

## **ARCHITECTURAL GUIDELINES, STANDARDS & CRITERIA** **(ARC GUIDELINES)**

Aqua Solis was developed with the intent that Homes harmonize with each other and present a pleasing and consistent style. The concept of a town home community is to have exterior uniformity in buildings and landscaping. The following guidelines and standards have been designed to provide homeowners an opportunity to create an individual character for their home without changing the conceptual design of the community.

### **INTRODUCTION**

The intent of the contents of this guide, as well as the existence of the Architectural Review Committee (ARC), is to provide the guidelines and design standards 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 and maintaining high construction standards.

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

The Architectural Guidelines, Standards & Criteria (Guidelines) provide an overall framework to allow the community to develop and progress in an orderly, cohesive, and attractive manner, implementing planning concepts and philosophy which are required by regulatory agencies and desirable to residents. These Guidelines include minimum standards for the design, size, location, style, structure, materials, color, mode of architecture, mode of landscaping and relevant criteria for the construction or addition of improvements of any nature. They also establish a process for judicious review of the proposed changes within the community.

These Guidelines have been adopted by the Developer pursuant to the Declaration of Covenants and Restrictions for Aqua Solis (the "Declaration"). The Architectural Guidelines will be enforced by the Architectural Review Committee established under Section 9 of the Declaration.

The architectural review process has been established to maintain the integrity of the architectural and design character of Aqua Solis. To this end, the Architectural Review Committee (ARC) will review all proposed additions, improvements or alterations on homes for conformity with the Architectural Guidelines. Section 9 of the Declaration sets forth provisions with respect to the review process.

To the extent that any government ordinance, building code or regulation requires a more restrictive standard than that found in these Guidelines, the government standards shall prevail. To the extent that any government ordinance, building code or regulation is less restrictive than these Guidelines and any standards contained herein, or the Declaration, these Architectural Guidelines and Declaration shall prevail.

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 and/or 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 ARC be construed as meeting either the requirements of City of Dunedin or any governmental agency required for approval.

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

### **Aspects and Objectives of Architectural Review**

The ARC evaluates all properly completed Alteration applications. Decisions made by the ARC are not based on subjective elements, but on the following criteria:

**Relation to the Natural Environment:** To prevent the unnecessary removal, destruction or blighting of the natural landscape or of the existing man-made environment.

**Conformance with Declaration and Architectural Guidelines:** All applications are reviewed to confirm the project is in conformance with the Declaration and approved Site Standards.

**Design Compatibility:** Compatibility is defined as similarity in architectural style, quality of workmanship, and use of similar materials, colors and construction details.

**Location and Impact on Community:** The proposed alteration shall relate favorably to the landscape, the existing structure, the surrounding homes, and the neighborhood as a whole.

**Materials:** Continuity is established by the use of the same materials and color palette as were used in the original construction.

**Workmanship:** The quality of work shall be equal to or better than the surrounding area.

**Validity of Concept:** The basic concept shall be sound and appropriate to its surroundings.

### **Non-Liability for Approval of Plans**

The Declaration Section 9.17 contains a disclaimer which relieves the Developer, the Association and the ARC of liability or responsibility for the approval of plans and the specifications contained in any request by an Owner. Prior to submitting plans or information for review you should read and understand this disclaimer. Certain additions, alterations and renovations may void any existing warranties.

### **Alteration Application**

#### General Information

1. A homeowner wishing to make an exterior change or modification to their dwelling, or lot, shall apply for and receive written approval for such change or modification prior to the start of the project.
2. Application is made by completing the Alteration Application Form.
3. A separate Alteration Application shall be submitted for each exterior change or modification.
4. Applications are available on the Aqua Solis Website: [aquasolishome.com](http://aquasolishome.com)
5. The completed request, together with all applicable information, is submitted to the management company.
6. An Alteration Application is not considered complete until accompanied by all the information necessary for the ARC to make an informed decision.
7. Incomplete applications will be "Rejected" and shall not be considered until resubmitted with the necessary information.
8. The ARC has up to 45 days from the date a properly completed Alteration Application is received by them to take action. Failure of the ARC to respond within 45 days deems the Alteration Application Disapproved.

### **Supporting Documents/Materials**

1. Requests for any exterior modification of the home, must include:
  - a. Copy of the stamped plot plant (lot survey) clearly depicting the location, size and measurements of the proposed change and the measurements to the lot boundary lines;
  - b. Contractor drawings;
  - c. List of materials being used; and
  - d. Sample of materials being used if applicable.
2. Requests for exterior dwelling surfaces including painting, installation of pavers or tiles on screened enclosures, etc.
  - a. Copy of stamped lot survey with the sketch of areas(s) to be covered; and
  - b. Sample of proposed material – paver, tile, paint chip.
3. Requests for landscaping
  - a. Copy of the stamped lot survey with a sketch or drawing showing location of landscaping project; and
  - b. List of names or types of planting(s) together with approximate location of each, show existing major landscaping and indicate measurements from property lines with landscape beds, etc.

### **The Review Process**

#### **General Information**

1. The design and construction review process is a 4-step procedure: Initial Review, Submission of Plans, Construction Commencement and Inspection.
2. Thorough and timely submission of information as well as adherence to the Guidelines will ensure the most efficient review and approval process.
3. Questions concerning interpretation of any matter set forth in the Guidelines should be directed to the ARC.

#### **Initial Review – Step 1**

1. It is required that a homeowner submit to the ARC an Alteration Application for the modification that is being requested, along with a set of plans if applicable.
2. Any and all Alteration Applications and submission of supporting documentation should be made by certified mail, return receipt requested. Facsimile or electronic submission with verification of transmittal will also be acceptable.
3. The information required for the review is as follows:
  - a. Alteration Application with a detailed description of the planned modification.
  - b. Copy of final survey showing the surveyors stamp and the approximate location and dimensions of all improvements, including driveway.
  - c. Floor plans if applicable.
  - d. Exterior elevations (all sides) if applicable.
  - e. Conceptual landscape plan if modification involves changes to the current landscape.
  - f. Any other information, data, photos, and drawings as may be reasonably requested by the ARC.
4. The ARC shall review the information and indicate its approval, disapproval, or recommendations for change to the plan.
5. The ARC will review the accompanying documents within 45 days and return one set of plans to the Owner accompanied by a letter indicating the ARC's decision which shall be rendered in one (1) of the following four (4) forms:

- a. **“Approved”** – the entire document submitted is approved in total, subject to the existing Architectural Guidelines.
  - b. **“Approved with Conditions”** – the document submitted is partially approved. The Owner may proceed with the work to be performed as modified but must comply with any and all notations on the submittal, including the existing Architectural Guidelines.
  - c. **“Disapproved”** – the entire document submitted is not approved and no work may commence.
  - d. **“Rejected”** – In some cases, additional information may be required to make an informed decision. Incomplete applications will be stamped “Rejected” and shall not be considered until resubmitted with all the necessary information.
6. **Any Alteration Application not approved within 45 days shall be deemed to be Not Approved.**
  7. 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 ARC.
  8. It is the ARC’s goal to approve all requests in an expedient fashion.
  9. 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.
  10. In the case of an incomplete application or the request by the ARC for more information, the applicant will have 15 days to comply with the request. Failure to comply within the 15 days will result in the need for a new application to be submitted.

### **Submission of Plans to the Building Department – Step 2**

1. 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 ARC.
2. City of Dunedin Permits
  - a. City of Dunedin requires permits for many types of work done, both inside and outside your house. For further information, contact City of Dunedin at (727) 298-3203, (727) 298-3202, or (727) 298-3188.
  - b. Approval for installation by the ARC of any project does not negate the homeowner’s responsibility to comply with all terms and conditions of any municipal permit, or existing codes required for the project, which the owner is responsible for obtaining.

### **Construction Commencement – Step 3**

1. Upon completion of Step 2, a copy of the building permit must be submitted to the ARC prior to the Owner beginning construction.
2. If the requested change does not require a building permit, all materials utilized in the improvement must be approved by the ARC before commencement.
3. Any modification to the original application for any reason must also be re-approved.
4. Property owner & his/her contractor are responsible for obtaining and complying with all building permits, building codes and setbacks.
5. Access to Common Areas:
  - a. All exterior changes and modifications shall be completed in a manner so that they do not materially damage the common areas of the Association or individual

Homesites. Nor shall they in any way impair the integrity of the improvements on the property subject to maintenance by the Association.

- b. No homeowner shall permit their contractor to access or otherwise cross the common areas, or another person's Homesite without receiving written permission in advance from the Board, an officer, or the Community Manager. In the case of accessing another person's Homesite, written permission shall be obtained from the Owner.
- c. Any contractor or installer, other than the record Titleholder of the Lot shall provide the Association with an insurance certificate listing the Association as a named insured prior to commencing work. Insurance shall meet the following minimum limits:

Contractor's General Liability including completed operations: statutory minimum amount. Worker's Compensation: statutory minimum amounts. The Board may also establish these amounts.

- d. Homeowner is responsible for any damages to the common areas and other Association property. Homeowner is responsible for restoring, re-grading, repairing, and replacing any damaged grass or plants on this or any adjoining Homesites, caused by this construction.
- e. A homeowner is responsible for all cleanup of any improvement project. All debris, sod, soil, construction trash, etc. shall be removed from the lot and hauled to the proper waste sites within seven (7) days of the completion of the project.
- f. 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 Homesite. The responsibilities include but are not limited to the following:
  - i. 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.
  - ii. 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. Any contractor or installer, other than the record title holder of the Lot, shall provide the Association with an insurance certificate listing the Association as a name insured prior to commencing work. Insurance shall meet the following minimum limits: Contractor's General Liability (including completed operations): statutory minimum amount. Worker's Compensation: statutory minimum amount. In the absence of statutory minimum amounts, these amounts may be established by the Board.

#### **Final Inspection – Step 4**

1. The ARC 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.
2. Upon completion of the improvement the Owner shall give notice to the ARC. At this time, it will be reviewed for compliance with these Guidelines and the approved Alteration Application.
3. Owner shall make certain any damage to street, curbs, drainage inlets, sidewalks, street signs, walls, community signage, landscaping, irrigation, etc., is repaired or the damage will be repaired by the Association and such costs will be charged to the Owner.

4. Application approvals are valid for a period of six (6) months and a new Alteration Application must be submitted after that time has elapsed if the approved project has not commenced.

### **Change or Modifications Made Without Approval**

Owners making changes in advance of receiving approval from the ARC will receive a letter from the Community Manager. Owner will have fifteen (15) days from receipt of the letter to submit a completed Alteration Application or remove the change. Then Alteration Application is not considered complete unless it is accompanied by the applicable processing fees, materials list, final survey and all those required supporting documents listed under the headings of Alteration Application and Supporting Documents/Materials.

Failure to comply with this request could result in monetary fines and legal action. All costs associated with gaining compliance shall be charged to the Owner's account.

### **Reconstruction**

In the event that a residential structure or any part thereof is destroyed by casualty or natural disaster, the Owner must notify the ARC and commence reconstruction within thirty days (30) of receipt of insurance proceeds. The ARC will make every effort to accommodate the Owner in the application process in order to repair or rebuild in a timely manner.

### **Sale of Property**

Owners who offer their house for sale shall first advise the Community Manager and bring their house and property into full compliance with all provisions and requirements of the latest edition and revisions of these Guidelines. The Community Manager will issue a certificate of compliance. Non-compliance with this provision must be disclosed on the estoppel letter, which could result in a lower sales price or delay of closing.

### **Administrative Fees and Compensation**

As a means of defraying its expense, the ARC may institute and require a reasonable filing fee to accompany the submission of plans and specifications. 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 reimbursing the ARC for the cost of such review.

### **Appeals Process**

In the event that the ARC disapproves any plans and specifications, the applicant may request a rehearing by the ARC for additional review of the disapproved plans and specifications. The meeting shall take place no later than 45 days after written request for such meeting is received by the ARC, unless applicant waives this time requirement in writing. The ARC shall make a final written decision no later than 45 days after such meeting. In the event the ARC fails to provide such written decision within 45 days, the plans and specifications shall be deemed disapproved.

Upon final disapproval by the ARC, the applicant may appeal the decision of the ARC to the Board of Directors of the Association within 45 days of the ARC's written review and disapproval. Review by the Board shall take place no later than 45 days after receipt of the applicant's request for review. The Board shall make a final decision no later than 45 days after such meeting. In the event the Board fails to provide such written decisions within 45 days after such meeting, such plans and specifications shall be deemed disapproved. If the Board fails to hold such a meeting within 45 days after receipt of the request for such meeting, then the plans and specifications shall be deemed approved. The decision of the ARC, or if appealed, the Board, shall be final and binding.

## **SITE IMPROVEMENT STANDARDS**

NOTE: These Architectural Guidelines are supplemental Guidelines for the recorded Declaration. Additional requirements may be contained in the recorded documents. Applicants are encouraged to review the Covenants in addition to these Guidelines prior to submitting an Alteration Application.

### **Additions**

1. Additions to the footprint of a building will not be permitted.

### **Air Conditioners**

1. No air conditioners shall be mounted through a window, door or hung on a wall.
2. Replacement of air conditioner components shall be installed in their original location.

### **Antennas, Aerials, Satellite Dishes** *(revised May 2023)*

1. No owner shall install or permit to be installed any antenna or satellite dish (Antenna) on a lot.
2. In the event that any applicable law currently enacted or enacted in the future precludes the enforcement of this provision, this provision shall be preempted only to the minimum extent required to comply with such applicable law.

### **Architectural Character**

1. The architectural design of any and all alterations and renovations to the exterior of any existing house shall directly conform to the design of the original house in style, detailing, materials and color.
2. All materials used in maintenance, repair and alterations shall match those used by the Developer or Builder as to color, composition, type, and method of attachment. The ARC may allow substitute materials if they deem these materials to be compatible with the theme of the community.
3. No alterations or renovations shall be permitted if it is determined to have a material adverse impact on neighboring properties and/or the community.
4. When any alterations or renovations are performed to an existing house, the established lot drainage shall not be altered. Any Owner or occupant who changes the existing grading or drainage shall be liable for all costs and expenses of repairing such damages, or any costs, liabilities, damages or causes of action arising out of such changes.

### **Awnings**

1. No awnings (metal, fabric, wood, plastic or other materials) shall be permitted.

### **Barbecues/Smokers/Grills/Fire Pits** *(revised May 2023)*

1. Barbeque grills are permitted. For safety and insurance purposes, barbeque grills may only be used exterior to the home. When in use, grills must be outside of a garage or lanai, on a driveway or on the grassy area behind your residence.
  - a. Per NFPA 1:10.11.6.1 ...no hibachi, grill or other similar devices used for cooking, heating or any other purpose shall be used or kindled under any overhanging portion or within 10 ft (3m) of any structure (per NFPA 1, Uniform Fire Code, Florida FPC 5<sup>th</sup> Edition).
2. Barbeque grills may be stored on the rear lanai and garage areas only. They may not be stored on the grassy areas.
3. Any propane tank must be stored exterior to the home. LP Gas cylinders cannot be stored inside the residential unit, but may be stored on the lanai portion of the home.

- a. Per NFPA 1:69.5.3.5 Storage Within Residential Buildings. Storage of cylinders within a residential building, ... including attached or detached garages, shall be limited to cylinders each with a maximum water capacity of 2.7 lb (1.2kg) and shall not exceed 5.4 lb (2.4kg) aggregate water capacity per each living space unit.
4. Barbeque smokers are prohibited.
5. A single propane fire pit will be permitted within the lanai area only. No wood fire pits are permitted.
6. Any barbeque grill or fire pit must not be left unattended while in use.

**Cameras- Security / Surveillance** (adopted February 2025)

1. Any installation of exterior security / surveillance cameras by a homeowner or resident is considered an architectural alteration and requires written approval from the Architectural Review Committee (ARC) prior to installation.
2. The HOA may request the removal of any cameras installed without written ARC approval.
3. Homeowners or residents found to be misusing or abusing their camera system may be subject to disciplinary action.
4. A maximum of one (1) camera is permitted on the exterior front of the home and one (1) camera is permitted on the rear of the home- installed inside the lanai only. (A Ring-type doorbell camera does not count toward the one camera limit.)
5. Cameras are not permitted on the sides of any homes.
6. Front location: one exterior front camera may be installed on the white trim, at a corner above the garage door OR on the white trim, at a corner above the front door. Installed height must be between 86 - 92 inches.
7. Rear / backyard location: one exterior rear camera may be installed inside the lanai only. For privacy considerations, rear cameras are not permitted to be installed anywhere outside of the lanai.
8. Cameras are not permitted anywhere else, including but not limited to walls, siding, columns, stucco, brick, stone, roofs, windows, doors, screens, fascia, gutters, downspouts, sides of homes, rear of homes (except inside lanai), landscaping beds, trees, fencing, poles or the like.
9. No dome cameras or fish-eye lenses.
10. Size: see examples below.
11. Cameras must not have ancillary attachments including but not limited to antennas, alarms, sirens, solar panels, motion lights or floodlights.
12. Hidden cameras are not allowed.
13. Cameras must be wireless.
14. Cameras must be battery powered. (Solar powered panels are not permitted.)
15. Cameras must be stationary (cannot move or be remote controlled to track motion.)
16. Cameras must be weather resistant and designed for exterior use.
17. Camera brackets and exterior color must be white. (Front/face of camera may be black.)
18. Cameras must not have flashing or blinking lights.
19. To avoid any unnecessary intrusion of privacy, cameras may not be pointed to capture images of any neighboring homes or areas, including but not limited to windows and private backyards. Cameras may not be pointed to capture images of HOA common areas, including but not limited to the pool, cabana building and park. The HOA cannot be held liable for infringement of other homeowners' or residents' privacy or security.
20. Audio recording considerations: Florida's status as an all-party consent state under Florida Statute 934.03 requires the consent of all parties for audio recordings to be legal. In practical terms, this means that any video surveillance device that captures sound, such as a camera with audio recording features, must not be used to record private conversations, without the explicit consent of everyone involved. This applies to both public and private property.



21. Any penetration of the building must be completely weather/water tight. Damage to the structure of any building due to installation of camera systems is determined to be the responsibility of the homeowner or resident. All costs to repair water damage or pest infiltration due to camera installation will be borne by the homeowner or resident.
22. The homeowner or resident must repair and repaint window trim and any other damage/penetration to the building structure once cameras are removed. Paint color must match.
23. Homeowner or resident is responsible for upkeep, maintenance, and repair of their equipment.
24. Installation of one doorbell camera, such as a “Ring” type doorbell, does not require ARC approval. Ring type doorbell cameras must be located as close as possible to originally installed doorbell.

**Examples of permitted cameras:**

Ring



AMTIFO



Arlo



TP-Link



Blink (only comes in black-white silicone case cover must be used)



**Canopies** *(revised May 2023)*

1. The installation of a canopy (fabric gazebo) will be allowed for parties only. It may be erected the day before the party and must be removed within twenty-four (24) hours after the party. An application must be submitted to the ARC prior to installation and the following criteria must be compiled with:
  - a. Canopies may be installed only in the rear yard of a house or on the lot driveway.
  - b. All safety installation instructions by the manufacturer of the product must be followed.
  - c. Dimensions may not exceed 8'x10'x10 (at peak height).
  - d. No other type of tent or canopy cover will be approved.

**Car Covers**

1. Car covers are not permitted.

**Clotheslines**

1. Clotheslines may be used on an enclosed patio or within a closed garage. They may not be visible from a street.
2. They shall be retractable or fold-away, displayed only when in use, and used for the shortest possible time to accomplish drying of the clothes.

**Dog Homes, Kennels and Runs, Invisible Fences**

1. Outside dog homes, kennels, runs and invisible fences will not be permitted.
2. Pet owners are responsible for assuring that their pets do not run free. Pet owners are liable for any damage to persons or property caused by their pets.

**Doors** *(revised May 2023)*

1. A front door may be replaced with a door that is the exact same in style, composition, and color as the original door. Requests for replacement doors shall be submitted to the ARC and must include pictures.
2. An application for the installation of an HOA approved storm door must be submitted to the ARC prior to installation. For a list of HOA approved storm doors, go to the Aqua Solis website [www.aquasolishome.com](http://www.aquasolishome.com)

**Driveways and Entrances to Garage** *(revised November 2024)*

1. All driveways and entrances to garages shall be concrete pavers and of uniform quality.
2. No driveway extension shall be permitted.
  - a. The landscape strips adjacent to the driveway contain irrigation and plants which are the Association's responsibility to maintain and replace; therefore, the Association requires that a minimum of two weeks notification be provided in order to have the landscape maintenance company relocate the irrigation and plants that may be affected by the project. Cost of having the additional service provided will be a Specific Assessment to the Owner as described in Section 8.6 of the Declaration.
3. Painting, stamped designs, pavers and tiles on walkway and driveway surfaces are not permitted.
4. Resealing of driveway pavers with a matte (non-gloss) clear finish without stain is permitted.

**Electric Charging Stations**

1. An electric charging station may only be installed in the garage, not on the home exterior or visible from the road.

**Elevations (change in Façade) including reconstruction**

1. Changes in the outside appearance of the façade will not be permitted.

2. All reconstruction including decorative design features and roofs shall be of the same or substantially similar material, colors, etc. as the original construction of the house.

#### **Elevations (change in Grade)**

1. No owner shall excavate or extract earth (dirt) from a Lot for any business or commercial purpose.
2. No elevation changes shall be permitted which materially affect surface grade of surrounding Lots.

#### **Encroachment and Plantings on Common Grounds**

1. No extension of the landscaping of Homesites will be permitted onto Association common grounds, including pond banks.
2. Residents shall not put trees, bushes, plantings, bird baths, lawn ornaments, planters, bird feeders, flowerpots, picnic tables, furniture, fences, walks, hedge enclosures and other types of groupings on Association property.

#### **Exterior Painting**

1. Owners are permitted to touch up paint on the exterior of the home when necessitated by repairs. Paint colors are to be matched so that the colors are identical to the surrounding paint.
2. Owners may submit plans for changing of color schemes for the Community to the ARC. The ARC shall have final approval of all exterior color plans. ARC 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.

#### **Fences**

1. One white PVC fence panel may be installed between interior units. The design to be used is referred to as "Hollingsworth". The height will not exceed six feet (6) and the length may not exceed eight feet (8).
2. The rear yard of a unit may not be enclosed with a fence.

#### **Flags – Federal, State, Military**

1. In accordance with Florida Statutes 720.304, any homeowner may display one portable, removable official flag not larger than 4 ½ feet by 6 feet, United States flag or one official flag of the State of Florida in a respectful manner, and one portable removable official flag not larger than 4 ½ feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard or POW-MIA flag.
2. Flagpoles may be mounted to the house directly to the left or right of the front door. Flag poles attached to the house may not exceed 5 feet in length and may not obstruct pedestrian traffic.
3. When mounted on the house, flags must be flown on a pole in an outward fashion from the house. The American flag, state of Florida flag, Military Services or MIA flags which are no larger than 4 ½ feet by 6 feet, attached to the house in the above locations shall be permitted without ARC approval.
4. A free-standing flagpole, not to exceed twenty feet (20) in height, may be installed in a location that does not interfere with the line of sight at any intersection, is not within an easement and does not present a hazard to drivers or pedestrians. The pole must be constructed of high-pressure fiberglass or anodized aluminum and be bronze or black in color. Based upon Aqua Solis' geographic location, the flagpole must be able to withstand constant or steady wind speeds of 130 mph. An Alteration Application must be submitted to the ARC showing the location of the installation, color and material composition of the flagpole and the wind speed specifications for the pole chosen. The pole must be installed per the instructions provided with the pole and must be concreted into the ground.

5. The U.S flag shall be flown in accordance with the requirements of the United States Flag Code. In no instance shall the flag be flown in violation of Section 720.304, Florida Statutes.
6. No other flag of any sort may be displayed along with the United States flag or in lieu thereof except for State of Florida, Military, and POW-MIA flags. They shall be no larger than the American flag nor shall they be flown above the American flag.
7. Flags shall be replaced if faded, tattered, or in poor condition.
8. Flagpoles and flag attachments will be kept in a clean and maintained condition.

#### **Front Entryway**

1. No front entryway shall be screened.
2. No front entryway shall be used for storage. All personal property of the residents shall be stored inside the home.
3. Wicker, wood, or wrought iron table and chairs are permitted in the entryway but must be sized appropriately for the space. Plastic stackable furniture is not permitted.

#### **Garage**

1. No garage shall be enclosed or converted into a living area and must always be used as a garage for car storage or storage of Owner's personal property.
2. No screening is allowed, temporarily or permanently, on garage door openings.
3. Garage doors shall remain closed when the garage is not in use.
4. Replacement of garage doors shall meet current county codes at the time of replacement. The new door must match or coordinate with the style and color of the existing garage doors on the building.

#### **Garage and Trash**

1. All garbage cans and recycling containers shall be kept inside the garage except on the day of collection. Hint: Placing one or two plain charcoal briquettes inside the garbage container after each pick up day will cut down on orders and assist in controlling insects.
2. Garbage cans and recycling containers shall be placed outside for pickup the evening before and empty containers shall be returned to garage within 12 hours on the same day as garbage pickup.
3. Please do not place garbage and re-cycling containers on a grassy or landscape area. Keep containers on a concrete area to prevent damage to the grass and plants.
4. Trash may NOT be accumulated or stored on the exterior of the house.
5. Open burning of garbage and other refuse is not permitted.

#### **Garden Hoses** *(revised May 2023)*

1. Garden hoses must be neatly stored.

#### **Gas Tanks (Propane and/or Natural)** *(revised May 2023)*

1. Gas tanks may only be used for portable gas grills or fire pits. Gas tanks intended for any indoor appliance or fireplace are prohibited.
2. Any propane tank must be stored exterior to the home. LP Gas cylinders cannot be stored inside the residential unit, but may be stored on the lanai portion of the home.
  - a. Per NFPA 1:69.5.3.5 Storage Within Residential Buildings. Storage of cylinders within a residential building, ... including attached or detached garages, shall be limited to cylinders each with a maximum water capacity of 2.7 lb (1.2kg) and shall not exceed 5.4 lb (2.4kg) aggregate water capacity per each living space unit.

#### **Generators**

1. Permanent or hard-wired generators will not be approved.

### **Gutters**

1. All gutters must match the exterior building color, trim color or window frame color.
2. Gutter down spouts must not concentrate water flow onto neighboring properties.

### **Holiday Decorations**

1. Holiday displays in the front entryway and on the front door, along with traditional holiday lighting do not require approval from the ARC.
2. Holiday lights and decorations shall not create a nuisance to the adjacent residents or the community.
3. Holiday lights to celebrate Christmas, or similar holiday, may be installed commencing on Thanksgiving and shall be removed not later than January 15<sup>th</sup> of the following year. Brackets, clips and other holders for holiday lights that are installed on a house must be removed at the time that the lights are removed.
4. Special decoration displays for Valentines Day, St. Patrick's Day, Easter, Memorial Day, Independence Day, Halloween, Veteran's Day, Thanksgiving or other religious holiday may be placed on the exterior of the lot fifteen (15) days prior to the special day and must be removed five (5) days after the special day.
5. Inflatable display items will not be permitted for any holiday.
6. An Owner shall be permitted to place holiday lighting and decorations on and within the shrubs located in the front yard of the Lot, provided that (a) the Association shall not be required to maintain such shrubs for such period of time as the decorations, lighting and cords are contained with the shrubs, and (b) such placement shall not otherwise interfere with the mowing of the grass on the Lot by the Association (if any).
7. Any holiday displays other than those defined here will require the approval of the ARC.

### **House Numbers**

1. To aid emergency personnel, delivery people and to conform to City of Dunedin ordinances, each house shall have a readily visible number located over the garage door in a location clearly visible from the street.
2. The numbers will be the same size, color and style as exists within the community.

### **Irrigation**

1. Irrigation system for all homes will be the responsibility of the Association and will be used in accordance with the Southwest Florida Water Management District (SWFWMD) and Pinellas County guidelines.

### **Landscaping**

1. The addition or removal of any landscaping is a landscape change and requires the approval of the ARC. Owners are responsible for any changes that are made to the original landscape design installed by the builder.
  - a. Owners are responsible to comply with these Guidelines and all applicable City of Dunedin ordinances.
  - b. Association maintenance responsibilities of the lawn and landscaping shall mean upkeep, maintenance, and preservation of that which was initially installed by the builder.
  - c. Any Owner who wishes to modify and change the landscaping installed by the builder must first obtain approval from the ARC.

- d. Any changes and additions of landscaping materials and/or plant beds will be the responsibility of the Owner to maintain and must be maintained to the published community standards.
2. In General
- a. Certain areas have been designated as open space within Aqua Solis and shall be maintained as required by regulatory authorities and as described in specific permit conditions and in the Declaration. No Owner or Occupant may mow, trim, remove vegetation, fertilize, apply chemicals to, maintain, alter or modify any area not owned by the Owner, including areas set aside as open space, wetland or preserve.
  - b. Proposed changes to landscaping require detailed plans indicating any removal and relocation of plants and/or additional planting to be done. Quantity, approximate size and types of plants shall be identified. The landscaping plan must detail the location of beds and planting materials to be used. Changes will not be allowed to the street scape of the property. Be sure that plantings are not in area of underground wiring, cables or irrigation pipes. Any required changes to the irrigation system will be at homeowner's expense. Call Sunshine State hotline at 1-800-432-4770.
  - c. The home builder will be installing on each residential lot a landscape package. The landscape package may not be altered, removed or otherwise destroyed. If original plantings die, they shall be replaced by the Association in substantially the same form and size.
  - d. Plantings must conform to the current City requirements. No Owner or Occupant shall plant annuals, shrubs or trees that are considered invasive or prohibited to be planted in this County or State.
  - e. Some general recommendations for effective landscaping include:
    - i. Minimize the number of different plants used;
    - ii. Make mass groupings of the same plant – avoid the variegated look of alternating plant types;
    - iii. Consider the ultimate size of each plant; its mature scale, cold hardiness;
    - iv. Plan for efficient watering by grouping plants with similar water requirements together; and
    - v. Plan for proper Maintenance.
  - f. Shrubs shall not be planted any closer than 5 feet from any property line unless approved by the ARC.
  - g. Shrubs that restrict sight lines for vehicular traffic shall be trimmed back or removed.
  - h. Landscape architectural features may include such item as planters, yard lights, etc., as an integral part of a landscape design. Drawings must be provided which clearly show the location, size, and materials planned for these features. In addition, a photograph of the house and the relationship of the feature to the existing or proposed landscape must accompany the submittal. Landscape architectural features will be located only in the planting beds originally installed by the builder.
  - i. With the exception of dead plants that were planted by an Owner, no landscaping shall be removed without the prior written approval of the ARC.
  - j. No changes in landscaping shall alter the approved drainage plans for the Owner's lot or any adjoining property.
  - k. Minimum Quality and Grade: All plant materials shall equal or exceed the standards for Florida No. 1 grade as given in "Grades and Standards for Nursery Plants", Parts I and II, State of Florida, Department of Agriculture current edition and any amendments thereto.
  - l. All plant materials shall also be true to name, size, genus, species and variety as established by the American Joint Committee on Horticultural Nomenclature publication

Standard Plant Names and as per the recommendations and requirements of ANSIZ60.1, American Standard for Nursery Stock.

- m. Originally installed landscape beds shall not be altered as to width, curvature and the like. Originally installed trees and plant materials may not be replaced without approval.
3. Edging or Landscape Borders
- a. Poured concrete curbing and concrete edging blocks will not be approved. Wire, decorative plastic, resin and wood borders will not be approved.
  - b. Black or green plastic landscape edging (standard roll edging) may be installed as long as the landscape plants cover 90% of the edging.
  - c. Edging will be allowed around mulched areas along the perimeter of the house only.
  - d. Edging shall not be installed around individual trees, lampposts, along driveways, side or rear property lines.
  - e. No landscape timbers or railroad ties will be permitted.
4. Islands and Planter Beds
- a. Addition of landscaped islands and planter beds shall be approved for rear yards only and may not be located in an area that will interfere with the services provided by the landscape maintenance contractor. Owner will be responsible for the care and maintenance of new landscape beds.
5. Landscape Lighting/Flood Lights
- a. Landscape lighting, solar or wired, may only be installed in landscaping beds and along the walk from the front door to the driveway. It may not be installed along the sides of the driveway, adjacent to the sidewalk, or between the sidewalk and the street. Individual lights shall be black, white, or natural metal in color (silver, gold, bronze, copper).
  - b. Lights shall not be spaced closer than thirty (30) inches on center.
  - c. Post mounted lights shall not exceed twelve (12) inches in height, hanger mounted lights shall not exceed twenty-four (24) inches in height from the top of the light fixture to ground level. Lights may not interfere with lawn maintenance.
  - d. Lighting shall be low level and recessed to shield the source of the light. Low voltage fixtures shall be located and aimed carefully. Tree mounted lights are not allowed.
  - e. Junction boxes and other lighting hardware shall be placed below grade or screened by landscape material to minimize daytime visibility.
  - f. Lights may not shine onto other properties or onto the sidewalk or street.
  - g. Rope lighting is only permitted for holiday use.
  - h. Following are examples of low level landscape lighting that may be approved. No landscape lighting will be allowed without a submitted and approved ARC application.
6. Mulch, Rocks, Stones
- a. Pinebark is the only approved mulch for landscape beds.
  - b. No decorative rock shall be permitted as ground cover except as installed by the Association.
  - c. Stones, rocks and boulders shall not be used as bed-edging material and are not permitted on turf areas.
  - d. Rocks and boulders may not be used as decoration in a landscape bed.
7. Plant Material – Acceptable
- a. Individual plantings of annuals which are seasonal in nature, planted within the original planting bed(s) installed by the builder and that do not exceed twenty-four (24) inches in height, do not require the approval of the ARC. However, plans for all other modifications to any existing landscaping beds or additional landscape beds must be submitted to and approved by the ARC.

- b. Plant materials should be selected and grouped to reflect ultimate growth, maintenance requirements, texture and structural contrast and seasonal color.
  - c. Plants shall be grouped together in drifts or masses whenever possible rather than being spaced equally around the property.
  - d. Aqua Solis is located in Zone 10A. Please refer to the following website for a list of acceptable plants for your community. This document will also provide you with the best location and environmental conditions for each plant that is hardy in Zone 10A. [FFL Guide to Plant Selection and Landscape Design \(ufl.edu\)](http://www.ufl.edu/~uflgard/guide/)
  - e. Some plants are toxic to children and pets. You should research these issues carefully before selecting plant materials.
8. Plant Material – Unacceptable
- a. Certain plant species shall not be permitted in Aqua Solis because of their nuisance characteristics, exotic origin, pest problems, or high maintenance concerns. The following shrubs, groundcovers, etc., are prohibited for use in the landscape:
 

i. Air plant	Catopsos berteroniana
ii. Air Potato	Dioscorea bulbifera
iii. Angel’s Trumpet	Datura spp.
iv. Barberry	Barberis spp.
v. Bromeliads	Aecmea spp.
vi. Cactus	Cereus spp
vii. Cattail	Typha latifolia
viii. Century Plant	Agave Americana
ix. Coral Vine	Antigonon leptopus
x. Euphorbia/spurge	Epuphorbia spp.
xi. Firethorn	Pyrocantha coccinea
xii. Glorybower	Clerodendrum
xiii. Kudzu	Pueraria lobata
xiv. Pampas Grass	Cortaderia selloana
xv. Potato Vine	Ipomoea spp.
xvi. Psychic Nut	Jatropha curcas
xvii. Vitex	Vitex spp.
xviii. Yucca	Yucca spp.
  - b. Homeowners should exercise care and not plant any plants, vines, etc. that are known to be invasive or non-friendly to this area. For further information, please check out: <http://plants.ifas.ufl.edu/resources/invasive-plant-laws/>
9. Ponds and Waterfalls
- a. Ponds and waterfalls are not permitted.
10. Trellis
- a. No more than one trellis will be permitted and will not be allowed to be placed on the front façade of the house.
  - b. Trellises for supporting plants may only be placed within the roof overhang on the rear of the house.
  - c. Trellises must be constructed of weatherproof material, such as PVC and will be kept in good repair.
  - d. Free standing trellises are prohibited.
  - e. Trellises may not be attached to the house.
  - f. Trellises must remain plumb, level, and structurally sound.
  - g. Arches, pergolas and similar structures are prohibited.
11. Vegetable and Herb Gardens, Compost Bins



- a. Vegetable and potted herb gardens are only permitted in the front portico or within the rear lanai area.
- b. Compositing is not permitted.

### **Lawn Furnishings**

1. Lawn furniture is not permitted on a grassy area while not in use.

### **Lighting**

1. Replacement carriage light sizes and locations must harmonize with the front elevation of the house. A picture with the color and dimensions shall be attached to the ARC Application. Lights shall be as close to the originally installed carriage lights as possible. If an exact match cannot be obtained an application must be submitted to the ARC and a picture of the proposed replacement must be included with the application.
2. All exterior lighting shall be consistent with the character established in Aqua Solis Community and be limited to the minimum necessary for safety, identification, and decoration.
3. Owners may not install security spotlights or flood lights unless activated by a motion sensor.
4. No spot lights, flood lights or other high intensity lighting will be placed or utilized upon any house so that the light is directed or reflected on neighboring property.
5. Enclosures of light fixtures shall be designed to conceal the lamp bulb. Light bulbs may not exceed the manufacturer's recommendation for bulb wattage.
6. Fixtures may be incandescent, metal halide, mercury vapor, or high pressure sodium lamps. Colored lamps are not allowed.
7. No lighting shall be permitted that constitutes a nuisance or hazard to any owner or neighboring resident.
8. Post mount light fixtures shall not be permitted.
9. Rope lighting is only permitted for holiday use.

### **Ornaments** *(revised May 2023)*

1. Ornaments or decorative embellishments include those in landscape beds, entryways and those mounted on the house that are visible from the street or common area.
2. Ornaments shall not exceed thirty-six (36) inches in any dimension.
3. Ornaments and potted plants may not be placed on lawn areas, walkways or landscape beds located in front of the building.
4. A maximum of five (5) ornaments and/or potted plants are permitted in the front of the home and a maximum of five (5) ornaments and/or potted plants are permitted in the rear of the home.
5. Lawn ornaments include, but are not limited to gazing globes, garden flags (maximum size 12.5" x18") including holiday, sports, etc., patriotic display items (yellow ribbons, decals, etc.), plaques, statutes, stepping stones within a landscape bed, and sun dials.
  - a. NOTE: Political support, endorsements, or issue statements are not permitted.
6. For safety reasons all lawn ornaments shall be removed when residence is unoccupied for a period of seven (7) days or more unless prior arrangements have been made with a neighbor or other individual/service.
7. All lawn ornaments shall be removed upon issuance of any storm warnings of Tropical Storm Warning or higher.
8. No ornaments shall be hung from trees.
9. Ornaments shall not be placed down driveway perimeters, on street catch basins or on utility boxes.
10. Decorative buckets to catch air conditioner water are permitted as long as they are aesthetically pleasing (plastic paint buckets and the like shall not be used).

11. One American flag, one POW flag and one Military flag and door wreaths (one per door) are not counted as ornaments.
12. Flower pots containing dead plants and empty flower pots shall be removed from public view immediately.
13. Artificial plants/trees or flower arrangements are allowed on screened lanais only – never within landscape beds.

#### **Outbuildings, Sheds, and Storage Containers**

1. Sheds, storage containers, car canopies and the like are not permitted.

#### **Patios** *(revised May 2023)*

1. Patio extensions are not permitted.

#### **Play Structures, Recreational Equipment and Toys**

1. No exterior play and recreational equipment, including swing sets, jungle gyms, soccer goals, trampolines, basketball equipment (portable or in-ground), tree houses, skateboard ramps or the like may be installed upon any Lot.
2. All children's toys must be located on patios or inside screen enclosures and must be removed from public view when not in use. Under no circumstances can they remain on grassy areas.

#### **Rain Barrels**

1. Rain barrels designed for the purpose of capturing rain from the gutters systems may be used on the rear of the house with approval from the ARC. Screening with plant materials shall be required.
2. Barrels may not exceed two (2) feet in height and shall be earth tones in color or have a decorative finish. A picture of the rain barrel must be included with the application submitted to the ARC.

#### **Reflectors**

1. Reflectors are not allowed.

#### **Roofs**

1. No changes will be permitted on any roof.
2. In the event that heat and/or plumbing vents need to be replaced or additional ones installed, the Owner will be responsible for the installation. Such installation must be done by a professional installer and must be installed per City of Dunedin building codes.
3. Such vents and roof edge flashing shall be painted the same color as the roof.
4. A sample of the material to be used, including the color of the material, must be submitted with the application.

NOTE: Installation of new vents or maintenance of existing vents may void the Builder's Warranty and limit maintenance obligations of the Association. Owners may also be held responsible for any damages sustained by other Owners within the building as a result of the installation.

#### **Screen and Storm Doors**

1. An application for the installation of an HOA approved storm door must be submitted to the ARC prior to installation. For a list of HOA approved storm doors, go to the last page of this document or the Aqua Solis website [www.aquasolishome.com](http://www.aquasolishome.com).

#### **Screen Enclosures** *(revised May 2023)*

1. Frame of the screen/storm door enclosure must be white anodized aluminum.
2. Screens will be charcoal in color and may not be opaque or have decorative elements.
3. Installation will meet all county and state building codes for homes within "C" Wind Exposure Zones and be designed and built to withstand 130 mile per hour winds.
4. White structural gutters may be installed but where necessary, must be adjusted to tie into existing home gutters – runoff must be directed in a manner that will not negatively affect neighboring property or common property.
5. A small kick plate no higher than eight inches (8") will be allowed on the door. Clear plastic kick plates on the screen enclosure no higher than 8" will be allowed to prevent splash-back onto the lanai and must be installed in the interior of the lanai area.
6. Doors will be installed on the back wall of the enclosure and off-set to the side opposite the air conditioning unit for all interior units. End units will have the door installed on the side by the building wall.
7. To protect the screen enclosure from damage caused by landscaping equipment, an 18" mulch border that matches the landscaping beds will be allowed. Any other border material must be approved by the ARC. Owner may plant annuals or perennials in this area, but will be responsible for maintenance of any plants. Plants other than annuals will require approval of the ARC. There will be a four inch (4") inset of the back wall to provide a buffer from landscape maintenance equipment.
8. Owner is responsible for cleaning and maintaining the screen patio enclosure. Upon notice from the Community Manager that maintenance is needed, the Owner must comply within two (2) weeks.
9. The screen enclosure area may NOT be used for storage purposes.

### Signs

1. With the exception of a "permit board" displaying a building permit from the applicable governmental agency if that agency requires it to be posted conspicuously, no signs are permitted within Aqua Solis (inclusive of Home, Lot, vehicles).
2. For Sale and For Rent signs may not be placed in yards or windows.
3. Celebratory acknowledgement signs (announcing births, graduations, birthdays, etc.) are permitted for a maximum of fifteen (15) days and must not exceed 24"x36".

### Skylights

1. Skylights and solar tubes will not be approved.

### Solar Panels

1. Per Florida Statute, these guidelines cannot prohibit the installation of solar panels; however, the ARC may determine the specific location where solar collectors may be installed (on the roof within an orientation to the south or within 45 degrees east or west of due south) so long as such determination does not impair the effective operation of the solar collectors.
2. Solar panels should be located on the rear and side roofs of the home and should not be installed so as to be visible from the street.
3. Solar panels will be flush mounted on the roof. Any solar panels and related appurtenances and equipment shall be designed and constructed to appear as an integrated part of the building's architecture. This shall generally mean that the panels shall be roof mounted so that the top surface is flush with the roof surface with all appurtenances recessed into the building's attic.
4. All pipe must be of a color to blend with the roof shingles and color of house.

*NOTE: Roof mounted solar collectors and equipment may void that portion of the roof warranty where the panels are installed and may limit the Association's responsibilities*

for maintenance and repair. Owners may also be held responsible for any damages sustained by other Owners within the building as a result of the installation.

**Storm/Hurricane Shutters** *(revised May 2023)*

1. The only approved hurricane shutters are custom shutters that were provided by the Builder.
2. Shutters may be installed upon announcement of a Hurricane Watch in Pinellas County and must be removed no later than two (2) weeks after the watch/warning is lifted. Should the panels not be removed, the Association is granted an easement to the property to remove the panels and the cost of labor shall be charged to the Owner. The Association is not responsible for any damages caused by the removal or the costs of storage of the panels.
3. In the event of an actual storm event causing substantial damage to the house, Owner may request in writing for an extension to this time period if the repairs and restoration of the house require that the panels remain attached for a longer period of time.
4. Shutters may not be closed or installed at any time other than a storm event as described above.
5. Under no circumstances may storm shutters or protective panels be used as a routine security measure.

**Swimming Pools, Spas and Jacuzzis**

1. Spas and jacuzzis are only permitted in the rear lanai area of the home and may not exceed ½ the dimension of the lanai area.
2. No swimming or plunge pool will be permitted.

**Water Softeners** *(revised May 2023)*

1. Water softeners may be installed in a resident's garage. Installation may require a permit from the City of Dunedin. It is the responsibility of the Owner to verify requirements with the City of Dunedin Building Department.
2. Discharge from water softeners shall be routed to an open air sanitary waste line or it may dump into a laundry tub or sewer line with a "P" trap. It shall not drain to the outside open areas.

**Windows-Replacement, Tinting and Treatments**

1. Originally installed windows may be replaced with windows of similar style. Replacement window frames shall match existing window frames.
2. Owners may request to install energy conservation films on windows. Window tinting film applied to the interior of the windows shall be gray in color with no more than 21% solar reflectance and no less than 30% light transmittance. Installation of window film may void the manufacturer's warranty.
3. The degree of darkness allowed for non-reflective tinting shall remain with the ARC on a case by case basis. All tinting requests must be accompanied by a brochure or manufacturer's description. All requests must include a sample of the material to be used. This sample will remain with the application and will not be returned.
4. No silver, gold, or bronze reflective colors are allowed. No reflective tinting or mirror finishes (to include aluminum foil) will be permitted.
5. Window treatments shall consist of drapery, blinds, decorative panels, or other tasteful window covering. Any window treatments visible to a street shall be white, off-white or other neutral color (i.e. interior shutters in a wood-tone).

**AQUA SOLIS**  
**APPROVED STORM DOOR SPECIFICATIONS**

*Please submit an Architectural Review Committee application prior to commencement of any work.*

- Andersen 3000 or 4000 series Aluminum Storm Door
- White color only
- Plain glass (no etching, design or low E glass)
- 36" x 80"
- Interchangeable full glass/screen OR self-storing/retractable screen is allowed
- Left or right hand (unit specific)
- Door hardware option: traditional nickel OR modern brushed dark nickel

**Suggested Retailer: Home Depot**

Model # H3SEL36WH- retractable screen

Model # 3FVNEZR36WH- interchangeable glass / screen (right hand)

Model # 3FVNEZL36WH- interchangeable glass / screen (left hand)

As of January 2025, approximate cost of 3000 series door is \$430.

Home Depot installation: approximately \$200+.

