbath requests, height and dimensions must be submitted with the application and preferably a picture of the desired fountain or birdbath. Bird houses and bird feeders will be permitted in the back yard only and limited to no more than three in total. Fountains and birdbaths that exceed four feet in height will not be permitted. It is recommended that fountains be chlorinated. Swings, benches and patio style furniture will not be approved for placement in the front yard.

### **N. Lighting**

All exterior lighting shall be consistent with the character established in North Point and be limited to the minimum necessary for safety, identification, and decoration. Any improvements to current lighting must be approved by the ACC. No spot lights, flood lights, or other high intensity lighting will be placed or utilized upon any home so that the light is directed or reflected on neighboring property. Decorative path lighting also requires the approval of the ACC and may not exceed 24 inches in height from the top of the light fixture to ground level. This type of lighting will be permitted for installation in landscape beds only. A picture of the proposed decorating lighting should be included with the application.

### **O. Outbuildings**

Storage sheds, other outbuildings and tree houses will not be permitted in North Point. Play structures must be approved by the ACC prior to installation and must be erected behind the Home within the width of the Home so as not to be seen from the street.

## **P. Patios, Screen Doors, Vinyl Windows and Screen Enclosures**

Patios and Screen Enclosures must be located on the areas shown as “Patio” or “Lanai” on the house plans. Screen enclosures will not be allowed for front entrances. If a screened patio extension is requested on the rear of the home, two sets of plans must be submitted with the Modification Request, as well as a plot plan or survey showing where the proposed extension will be placed. Additionally:

- All screening and screened enclosures shall be constructed utilizing white or bronze anodized aluminum.
- Screening material shall be charcoal in color and may not be opaque.
- No decorative grills or bars will be permitted on screen doors.
- Vinyl windows will be allowed with white or bronze anodized aluminum frames.
- A 16” kick plate that matches the framework will be permitted on rear screen enclosures.
- Acceptable roof for patio extension are as follows:
  - Constructed to match the existing roof with matching shingles
  - Insulated aluminum roof that matches the color of the frame
  - Screen “cage”
  - Roof line may not exceed the height of the home.
- Exterior of the enclosure must be landscaped if not located within a fenced area.
- Irrigation systems may require modification to ensure 100% coverage of the property. This should be part of the Modification Request.
- Patio enclosures may NOT be used as a storage area.
- Screens and framework must be maintained in good condition at all times.

### **Q. Play Equipment and Accessory Structures**

All exterior recreation and play equipment, including portable basketball goals, swing sets, play structures, jungle gyms, soccer goals, trampolines, etc. shall not be permitted without the prior written approval of the ACC. All such equipment, to include portable basketball goals must be located within the rear yard of the property and must be screened from public view. All play equipment must be maintained on a regular basis by the Owner to preserve Architectural Guidelines. Tree houses and skateboard ramps are not permitted. **All portable recreation equipment and toys must be removed from public view when not in use.** The ACC requires that all applicants for basketball equipment and trampolines obtain signatures from neighbors to the side and rear of their lot. Basketball equipment may not be used between the hours of dusk to dawn.

### **R. Signs**

With the following exceptions, Owners must obtain the permission of the ACC before erecting any signs within the Properties. All professionally made Real Estate Brokerage signs do not need approval so long as they comply with the approved North Point design. When needed for permit purposes, Contractors may place a sign on the property during construction of the approved modification. A maximum of two security signs will be permitted per home site, one in the front and one in the rear. These signs must be placed in the landscaped beds alongside the Home and may not exceed eighty-eight (88) square inches in size.

### **S. Storm/Hurricane Shutters**

Shutters may be installed 48 hours prior to the expected arrival of a hurricane in the area and must be removed no later than three days after the warning is lifted. Shutters may be panel, accordion, fabric or roll-up style and must be approved by the ACC. Except as the ACC may otherwise decide, shutters may not be closed at any time other than a storm event. Any attachment brackets that are required to be installed on the Home must be finished to match the color of the part of the Home to which it is attached.

## **T. Swimming Pools**

Any swimming pool to be constructed upon any home site shall be subject to review by the ACC. The design must incorporate at a minimum, the following:

- The composition of the material must be thoroughly tested and accepted by the industry for such construction.
- No lighting of a pool or other recreation area shall be installed without the approval of the ACC, and, if allowed, shall be designed for recreation character so as to buffer the surrounding Homes from the lighting.
- All applications for the installation of a swimming pool must be accompanied with a certified survey of the Home that is no more than 90 days old and the proposed pool and a building permit. The pool must comply with all applicable setback requirements.
- Pool filter equipment must be placed out of view of neighboring properties and the noise level to neighboring properties must be considered in locating equipment. The need to screen equipment may be necessary. All screening must have the prior written approval of the ACC.
- Pool heating equipment must comply with all applicable building, zoning and fire codes. The need to screen equipment from public view may be necessary and screening must have the prior written approval of the ACC.
- Above ground pools are prohibited. Spas and Jacuzzis must have the prior written approval of the ACC.
- Screening of the pool is required either by fencing the property or by a screen enclosure. Screen enclosures require the prior approval of the ACC. The enclosure frame should be white or bronze anodized aluminum and in no instance be higher than the roofline of the Home or extend beyond the sides of the Home. The screens should be charcoal in color. Plans of the proposed screen enclosure must be included with the application and a written description showing design, color, height, etc. is also required.
- Irrigation system must be re-installed to insure 100% coverage of sodded and landscaped property.
- A Restoration Letter signed by the Pool Contractor and/or Owner must accompany the Modification Agreement for pool requests. The letter stipulates that any damage to the streets, curbs, common grounds and/or irrigation caused by the installation of the Pool is the responsibility of the Owner.

- An Access Letter signed by the Pool Contractor, Owner and adjacent property owner, which may be developer and/or builder, must accompany the Modification Agreement for pool requests. The letter stipulates that permission has been granted by the adjacent property owner to encroach upon property owned by them in order for the Pool Contractor to gain access to the rear yard of the Owner to construct the Pool. Any damage to the adjacent owner's property is the responsibility of the Owner and/or Pool Contractor to repair.

Note: Pools may not be backwashed into any common areas or other Lots. Damage, including erosion, to common areas due to backwashing will be the responsibility of the Owner to repair.

#### **U. Windows, Awnings and Shutters**

Owners may request to install energy conservation films on windows. A sample of the film must be submitted with the modification application. No reflective tinting or mirror finishes (to include aluminum foil) will be permitted. Window treatments shall consist of drapery, blinds, decorative panels or other tasteful window covering. Any window treatments facing the front street of the Home should be white, off-white or other neutral color (i.e. interior shutters in a wood tone). Non-patterned neutral colored material or other temporary window covering (not to include newspaper) may be used for periods not exceeding 1 week after an Owner or tenant first moves into a Home or when permanent window treatments are being cleaned or repaired. Awnings and shutters will be considered on a case-by-case basis. Awnings will be allowed only on the rear of a Home. Installation of window air conditioning units will not be allowed.

## **Express Approval**

Notwithstanding any provision herein to the contrary, unless the ACC disapproves on the following proposed improvements within 10 days after the ACC receives request for such approval, the request shall be deemed approved by the ACC:

- Repaint house exteriors and trims in the identical color previously approved by the ACC.
- Re-surface existing driveways in the identical color/material previously approved by the ACC.
- Replace existing screening with identical screening materials previously approved by the ACC.
- Replace existing exterior doors with identical exterior doors previously approved by the ACC.
- Replace existing mailbox or security lighting with identical mailbox or security lighting previously approved by the ACC.
- Replace existing roof with identical roof material.
- Install decorative border to existing landscaping beds identical to examples shown in Guidelines.

All references in the paragraph to “identical” shall mean that such item shall be replaced with an item that is identical in all respects to the existing item (i.e., the identical style, texture, size, color, type, etc.) or to the examples shown in Guidelines.

## **Reconstruction**

In the event that a residential structure or any part thereof is destroyed by casualty or natural disaster, the Owner must notify the ACC and commence reconstruction within 60 days. The ACC will make every effort to accommodate the Owner in the application process in order to repair or rebuild in a timely manner.



**Administrative Fees and Compensation**

As a means of defraying its expense, the ACC may institute and require a reasonable filing fee to accompany the submission of the preliminary plans and specifications in an amount not to exceed \$100.00. No additional fee shall be required for re-submissions. If special architectural or other professional review is required of any particular improvement, the applicant shall also be responsible for any review fee.

## APPROVED SPECIFICATIONS FOR PLAY EQUIPMENT

- The overall height of play sets and play structures may not exceed twelve (12) feet in height. However, the height may be reduced by the Architectural Control Committee based on the lot size and impact on neighboring lots. This will be determined by a site visit.
- Play structures must be crafted in wood or recycled plastic. Aluminum or metal tubing that extends above the fence line is prohibited. A picture and dimensions of the play set must be submitted with the architectural application prior to approval.
- It is preferred that canopies be of earth tone colors – tan, olive or brown.
- Applications for play structures must include a site plan or survey clearly showing its intended placement, which shall be behind the Home and erected out of view from street traffic. The structure must be buffered as much as possible with approved fencing and/or landscaping.
- Fence applications must be submitted in advance of installation of the fence and only current approved styles are permitted.
- If the play structure will be buffered by landscape, the plant material must start at a height of thirty-six (36) inches from the ground and may not exceed seventy-two (72) inches of overall height at maturity. The landscape buffer installation may not alter the drainage of the lot. The proposed plant material and location of landscape buffer must be submitted to the committee via application prior to installation.

## APPROVED FENCE STYLES

No fences, walls or hedges shall be erected or installed without prior approval of the ACC. Fences may be constructed of white PVC or black aluminum as further described below. Fences must be installed per the following criteria:

- Approved fencing material can be either black aluminum spindle-style; or white PVC privacy and/or picket style. A combination of white PVC privacy and picket style can be utilized, but not a mixture of white PVC and black aluminum.
- Fencing on interior lots, exclusive of pond lots, can utilize fencing not to exceed six (6) feet in height.
- Any fencing connecting to a shorter neighboring fence, whether belonging to another owner or any fence controlled by the HOA, must transition diagonally or drop from six feet to the height of the shorter fence in one panel length.
- Fencing on pond lots can utilize privacy fencing on the side lots lines to provide privacy at the covered lanai, but the fence must transition to 4' high picket style at a point 16 feet inside the rear property line and continue the 4' high picket style fencing across the rear property line. This requirement is to restrict impairing the view of the pond for the Owner and adjacent property owners.
- For white PVC privacy or picket, only the finished side of the fence may face outward. No posts or stringers may be visible from the outside of the fence.
- All fences that abut an existing fence or perimeter wall must be installed with the final end side section graduating in height to meet the height of the existing fence or perimeter wall.

- Fences shall not be installed flush to the ground so that drainage of the lot or the abutting lot will be blocked in any way.
- For non corner lots, no fencing shall be extended further forward than the front line of the house.
- Fences for corner lots requires close coordination with the ACC due to their unique layout and concerns for vehicle visibility/safety and compliance with existing easements and county building code setback requirements. For corner lots, fencing must be installed on or inside the building setback line and cannot extend further forward on the corner side than the midpoint of the Home measuring from the rear corner of the structure.
- Irrigation systems must be reconfigured to provide complete coverage outside of the fenced area.
- Any and all required governmental approvals/permits for fence construction are the responsibility of the homeowner and must be obtained prior to construction. **It is the responsibility of the Owner to comply with all County and/or Association requirements, whichever is most stringent.**
- It is not recommended that fences be installed in drainage easements. However, if the ACC grants permission for a fence to be installed in a drainage easement, it is the responsibility of the homeowner to correct any changes in drainage on the homeowners' lot or adjoining lots at the homeowners' expense. Should the Association or County be required to correct a drainage situation, either above or underground, the homeowner will be responsible for all costs associated with the removal of the improvement installed in said easement.
- It is not recommended that fences be installed in such a manner that encloses a utility easement; however, if the ACC approves such a fence location for the Owner, the owner acknowledges that any utility company has the right to remove the fence to access the easement without the responsibility to re-install it.

- Fences may not be installed past any wetland conservation setback lines on any lots within the community.
- Fences must be kept clean and in good repair at all times, including the outside of the fence if installed on the property line common with North Point HOA controlled property.

**RULES AND REGULATIONS  
FOR  
RECREATION AND PLAY EQUIPMENT**

**PERMANENT BASKETBALL GOALS:**

Permanent basketball goals will not be allowed.

**TEMPORARY BASKETBALL GOALS:**

One regulation-size or smaller, professional MOBILE backboard may be placed in the rear of the Home. Equipment may not be used on the driveway, on sidewalks or on streets within North Point. All equipment must be maintained on a regular basis by the homeowner to preserve community standards.

All recreational equipment requires approval of the Architectural Control Committee. An Architectural Modification Application must be submitted to the ACC along with a Plot Plan or survey showing the area where the equipment will be located. For basketball equipment and trampolines, signatures of the neighbors adjacent to the property, including the neighbor on the rear property line, will be required.

**NOTE: All recreational equipment to include, but not limited to, small children's basketball boards, large toys, and other miscellaneous personal items should be stored out of public view when not in use. Basketball equipment and trampolines may not be used between the hours of dusk to dawn.**

## **APPROVED STYLES OF SCREENING FOR FRONT ENTRY DOORS**

Exterior front entry doors on all homes built in North Point open outward, preventing the possibility of adding exterior-mounted Storm or Screen Doors.

However, the ACC will not object to interior-mounted screening at the Owner's front entry door, including custom made screen doors and/or retractable screening.

## COMMERCIAL VEHICLE, PARKING AND VEHICLE MAINTENANCE STANDARDS

### Commercial Vehicles

Commercial vehicles shall be defined as a vehicle used in business for the purpose of transporting goods, equipment and the like, or any trucks or vans which are larger than three-quarter (3/4) ton and/or vehicles displaying commercial advertising. An automobile issued by the County or other governmental entity (i.e., police cars) shall not be deemed to be a commercial vehicle. The term commercial vehicle shall not be deemed to include recreational or utility vehicles (i.e., Broncos™, Blazers™, Explorers™, etc.) up to 21'5" in length or clean "non-working" vehicles such as pick-up trucks, van, or cars if they are used by the Owner on a daily basis for normal transportation.

- No commercial vehicle may be kept within North Point except in the garage of a Home.
- No vehicles displaying commercial advertising shall be parked within the public view with the exception of vehicles used by a company that is providing a service to the Common Areas or an Owner. These vehicles may only be parked within North Point during the time that the service is being provided and may not remain overnight.
- No vehicles used in business for the purpose of transporting goods, equipment and the like, or any trucks or vans which are larger than three-quarter (3/4) ton shall be parked in North Point overnight.
- No vehicle displaying racks, hooks, tool boxes or ladders may be parked within North Point except by a service provider while providing a service to the Common Areas or an Owner. These vehicles may not remain parked within North Point overnight.

**NOTE: The foregoing provisions shall not apply to vehicles operated by service providers to a Home or Association, or construction vehicles in connection with the construction, improvement, installation or repair by Developer or Builder.**



**Any Developer or Builder authorized vehicle, however, must be parked on developer or builder-controlled property, and not on the road rights-of-way of it remains in the North Point community overnight.**

## **Parking**

Recreational vehicles, personal street vans, personal trucks o three-quarter (3/4) ton capacity or smaller, and personal vehicles that can be appropriately parked within standard size garage bays may be parked in North Point.

- Residents' automobiles shall be parked in the garage or driveway and shall not block the sidewalk.
- No commercial vehicle, tractor, limousines, recreational vehicle, motor home, go-cart, golf cart, motorcycle, motor scooter, trial bike, all terrain vehicle, jet skis, boat, trailer, including, but not limited to, boat trailers, horse trailers, and trailers of every other type, kind or description, or camper, may be parked upon Common Property or a lot except in the garage.
- No vehicles of any nature shall be parked on any portion of North Point or a Lot except on the surfaced parking area thereof.
- No vehicles bearing a "for sale" sign shall be parked within the public view anywhere in North Point.
- No tarpaulin covers on vehicles shall be permitted anywhere within the public view.
- Vehicles which are not licensed to operate on public highways will not be allowed to be parked within public view but may be parked within the garage of a Home.
- The streets within the North Point community are under the jurisdiction of and are the responsibility of the North Point HOA. Streets within the North Point community are not designed for, or accommodating to, overnight

street parking. Street parking creates a dangerous situation for owners, visitors and guests to navigate vehicles through the community, especially Emergency Vehicles, i.e. fire trucks and ambulances. Vehicles may be parked in the street only on a non-recurring and temporary basis **but are not allowed to be parked in the street overnight.**

**NOTE: All vehicles left on the street past 1 am are subject to towing.**

### **Vehicle Maintenance**

- Any vehicle which cannot operate on its own power shall not remain in North point for more than twelve (12) hours, unless parked in the garage of a Home.
- Vehicles may not be stored on blocks within public view.
- No repair, except emergency repair, of vehicles shall be made within North Point, except in the garage of a Home.

## LAWN MAINTENANCE STANDARDS

The following lawn maintenance standards apply to landscaping maintained by Owners and residents of North Point:

1. **Trees.** Trees are to be pruned as needed and shall be maintained with a canopy no lower than eight feet (8') from the ground.
2. **Shrubs.** All shrubs are to be trimmed as needed.
3. **Grass.** Grass shall be maintained in a neat and appropriate manner. In no event shall an Owners' lawn reach a height of six inches (6") in height before mowing. Edging of all curbs, sidewalks, beds and borders shall be performed as needed. Bare spots and damaged sod will not be allowed and must be treated and/or replaced within 14 days of notification by the HOA.
4. **Mulch/Stones.** Mulch is to be turned several times each year and shall be replenished as needed on a yearly basis. Replacing Mulch with decorative stone requires approval by the ACC. If approved, a weed deterrent material must be placed under the stones; and all stones must be curbed.
5. **Insect Control and Disease.** Disease and insect control shall be performed on an as needed basis.
6. **Fertilization.** Fertilization of all turf, trees, shrubs, and palms shall be performed at a minimum of three (3) times a year during the following months: February, June and October.
7. **Irrigation.** Sprinkler heads shall be maintained on a regular basis.

8. **Weeding.** All beds are to be weeded upon every cut. Weeds growing in the joints of curbs, sidewalks and driveways, including any expansion joints, shall be removed as needed. Chemical treatment is permitted.
  
9. **Trash Removal.** Dirt, trash, plant and tree cuttings and debris resulting from all operations shall be removed and all areas left in clean condition before the end of the day. Trash may not be placed at the curb until 6 pm of the day before landscaping debris pick up day.