

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 AT THE
AVALON CLUBHOUSE ON OCTOBER 2, 2025.

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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 (ARB) 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 (ARB). 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 governing 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 ideas and enforcement of design guidelines is intended to achieve the following objectives:

- Maintain consistency with the overall architectural scheme and 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 visual appearance of the 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 deed-restricted communities consistently reveal that this was an important consideration in their decision to purchase a home.

AVALON HOMEOWNERS ASSOCIATION (HOA)

Avalon Homeowners Association (a sub-association of Turtle Creek) is responsible for maintaining the Avalon clubhouse and swimming pool complex maintenance (for Avalon residents only), for processing ARB applications within Avalon, for Avalon landscaping maintenance of all homes and common areas (in accordance with the terms of the current Avalon landscape contract), and for maintaining 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 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; 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, volleyball and pickleball 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 a 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

Each Avalon homeowner is responsible for maintaining 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.). Each homeowner is responsible for maintaining the palm(s), tree(s), shrubs, etc. on their property. Each 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 maintenance responsibility of the homeowner to trim and to apply the necessary fertilizer and insect controls to the plants. The homeowner is responsible for maintaining their irrigation system, including the irrigation controllers (proper settings) and proper adjustment of sprinkler heads for coverage of landscape beds and lawns. Routine maintenance includes 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 shall 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, you must clean your yard of any dog waste. The landscape contractor is engaged to trim all shrubs in the landscape beds (front and side yards to the privacy

wall/fence) only once every three (3) weeks during the growing season. 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 once a year. Palms over 30 feet are the maintenance 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 winter kill. Such removal is the responsibility of the homeowner.

ROLE OF THE AVALON ARCHITECTURAL REVIEW BOARD (ARB)

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 ARB is responsible for enforcing the Association's Standards and 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 or for 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 ARB will make recommendations to the Avalon Board of Directors with respect to the modification of the Standards and 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 Standards and Guidelines.

ALTERATIONS REQUIRING REVIEW AND APPROVAL BY THE AVALON ARCHITECTURAL REVIEW BOARD (ARB)

Any changes, permanent or temporary, to the exterior appearance of a building or lot are subject to review and approval by the Avalon ARB. The review process is not limited to major additions or alterations, such as adding a room, deck, or patio. It also includes minor items such 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.). Repair and replacement of existing landscaping, including the replacement of dead, diseased or weed-infested lawns or plants, do not require ARB approval.

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 ARB 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 approval.

APPLICATION AND REVIEW PROCEDURES

Application and review procedures that will be used by the Avalon ARB are detailed below:

1. Application - An application for proposed improvements must be submitted in writing using the application form authorized by the ARB. A copy of the ARB form is included at the end of this document or may be downloaded from the Avalon Website avalonturtlecreek.com
2. 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.
3. Supporting Documentation - The application must include a complete and accurate description of the proposed improvement(s). To permit evaluation by the ARB, 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 guidelines and application forms provide guidance with respect to the supporting documentation required for various types of improvements.
4. Time Frame for Completion of the Review - The ARB, 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 properly completed 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. All ARB applications are reviewed by the ARB 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 ARB 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 ARB, 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 ARB 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. of 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 ARB. 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 ARB shall review all applications for antenna and satellite dish installations to ensure that the antenna does not extend over the property line. A property survey must be submitted with the ARB application and include a detailed dimensional sketch of the proposed dish location. Installations shall be consistent with Federal Over-the-Air-Reception-Devices (OTARD) rules. HAM RADIO antennas 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 & ENCLOSURES - No wooden decks are permitted

The Avalon ARB must approve all decks, lanai, arbors, 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

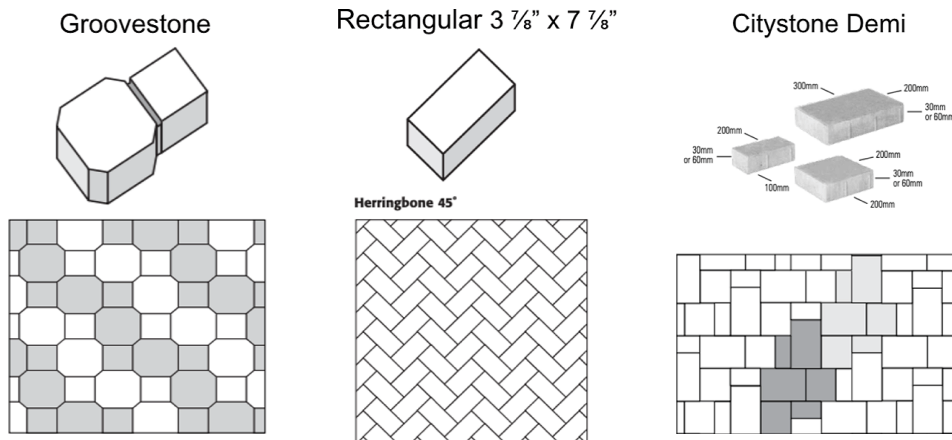
Avalon ARB approval is required for all driveway construction, extensions, modifications, and additions to driveways. The primary considerations will include no adverse aesthetic or drainage impact on adjoining lots or common areas. Additions or modifications must be of the same materials (same shape,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

The Avalon ARB recognizes that sourcing our existing driveway pavers can prove challenging. With that in mind, the ARB has approved 3 options for driveway replacements. Please note:

- All driveways in Avalon must be constructed of pavers.
- There are three permitted shape options and installation patterns for pavers - see below.

Pavers must be color "Riverbrook" (US Paverscapes) or similar, and should be as close to the existing color of driveway as possible.

Note: Paver samples MUST be provided to the ARB with all driveway paver applications.



EXTERIOR LIGHTING

The Avalon ARB 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 ARB approval is required for exterior lighting.

No rope LED lighting and/or string lighting will be permitted in front of the privacy walls, with the exception of holiday lighting (see below).

EXTERIOR PAINTING

All exterior color changes require Avalon ARB approval before painting can commence. This requirement applies to exterior walls, doors, shutters, trim, roofing and other structures. 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. The approved pallet schemes are also available on the Avalon website at avalonturtlecreek.com. Only the approved colors from the updated color pallet schemes for base, trim and door colors will be considered for approval by the Avalon ARB. The color schemes must be followed; they cannot be 'mixed and matched'. Note that the proposed use of approved paint pallet schemes does not guarantee approval of an application as the Avalon ARB is entitled to consider whether a proposed paint scheme harmonizes with the existing paint scheme of surrounding structures. Homeowners repainting their home its existing paint colors shall notify the Avalon ARB before painting commences.

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.

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.

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)

All other flags may not exceed the dimensions of the aforementioned flags.

GARAGE DOORS

Replacement of automatic garage doors requires an Avalon ARB application. The doors cannot have windows in them and must be painted the house base color. They must look similar to the existing neighborhood style. No additional accessories can be attached to the doors.

HOLIDAY AND CELEBRATORY DECORATIONS AND LIGHTING

Homeowners may display a reasonable number of holiday and celebratory (school graduation, birthday, religious, etc) 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 20 days thereafter. Celebratory decorations may be displayed beginning no more than 30 days prior to the event and remain up for no more than 15 days thereafter. No Avalon ARB application is 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 ARB. 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.

HURRICANE PROTECTION

Temporary protection may be erected/installed up to 1 week before and taken down 1 week after winds of 50 mph or more are predicted. These may include: portable generators, sandbags, and door and window coverings (plywood, etc). Use of temporary protections on the lot shall not have altered the lot once removed. Temporary protection does not need ARB approval.

Permanent Window storm shutters must be approved by the Avalon ARB. The following styles will be considered:

- Roll-down 'track' storm shutters: Shutters will be housed in a cornice (shutter box) above the window when not in use. The shutters and cornice are a color that closely matches either the existing window frame or trim, or the house exterior wall surface.
- Accordion storm shutters: Shutters will be in a casing and secured with a latch on the side of the window when not in use. The shutters and casing are a color that closely matches either the existing window frame or trim, or the house exterior wall surface.
- Temporary storm panels with permanent brackets may be installed during hurricane season. Brackets must be discrete and may be permanently installed on the home. The tracks are a color that closely matches either the existing window form or trim, or the house exterior wall surface.

These guidelines apply to Hurricane Protection Improvements (HPI) requests after October 1, 2024. All HPI approved by the ARB prior to this date are grandfathered in place. These grandfathered HPI may be maintained and serviced as necessary. If the grandfathered HPI requires replacement, the replacement shall be of the same manufacturer, model, style, and color, otherwise the replacement HPI shall conform to these guidelines.

LANDSCAPING AND MULCH

All major landscape installations or changes must be approved in advance by the Avalon ARB. 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. No artificial turf in front or side yards will be permitted.. 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. The use of railroad ties is prohibited.

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 investigate a homeowner's complaint.

Plant beds and trees visible from the street may be mulched with pine bark, cypress mulch, rubber mulch of earth toned colors and the homeowner shall maintain the mulch. Earth tone stones are only permitted when

used in conjunction with a rigid permanent landscape edging and placed on weed barrier fabric and require 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.

MAILBOXES

The Homeowner shall bear the responsibility for replacement of damaged or broken mailboxes and posts. No paper box or other receptacle of any kind for any use in the delivery of mail or newspapers or magazines or similar material shall be erected on any lot. Standard mailboxes achieve continuity throughout the community. All mailboxes must match the specifications defined by Turtle Creek. An ARB application is not required when replacing or repairing the mailbox, provided that the mailbox meets the specification adopted by Turtle Creek. More detailed information can be found at turtlecreekhoa.com after logging in, Documents/ARB/Mailbox and Mailbox Posts.

PETS

It is the pet owner's 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 ARB. It is also the pet owner's 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.

PRIVACY WALLS AND FENCES

General guidelines for the construction of privacy walls are provided below. Avalon ARB 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.

REAL ESTATE AND POLITICAL SIGNS

Only one sign advertising a property for sale or rent may be displayed on a lot which 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 connected 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.

ROOF TILES

All Avalon roof tiles must be flat concrete tiles. Tiles must be 'shake' style tiles - with a rough texture simulating a wooden shingle. Color should match existing roof tiles in Avalon Community as closely as possible. Excluded colors include, but are not limited to: black, green, orange, terracotta, and variegated colors. Roof tiles cannot be painted. Avalon ARB has samples that may be viewed. Roof tile samples must be provided to the ARB with all roof replacement applications.

SIDEWALK AND PATHWAYS

Construction or installation of sidewalks and pathways require Avalon ARB approval. They must be installed flush to the ground. Only brick shall be used. The scale, location, design and color must be compatible with the existing pavers and neighborhood. Any adverse drainage effects 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 ARB 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 effects 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 Avalon ARB approval. Related components and/or batteries should be concealed so as not to be seen from the street.

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 Avalon ARB. 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 effects 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 ARB. 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, dead, diseased or decayed, 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 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.

WINDOWS

All front facing windows need to be paned windows with white muntin bars. An Avalon ARB approval is required.

YARD DECOR

Metal, ceramics, statues, bird baths, yard picks, small garden flags, fountains and other yard decor must be tasteful and displayed only in plant beds, not in the lawn. Limit of yard decor, excluding pots, will be 10 items. No artificial flowers allowed. An ARB application is not required.

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 Avalon 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.

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: _____