

AVALON
HOMEOWNERS
ASSOCIATION
At Turtle Creek
Dr. Phillips, Orlando, Florida

ARCHITECTURAL REVIEW BOARD
STANDARDS AND GUIDELINES

HANDBOOK FOR HOMEOWNERS

APPROVED BY THE BOARD OF DIRECTORS AT A MEETING HELD ON
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PURPOSE OF THE HANDBOOK

The purpose of this handbook is to familiarize Avalon homeowners with the objectives, scope and application of design standards and guidelines, which will be used to maintain the aesthetic appearance and environmental quality of the community.

The handbook provides specific design standards and guidelines that have been adopted by the Avalon Board of Directors of the Homeowners Association. It also explains the application and review process that must be adhered to by homeowners seeking approval for any exterior modifications or changes to their homes or lots that are subject to approval by the Association. Homeowners are reminded that approval by the Avalon Architectural Review Board for a proposed change does not remove the need for the appropriate building permits or other documentation. This handbook will serve as a valuable reference source and will assist homeowners in preparing acceptable applications for review by the Association's Architectural Review Board. All homeowners are encouraged to familiarize themselves with its contents and to retain the handbook for future use.

BASIS FOR AND OBJECTIVES OF PROTECTIVE COVENANTS

The legal documents for the Avalon Homeowners Association include the Declaration of Covenants and Restrictions. They impose use restrictions and specify the process for obtaining approval for changes, improvements or alterations to an owner's lot. Legally, these covenants are a part of the deed for each home and are binding upon all initial homeowners and their successors in ownership, irrespective of whether or not these owners are familiar with such covenants.

The primary purpose of this document is to establish design guidelines for the entire community. The promulgation and enforcement of design guidelines is intended to achieve the following objectives:

- Maintain consistency with the overall design concept for the community
- Promote harmonious architectural and environmental design qualities and features
- Promote and enhance the visual and aesthetic appearance of the community
- Maintain a clean, neat, orderly appearance

The enforcement of design standards not only enhances the physical appearance of a community but also protects and preserves property values. Homeowners, who reside in association communities that enforce design covenants, are protected from actions of neighbors that can detract from the physical appearance of the community and, in some cases, diminish property values. In fact, surveys of homeowners living in association communities consistently reveal that this was an important consideration in their decision to purchase a home.

AVALON HOMEOWNERS ASSOCIATION (HOA)

Avalon Homeowners Association (a secondary Homeowner Association of Turtle Creek) is responsible for the Avalon clubhouse and swimming pool complex maintenance (for Avalon residents only), ARB applications within Avalon, Avalon landscaping maintenance of all homes and common areas (in accordance with the terms of the current Avalon landscape contract), one common area and a special common landscape easement area. Avalon is not a zero lot line community.

ARB application forms may be downloaded from the Avalon Website <https://avalonturtlecreek.com>. The ARB application form is also included at the end of this document.

TURTLE CREEK HOMEOWNERS ASSOCIATION (HOA)

Turtle Creek is the Master Homeowners Association responsible for the maintenance and repair of common areas such as roads; sidewalks, driveway aprons; curb gutters; stormwater management (including stormwater inlets, retentions ponds, drainage systems, road french drains, etc.); 24-hour staffed guard house; ARB applications for Water's Edge and Boca Pointe, Turtle Creek Park (playground, tennis, basketball and volleyball courts); the landscape maintenance and irrigation of the main entrance roadway, traffic circle, four (4) retention ponds, retention Ponds 2 and 4 have lighted fountains (Pond 4 is owned by Orange County and the lawn and shrubs maintenance is the responsibility of Turtle Creek under an special agreement with Orange County); brick wall around the perimeter of Turtle Creek; brick wall between Water's Edge and Boca Pointe, brick wall between Boca Pointe and retention Pond 3; the aluminum fences along portions of retention Ponds 3 and 4; the grass and shrub areas along Apopka-Vineland Road adjacent to Turtle Creek; and the trimming of the curbside trees on all maintained streets in Water's Edge, Boca Pointe and Avalon.

HOMEOWNERS RESPONSIBILITY

The Avalon homeowner is responsible for their grass (including the grass strip between the sidewalks and curb gutter), the replacement of areas of dead lawn and areas filled with aggressive weeds (i.e., wild bermuda grass, torpedo grass, etc.). The homeowner is responsible for the palm(s), tree(s), shrubs, etc. on their property. The homeowner is responsible to remove and/or trim trees and shrubs with diseased areas, cold weather damage, drought stress damage, high wind damage and insect damage. The tree(s), palm(s), shrubs and landscape beds behind the side privacy wall/fence is the responsibility of the homeowner to trim and to apply the necessary fertilizer and insect controls to the plants. The homeowner is responsible for their irrigation system, including the irrigation controllers (proper settings) and proper adjustment of sprinkler heads for coverage of landscape beds and lawns. Normal maintenance should include the replacement of the battery or rechargeable battery in the controller each year, monthly checking of each zone to ensure that the sprinkler is working properly and not blocked by growing plants. The irrigation systems shall be kept in good working order to prevent unsightly lawns and landscaping which are expensive to replace.

The privacy walls and gates are the responsibility of the property owner or adjacent property owners to maintain. The masonry privacy wall was constructed with steel posts with galvanized steel 2" x 4" house studs framing attached to the steel posts. Steel and/or plastic mesh was attached to the framing, covered with a thin scratch coat of mortar and a finish coat of textured mortar. The walls were painted to prevent rust and are painted the same color as the house body. The masonry walls shall not have raised landscape beds placed next to them without a retaining wall to support the weight of the soil. Trees and shrubs root systems planted close to the wall will damage the privacy wall. The privacy wall should not have vines growing on the walls. Wall repairs are expensive. If you see rust spots, repair them immediately. Black aluminum fence between house and masonry privacy wall is permitted and is also the responsibility of the homeowner to maintain.

The homeowner is responsible to clean their lawn of pet feces. Failure to clean your lawn of feces may result in the landscape contractor not mowing your lawn for health reasons. Continuous failure to clean your yard will result in a violation notice.

LANDSCAPE CONTRACTOR

The Avalon landscape contractor will maintain the lawns in the front, side and rear yards (if the gate is unlocked), including edging, grass trimming along walls and lawn insect control and fertilizer according to the terms of the contract. If you have a dog, please clean your yard of dog waste. The landscape contractor is responsible only once every three (3) weeks during the growing season to trim all shrubs in the landscape beds (front and side yards to the privacy wall/fence. If a privacy wall/fence does not exist, the maintenance extends to the prolongation of the rear building line. The landscape contractor is responsible only to trim palms in the front yard (less than 12 feet) during the normal trimming cycle of once every three (3) weeks. Palms in the front yard between 12 to 30 feet, are trimmed one a year. Palms over 30 feet are the responsibility of the homeowner. The trimming and the application of the necessary fertilizer and insect controls to the plants in the rear landscape beds including tree(s), palm(s) and shrub(s) behind the side privacy wall/fence and the rear yards are the responsibility of the homeowners. The landscape contractor is not responsible for removing diseased or dead trees, shrubs and palms caused by natural diseases, storms or from a severe winter resulting in winter kill. Removal is the responsibility of the homeowner.

ROLE OF THE AVALON ARCHITECTURAL REVIEW BOARD

All Avalon homeowners are automatically members of the Avalon Homeowners Association. The Association is a not-for-profit corporation that owns and is responsible for the upkeep and maintenance of all common properties within the community. The Avalon Homeowners Association is also responsible for the administration and enforcement of all covenants and restrictions. The Declaration of Covenants and Restrictions for the Avalon Homeowners Association provides the scope and authority of the Avalon Architectural Review Board (ARB). The members of the ARB are appointed by the Avalon Board of Directors (BOD) of the Homeowners Association. The Architectural Review Board is responsible for enforcing the Association's Design Guidelines for home construction, exterior modifications to homes and improvements to lots as proposed by owners. The ARB will review and approve (or disapprove) applications submitted by lot owners for construction of exterior additions, alterations or modifications to a home or lot using Design Guidelines approved by the Association's Board of Directors. As part of its responsibilities, the Avalon Architectural Review Board will make recommendations to the Avalon Board of Directors with respect to the modification of the Design Guidelines initially approved by the Avalon Board of Directors. The Avalon Board of Directors will also be responsible for reviewing possible violations of the Avalon Association's Design Guidelines.

ALTERATIONS REQUIRING REVIEW AND APPROVAL BY THE AVALON ARCHITECTURAL REVIEW BOARD

Any changes, permanent or temporary, to the exterior appearance of a building or lot are subject to review and approval by the Avalon Architectural Review Board. The review process is not limited to major additions or alterations, such as adding a room, deck, or patio. It includes such

minor items as changes in color and materials. Approval is also required when an existing item is to be removed (i.e. removal of a live tree, etc.).

1. There are a number of exceptions to this otherwise inclusive review requirement. Building exteriors may be repainted provided that there is no color change from the original. Similarly, exterior building components may be repaired or replaced so long as there is no change in the type of material and color. Please check with our management company to see if the existing house and trim colors were approved by the HOA.
2. Minor landscape improvements do not require Architectural Review Board approval. This includes replacement of dead or diseased lawn areas and plants.

If there is any doubt as to whether or not a proposed exterior change is exempt from design review and approval, homeowners should first seek clarification from the Avalon Architectural Review Board before proceeding with the improvement.

Please note that installation of a lanai, regrading of rear yards, installation of raised beds and retaining walls requires an ARB application.

APPLICATION AND REVIEW PROCEDURES

Application and review procedures that will be used by the Avalon Architectural Review Board are detailed below:

1. Application - An application for proposed improvements must be submitted in writing using the application form authorized by the Architectural Review Board. A copy of the ARB form is included in the Appendix to this handbook. An application must be complete in order to commence the review process. Incomplete applications will be returned to the applicant with a statement of deficiencies that must be remedied in order to be considered for review.
2. Supporting Documentation - The application must include a complete and accurate description of the proposed improvement(s). To permit evaluation by the Architectural Review Board, supporting exhibits will frequently be required. Examples include: a site plan showing the location and dimensions of the proposed improvement; architectural drawings or plans if applicable; landscape plan; material and/or color samples, a copy of your property survey to show easements, etc. The design guidelines and application forms provide guidance with respect to the supporting documentation required for various types of improvements.
3. Time Frame for Completion of the Review - The Architectural Review Board, in accordance with Article VIII, Section 1 of the Avalon Covenants and Restrictions, shall address the application within 30 days after the receipt of a properly completed application. However, the thirty (30) day review period will only commence upon the receipt of a complete application form, including all required exhibits (property survey, paint swatches, etc.). It is therefore advisable for homeowners contemplating substantial improvements to first ensure that they are aware of, and have, all required supporting documentation prior to submitting an application. An ARB application form is included in the Appendix to this handbook, or

may be downloaded from the Avalon Website.
<https://avalonturtlecreek.com>

4. All ARB applications are reviewed by the Architectural Review Board and may be reviewed by the Homeowners Board of Directors if necessary.
5. Notice of Approval/Disapproval - Homeowners who have submitted design review applications will be given written notice of the decision by the Management Company.
6. Appeals Procedure - Any application denied by the Avalon Architectural Board is sent directly to the Avalon Homeowners Association for review. Appeal of decisions may be requested in writing to the Avalon Homeowners Board of Directors.

ENFORCEMENT PROCEDURES

The Declaration of Covenants and Restrictions for the Avalon Homeowners Association provides the authority for the Avalon Board of Directors to establish these Standards and Guidelines. The following enforcement procedures will be used to ensure compliance:

1. A violation may be observed and reported to the Avalon Board of Directors through the managing agent, by a member of the Avalon Architectural Review Board, or a homeowner. In the case of homeowners wishing to report a potential violation, a written notification should be transmitted to the managing agent.
2. The alleged violation will be confirmed by a site visit by a member of the Avalon Board of Directors, a member of the Avalon Architectural Review Board, or the managing agent.
3. The Avalon Board, through the managing agent, will contact the resident in violation by a letter advising them of the violation and requesting appropriate action to remedy the violation.
4. If the violation continues for thirty (30) days after the first notification (or if no substantial progress is made in curing the violation, where such remedy would require more than thirty (30) days) a second letter will be sent to the resident in violation. This letter will provide notice that the violation must be remedied within fifteen (15) days from the date of mailing of the letter or alternatively, that the resident in violation must submit to the Avalon Board of Directors a written plan, including timing, for the abatement of the violation within a reasonable period of time, where such violation cannot be cured within the fifteen (15) day period.
5. If the violation is not abated within fifteen (15) days from the date of mailing of the second letter described in number 4 above (or if progress is not being made to abate such violation in accordance with a plan agreed to by the resident in violation and the Avalon Board of Directors) the Board, through the managing agent, will send the resident in violation a priority mail delivery confirmation informing the resident that they have seven (7) days to comply or the Avalon Board of Directors will refer the matter to legal counsel for appropriate action to secure compliance with the Association's governing documents.
6. The above procedures do not preclude the Avalon Board of Directors

from taking accelerated measures in the case of a violation which constitutes an emergency situation; provided that the resident in violation has been properly notified by mailing and that the action is consistent with the provisions of the Association's governing documents. Likewise, the Board may establish shorter notification periods for the correction of violations of the Standards and Guidelines where the homeowner shall not be disadvantaged by a shorter notification period for compliance.

EXTERIOR APPEARANCES AND LANDSCAPING

Exterior Appearances

It is the responsibility of every Avalon homeowner to contribute to the beauty of the community and enhance the property values. The exterior of the homes are important to the overall appearance of the community. Please inspect the exterior of your home and if it is in need of cleaning or pressure washing please clean it as soon as possible. Also please check for mold and dirt on the roof.

Landscaping Appearances

The lot landscaping, including, without limitation, the tree(s), shrub(s), lawns, flower beds, walkways and driveways on the homeowner's property and ground elevations, shall be maintained by the Avalon Homeowner substantially as originally installed by Developer or as approved by an ARB application. Appropriate action regarding treatment, replacement, etc. or winter killed shrubs, trees etc., is the responsibility of the homeowners. All winter kill shall be removed by May 1st.

Vines on privacy walls and houses are not permitted. The masonry privacy walls are the responsibility of the homeowner(s) to maintain and repair. The privacy walls were not built with concrete block. The weight of the vines or soil placed against the walls in raised landscape beds have caused the privacy wall to fail.

All homes have utility easements in their front yards for electric, telephone, cable and water. Some homes are also encumbered with drainage, utility, wall and landscape easements in the side and rear yards that would restrict certain types of improvements. Please check your property survey and obtain advice from Orange County and/or qualified professionals before hiring a licensed contractor.

Installation & Replacement of AC Units and Swimming Pool Filter Equipment

The exterior AC units are normally located in the side yard area. If the AC or swimming pool equipment is located in the vicinity of privacy walls, a clear distance of 40 inches between the AC slab and/or swimming pool equipment and the privacy wall shall be maintained to provide ingress and egress of lawn mower equipment. Failure to provide 40 inches may require the homeowner to relocate the AC unit and/or swimming pool equipment to the rear yard to provide adequate clearance. Please check your property survey and obtain advice from Orange County and/or qualified professionals before hiring a contractor. The homeowner will need their property survey, and clearance/offset to the property line, for the permit. All newly installed AC units and swimming pool equipment shall require an Orange County permit. All AC units and filter equipment in view from the street shall be screened with shrubs.

DESIGN GUIDELINES

The specific Design Guidelines detailed below have been adopted by the Avalon Board of Directors. **Please note:** These guidelines will not cover every situation. If you wish to make a

permanent or significant visual modification to your property that is NOT explicitly covered in these Avalon Design Guidelines, you still must submit an application to the Avalon Architectural Review Board. Please follow the application procedures and note on your application that your request is a special circumstance.

ANTENNA, SATELLITE DISHES and HAM RADIO ANTENNA

Homeowners may install satellite dishes for the purpose of receiving audio and/or video programming and media reception. A dish antenna shall be less than one meter in diameter. The satellite dish should be mounted to the outside of the house in the location that best minimizes its visibility from the street and from other homes. The dish should be mounted on the rear of the house or otherwise placed to hide it from street view and should not extend above the crown of the roof. If reception cannot be obtained from these locations, the antenna/satellite dish should be located as unobtrusively as possible on the property. Screening (such as by shrubs or trees) is required where possible, and when needed, to ensure it cannot be seen from the street. The installation of an antenna or dish attached to the house or a ground and/or house masts installation shall require an Orange County permit for public safety. The Avalon Architectural Review Board shall approve all antenna and satellite dish installations to ensure that the antenna does not extend over the property line. A property survey is required with the ARB application and a detailed dimensional sketch of the proposed dish location. Installations shall be consistent with Federal Over-the-Air-Reception-Devices (OTARD) rules. HAM RADIO antennae are not permitted. All satellite dishes and masts shall be removed when no longer in use.

CLOTHESLINES

Semi-permanent clotheslines or similar apparatus for the exterior drying of clothes are not permitted. Removable clotheslines erected during daylight hours are only permitted in the rear yard and shall be screened from view. They are not permitted in the side yard area.

DECKS, LANAI, ARBORS, GAZEBOS, PERGOLAS and SCREENED PORCHES AND ENCLOSURES

No wooden decks are permitted

The Avalon Architectural Review Board must approve all lanai, flagstone, stone hardscapes, gazebos, pergolas and/or screened enclosures. No structures are permitted in front or side yards.

Homeowners are advised to consider the following factors:

1. Location - Items must be located in rear yards behind the prolongation of the side building lines.
2. Scale and Style - The scale shall be compatible with the scale of the house as sited on the lot and shall be compatible with the home to which it is attached, adjacent homes, and the environmental surroundings.
3. Materials - Construction materials for gazebos must be of smooth high-quality pressure treated lumber or comparable composite material. Screened enclosures must be constructed using aluminum.
4. Color - Materials for gazebos should be left in a natural condition to weather or treated with a neutral or wood color stain or sealer.
5. Aluminum for screened enclosures must be white, black, brown, or bronze.

6. Please check your property survey and obtain advice from Orange County and qualified professionals before hiring a licensed contractor.
7. All homes have utility easements in their front yards for electric, telephone, cable and water. Some homes are also encumbered with drainage, utility, wall and landscape easements in the side and rear yards that would restrict certain types of improvements. Please check your property survey and obtain advice from Orange County and qualified professionals before hiring a licensed contractor.
8. Any adverse drainage requirements that exist, or might result from the construction of a patio, should be considered and remedied. Rain water should flow from the rear yard to the street without ponding conditions. If a ponding condition exists on the applicant property, the applicant's property shall be regraded to pitch (direct) storm water away from their neighbor's property. Regrading of the applicant's yard may be required and/or the use of a french drain drainage system to ensure the discharge of the water toward the street. All work shall be performed on the applicant's property unless approved by the neighbor in written form to the ARB, signed by both parties.

DRIVEWAYS

Avalon Architectural Review Board approval will be required for all driveway construction, extensions, modifications, and additions to driveways. The primary considerations will be no adverse aesthetic or drainage impact on adjoining lots or common areas. Additions or modifications must be of the same materials (same shape, size, and color) as the existing driveway, and shall not exceed the width of the garage. Driveways cannot be painted.

EXTERIOR LIGHTING

The Avalon Architectural Review Committee shall be responsible for determining whether exterior lighting is an annoyance or unreasonably illuminates another owner's property. Proposed replacement or additional fixtures must be approved and compatible in style and scale with the applicant's house.

No exterior lighting shall be directed outside of the applicant's property, and shall be directed away from neighbors' windows and doors. Proposed additional lighting will not be approved if it will result in an adverse visual impact to adjoining neighbors due to location, wattage or other features.

Low-voltage or solar-powered landscape lighting, including low voltage floodlighting, is permitted along walkways, planting beds, or other landscaped areas, so long as all wiring is concealed from view, and light fixtures do not stand more than 18" above the ground. No lights are permitted in lawn areas. Avalon Architectural Review Board approval is required for exterior lighting.

EXTERIOR PAINTING

An application is required to repaint; even repainting the original or existing house color requires an application. All exterior color changes require an Avalon Architectural Review Board application be approved before painting can commence. This requirement applies to exterior walls, doors, shutters, trim, roofing and other appurtenant structures. The original colors of the homes are approved and the colors approved by the ARB. The approved Avalon Exterior Colors

Pallet information is available in a color pallet book available at the Avalon clubhouse. Homeowners should reach out to a member of the Avalon Board of Directors for access to the color book. Only the approved colors from the updated color pallet schemes for base, trim and door colors will be considered for approval by the ARB.

PRIVACY WALLS AND FENCES

General guidelines for the construction of privacy walls are provided below. Avalon Architectural Review Board application and approval is required.

1. Privacy Walls and Fences - All rear and side yard fences shall be constructed of stucco or concrete block with stucco matching the existing privacy wall finish and painted the same color as the house body. The side wall length shall be determined based on encumbrances in the side yard, the distance between houses, and the offsets from the wall to the adjacent house(s). In no case shall it extend past 1/3 the distance of the side yard building dimension as measured from the rear building line toward the street.
2. A shrub/hedge along the front yard is not permitted.
3. No privacy walls or fences constructed of wood, PVC, chain link, or mesh, shall be installed. Synthetic materials are not allowed unless approved by the Homeowners Association Board of Directors as an approved fence type for the community.
4. Gates must be constructed of the same height as the wall/fence and be of the same material as the black fence matching the neighborhood fencing. Gate hardware shall be unobtrusive and rust resistant. Vertical members shall be plumb.

FLAGS AND FLAGPOLES

A single flagpole that does not extend above the roof line of the house, and is attached to the dwelling unit, does not require approval by the ARB.

The following flags shall not require ARB approval, provided no more than two (2) are displayed on poles as described in this section:

- U.S. flag (not to exceed 54" x 72" in size)
- State of Florida flag (not to exceed 54" x 72")
- Official flags of the U.S. Armed Forces-U.S. Army, Navy, Air Force, Marines or Coast Guard (not to exceed 54" x 72" in size)
- Official US POW flags (not to exceed 54" x 72" in size)

A free standing flagpole no more than 20 feet high on the homeowner's property may be permitted if not located in an easement area in full compliance with Chapter 720 of Florida Statutes. An ARB application with a dimensional sketch showing the location of the flagpole, along with the property survey, will be required. An Orange County permit will be required for the safe installation of the flagpole for public safety.

Only one freestanding or house-mounted flag pole is permitted.

HOLIDAY DECORATIONS AND LIGHTING

Homeowners may display a reasonable number of holiday decorations and lighting, beginning no

more than 45 days prior to a publicly observed holiday or religious observance and remaining up for no more than 30 days thereafter. No Avalon ARB application shall be required. However, in the event the ARB determines the decorations and/or lighting are:

1. Excessive in number, size or brightness;
2. Draw excessive traffic;
3. Unreasonably interfere with the use and enjoyment of the Common Area and/or adjacent homeowners.
4. May cause a dangerous condition to exist

The Homeowner must correct the violation immediately after receiving Notice from the Avalon Homeowners Association.

HOT TUBS/SPAS - Semi Permanent

Exterior hot tubs or spas must be located in the rear yard adjacent to the dwelling unit. The incorporation of hot tubs as an architectural feature of patios and lanai is encouraged. The exterior finish of an elevated hot tub should blend with the exterior finish of the home, lanai or patio. All hot tubs and spas must have a hard cover when not in use or incorporate other safety measures. Installation of exterior hot tubs or spas requires approval of the Architectural Review Committee. Some homes are also encumbered with drainage, utility, wall and landscape easements in the side and rear yards that would restrict certain types of improvements. Please check your property survey and obtain advice from Orange County and qualified professionals before hiring a licensed contractor. An Orange County permit is required. Hot tub/spa filter equipment shall be screened so it is not visible from the street.

LANDSCAPING, BORDERS AND EDGERS

All major landscape installations or changes must be approved in advance by the Avalon Architectural Review Committee. Examples include the installation of multiple trees and plant beds that did not exist when the house was originally built.

The front, side and rear yards are to be planted with St. Augustine grass or grasses approved by the Avalon Board of Directors consistent with Florida Friendly Landscaping Guidelines. Front yards are not permitted to be all rock, mulch, stone, etc.

No additional landscaping is allowed between the sidewalk and back of the curb. The homeowner is responsible for maintaining this area.

Pots must be earth tone in color and shall be of a consistent style where they are allowed.

Statue(s), fountain(s) etc. require ARB approval.

Periodic random inspections of the front and rear yard of the lawns will be made by a member of the Avalon Board of Directors, a member of the Avalon Landscape Committee, or the managing agent, to ensure compliance of the landscape contract, and/or to inspect a homeowner's complaint.

An ARB application is required for the installation of all landscape borders, edging or similar structures to be located in front yards or areas visible to others in the community. The use of railroad ties is prohibited.

MAILBOXES

Any change to a mailbox requires the Avalon Board of Director's approval.

MULCH

Plant beds and trees visible from the street may be mulched with pine bark, cypress mulch, or colored stones. Stones are only permitted when used in conjunction with a rigid permanent landscape edging and placed on weed barrier fabric. Stones shall be of an earth tone color requiring ARB approval.

The homeowner shall review their Termite Contract to determine if mulch placed within a certain distance of their house will void their termite damage warranty.

It should be noted that the homeowner shall maintain the mulch.

PETS

It is the pet owners' responsibility to ensure their pet does not create a nuisance for any other homeowner in Avalon. A maximum of **TWO** pets per home is permitted. Additional pets must be approved by the Architectural Review Board. It is also the pet owners' responsibility to clean up after their pet especially prior to your scheduled lawn cutting. Pet feces are not to be left to fertilize your lawn. Failure to clean your lawn of feces may result in the landscape contractor not mowing your lawn due to health reasons. Continuous failure to clean your yard will result in a violation notice. If you are walking your pet in the neighborhood, it is your responsibility to pick up and properly dispose of your pet's feces. Please remember to walk your dog with a leash (Orange County Code). A dog running free is a public safety issue. Owners of pets that allow their pets to run free are subject to a violation notice.

The Avalon Homeowners Association has NOT designated any common area, nor authorized the use of any common area, for the purpose of walking your pets. This means that it is the pet owner's responsibility to pick up and properly dispose of your pet's feces from any common area. Any homeowner found using common areas for pet walking and not picking up after their pet, will receive a violation notice. Leaving the droppings is both a health hazard for the children of Avalon, and a very inconsiderate act against your neighbors.

POLITICAL AND REAL ESTATE SIGNS

Only one sign advertising a property for sale or rent may be displayed on a lot and shall comply with Turtle Creek approved standards, colors and dimensions. The sign shall be placed near the front main entrance landscape bed. Please contact the Turtle Creek Management Company for sign details. No post top signs or other signs will be permitted. Only one political sign shall be placed conforming to real estate sign dimensions and placement requirements. The political sign may be installed 20 days prior to the election and shall be removed the day after the election.

RECREATION AND PLAY EQUIPMENT

1. Play Equipment - Semi-permanent play equipment that either constitutes a structure or is appurtenant to an existing structure must be located in the rear yard not extending into the side yards. Examples include sandboxes, playhouses, swing sets, etc. Trampolines are not permitted.
2. Basketball Backboards - Basketball Backboards are not permitted.

SIDEWALK AND PATHWAYS

Sidewalks and pathways require Architectural Review Board approval. They should be installed flush to the ground. Only brick should be used. The scale, location, design and color should be compatible with the existing pavers and neighborhood. Any adverse drainage requirements that

might result from the construction of a sidewalk and pathway should be considered and remedied. Rain water should flow from the rear yard to the street without ponding conditions. If a ponding condition exists on the applicant's property, the applicant's property shall be regraded to pitch (direct) storm water away from their neighbor's property. Regrading of the applicant's yard may be required and/or the use of a french drain drainage system to ensure the discharge of the water towards the street. All work shall be performed on the applicant property unless approved by the neighbor in written form to the ARB signed by both parties.

SITTING AREAS OF BRICK, NATURAL STONE, AND HARDSCAPES AREAS

1. The construction of all sitting areas requires Architectural Review Board approval. Sitting hardscape materials shall be in earth tones, and sample materials and/or photographs shall be provided with the ARB application.
2. A durable construction material such as stone, brick, pavers, flagstone, etc., should be used. No wooden decks are permitted
3. A scaled plan shall be submitted to show existing and proposed improvements.
4. Sitting areas for entertaining must be located in the rear yard behind the house.
5. Some homes are also encumbered with drainage, utility, wall, and landscape easements in the side and rear yards that would restrict certain types of improvements. Please check your property survey and obtain advice from Orange County and qualified professionals before hiring a licensed contractor. Any existing or adverse drainage requirements that might result from the construction of a patio should be considered and remedied. Rain water should flow from the rear yard to the street without ponding conditions. If a ponding condition exists on the applicant's property, the applicant's property shall be regraded to pitch (direct) storm water away from their neighbor's property. Regrading of the applicant's yard may be required and/or the use of a french drain drainage system to ensure the discharge of the water towards the street. All work shall be performed on the applicant's property unless approved by the neighbor in written form to the ARB Signed by both parties.

SOLAR PANELS

Solar panels and solar collectors are permitted, but do require Architectural Review Board approval. Related components and/or batteries should be concealed so as not to be seen from the street.

STORM SHUTTERS

No Hurricane shutters or similar protective covering for the windows and glass doors of a residence may be installed without ARB approval. If approved, mounting brackets must be discrete and may be permanently installed on the home; however, shutters may only be affixed to the house when winds of 50 mph or more are predicted; no sooner than 5 days prior to the predicted arrival date of the storm, and must be removed and stored within 5 days after winds have subsided.

SWIMMING POOLS

Temporary or above-ground pools are not allowed. Only in-ground swimming pools are permitted. Pools must be located in the rear of the property between the prolongations of the rear side property lines. Pools shall be approved by the Architectural Review Board. All permanent swimming pools shall have security fencing or screen enclosures installed in accordance with Orange County codes. Screen enclosures must have ARB approval.

Some homes are also encumbered with drainage, utility, wall and landscape easements in the side and rear yards that would restrict certain types of improvements. Please check your property survey and obtain advice from Orange County and qualified professionals before hiring a licensed contractor. Any existing or adverse drainage requirements that might result from the construction of a pool should be considered and remedied. Rain water should flow from the rear yard to the street without ponding conditions. If a ponding condition exists on the applicant's property, the applicant's property shall be regraded to pitch (direct) storm water away from their neighbor's property. Regrading of the applicant's yard may be required and/or the use of a french drain drainage system to ensure the discharge of the water towards the street. All work shall be performed on the applicant's property unless approved by the neighbor in written form to the ARB signed by both parties.

TRASH CONTAINERS

All trash containers must be stored out of view of the street on non-collection days.

TREE REMOVAL

Living trees may not be removed without the prior approval of the Architectural Review Board. Exceptions to this are trees that pose an imminent hazard to persons or property. Further defined, hazardous trees are those that are uprooted and leaning or have large limbs or branches that are splintered or otherwise damaged resulting in debris that may fall without warning. (Homeowners removing hazardous trees without approval shall have written documentation and/or photographs of the hazard before removal). Trees approved for removal shall be cut at, or ground down to, grade level (on grade) or the stump should be ground down.

VEHICLES – COMMERCIAL/RESIDENTIAL – PERMITTED PARKING

No trucks, commercial vehicles, or campers, mobile homes, motor homes, house trailers, or trailers of every other description, recreational vehicles, boats, boat trailers, horse trailers or vans, shall be stored at any place on the property or streets.

Commercial/residential vehicles advertising business(es) shall not be parked in the driveways or street from 9 PM to 8 AM any day except for temporary delivery, repair services, or temporary visitation. No parking of vehicles in Avalon from 1 AM to 5 AM every day will be permitted and will be subject to towing at the owners expense. No vehicles commonly known as three wheelers, two-wheel dirt bikes, all-terrain vehicles, go-cart or other unlicensed motorized vehicles shall be allowed on the properties, sidewalk areas, or streets. This prohibition shall include motorized scooters, go-peds, skate boards, surf boards, etc. that are powered by a combustion engine or electric motor.

VIOLATIONS – EXTERIOR MAINTENANCE

Residents are responsible for maintaining the exterior appearance of their house, landscape and other improvements on their lots in good order and repair. While it is difficult to provide precise

criteria for what the Association deems as unacceptable conditions, the following cases represent some of the conditions that would be considered a violation:

- Peeling paint on houses
- Damaged or dented mailboxes, garage doors
- Fences and gates with leaning, broken, deteriorating or missing parts
- Recreation equipment or playhouses with broken doors or in need of painting or other repairs
- Unkempt lawn and landscaping areas in front and rear yards in need of pruning, removal and/or replacement from disease, winter kill, etc.
- Missing shutters, shingles, window panes or storm window parts, house numbers, bricks, siding, broken or sliding roof tiles, etc.
- Storage of play items, yard equipment and other clutter in front, side or rear yards that can be seen from the street or the adjacent property.
- Mold/mildew on exterior walls, fascia, roofs, sidewalks, driveways, garage doors and privacy walls.
- AC units and/or swimming pool filter equipment that can be seen from the street (i.e. lack of screening)

The exteriors of all structures, including, without limitation, walls, doors, windows, roofs and porticos, shall be kept in good maintenance and repair. No structure shall be permitted to stand with its exterior in an unfinished condition for longer than twelve (12) months after the commencement of construction. In the event of fire, windstorm, extreme weather or other damage, the exterior of a structure shall not be permitted to remain in a damaged condition for longer than three (3) months, unless expressly accepted by the Board in writing. If not properly maintained and/or is deemed as a safety hazard, the ARB or Board of Directors may make necessary repairs and bill/lien the homeowner's property.

GRANDFATHER CLAUSE

Any change made to a homeowner's property, which has been approved by the ARB and/or the Homeowner Association and is properly documented prior to the adoption of the above guidelines, need not be modified in accordance with the guidelines specified herein. Also, any improvements made by the original builder for Avalon (TCA) are automatically grandfathered. These modifications will be considered acceptable under this clause.

APPENDIX

AVALON HOMEOWNERS ASSOCIATION ARCHITECTURAL REVIEW BOARD APPLICATION
(see next page)

You may also download the ARB application from the Avalon Website

<https://avalonturtlecreek.com>.

AVALON HOMEOWNERS' ASSOCIATION, INC.
Architectural Review Board (ARB) Application

Name: _____ Mail Application to: Lighthouse Management & Consulting
P.O. Box 0774
Property Address: _____ Windermere, FL 34786-0774
Mailing Address: _____ E-mail Address: _____
City: _____ State: _____ Zip: _____
Telephone Home: _____ Cell/Other: _____

In accordance with the Declaration of Covenants, Conditions and Restrictions and the Association's rules and regulations, I hereby request your consent to make the following changes, alterations, renovation and/or additions to my property:

ONE REQUEST PER APPLICATION
MULTIPLE REQUESTS ON ONE APPLICATION WILL BE RETURNED

- ☐ Exterior Paint ☐ Fence ☐ Landscape Lighting ☐ Landscaping ☐ Lawn Replacement
☐ Patio ☐ Screen Enclosure ☐ Swimming Pool ☐ Other

Description: _____

Project Start Date: _____ Anticipated Completion Date: _____

Attach a copy of your lot survey with the location of the proposed change, alteration, renovation or addition highlighted. Include a drawing or blueprint of your plans and **paint or color samples** if applicable. Attach any applicable contractor estimates or proposals.

Note: Applications submitted without copies of the survey, drawing, blueprint or **color samples** will be considered incomplete.

I/We Hereby understand and agree to the following stipulations:

1. No work will begin until written approval is received from the Association.
2. All work will be done expeditiously once commenced and will be done in a good workmanlike manner by a licensed contractor or myself.
3. All work will be performed at a time and in a manner to minimize interference and inconvenience to other residents.
4. I/We assume all liability and will be responsible for all damage to other lots and/or common area or injury which may result from performance of this work.
5. I/We will be responsible for the conduct of all persons, agents, contractors, subcontractors and employees who are connected with this work. No contractor signs may be installed or erected on your lot.
6. I/We am/are responsible for complying with and will comply with, all applicable federal, state and local laws, codes, regulations and requirements in connection with this work, and I/We will obtain any necessary governmental permits and approvals for the work.
7. I/We will contact the underground cable locating service, "Sunshine 811", 48 hours prior to digging at 1-800-432-4770. There is "no charge" to the homeowner for their service.
8. Upon receipt, Lighthouse Management & Consulting, Inc. will forward the ARB Application to the Association. Decisions by the Association may take up to thirty (30) days. I/We will be notified in writing when the application is approved or disapproved.

Signature of Owner(s): _____ Date: _____

DO NOT WRITE BELOW THIS LINE

This Application is hereby: ☐ Approved ☐ Disapproved

Approval Signatures: _____ Date: _____

ARC Comments: _____

Date Received: _____ Date to Assoc: _____ Date to Owner: _____