

**PADRE ISLES PROPERTY OWNERS ASSOCIATION, INC.
ARCHITECTURAL CONTROL COMMITTEE
POLICY AND PROCEDURES GUIDE AND CONSTRUCTION STANDARDS**

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I. Architectural Control Committee (ACC)

A. Purpose

The ACC is charged with the preservation of the values and of the aesthetic character of the community. The ACC functions by reviewing plans and specifications for proposed external property modifications or new construction to assure compliance with the Architectural Covenants and the maintenance of a quality community. The Covenants, which are filed as part of our Deed, legally require that the homeowner obtain ACC approval for new structures, or exterior additions or changes, before they are started. The ACC with Association Board approval may adopt and promulgate reasonable rules and regulations establishing criteria with respect to the administration, interpretation and enforcement of the provisions of the Covenants. The ACC, in addition, reviews complaints by individual property owners to determine if Covenants have been violated.

B. Authority

The ACC is responsible for reviewing all plans and specifications of structures and improvements to be constructed in all Padre Isles subdivisions. This authority is set forth in Protective Covenants and Landowner's Agreements filed of record for each subdivision. Each of these Covenants states:

No building, structure or improvement of any nature shall be erected, placed or altered on any tract until the construction plans and specifications and a plan showing the location of any building, structure, or improvement have been approved by the Committee as to the quality of workmanship and materials, harmony of external design and existing structures, and as to location with respect to topography and finish grade elevation; meeting all standards set forth in this instrument. In addition, no substantial changes in the originally approved finish grade elevation of any tract may be made without the prior written approval of the Committee.

The ACC may establish rulings to define such terms as quality of workmanship and materials, harmony of exterior design and location. This is a necessary authority and function of the ACC. Examples include, but are not limited to, rules for the design, composition, and location of such things as fencing and storage sheds, materials for siding of new homes, etc.

Note, however, that review and subsequent approval does NOT constitute any contractual or implied responsibility, or liability by the ACC or the Padre Isles Property Owners Association (POA), as to guaranty of function or adequacy of design of finished project, but does, however, place responsibility on the owner of property to comply with existing standards and codes. Therefore, an ACC representative will periodically inspect projects during construction and if violations or variances are found, the ACC reserves the right to seek remedy by recommendation, reprimand, written notice, or legal actions, which may include fines.

C. Composition of the ACC

1. The ACC is composed of five members appointed by a majority of the POA Board of Directors. The ACC shall function under the policies established and direction given by the Board, so long as these policies and directions are not in conflict with covenant provisions.
2. Terms of office shall be three years. A member shall not serve more than two terms, consecutive or otherwise.

3. Vacancies will be filled by the Board by majority vote.
4. The Chairperson is appointed by the Board for a one-year term.
5. Members may be removed with or without cause by majority vote of the Board.
6. Members or designated representatives shall NOT be entitled to or accept compensation for services provided.
7. Board members shall NOT also serve as ACC members.
8. A majority of the ACC may designate or remove a representative to act for it, subject to confirmation by the Board.
9. Consultants, advisors, inspectors, or any individual performing services required by the ACC mission shall be appointed by the Board. The ACC may recommend individuals to perform such services to the Board.

D. ACC Meetings:

The ACC will normally meet at 4:00 PM on the third Tuesday of each month at the POA Office. Special meetings may be called by the Chairperson as appropriate. Public input and grievances are welcomed at the start of each meeting. Discussions and decisions of the Committee will normally take place in closed session. Guests will therefore be expected to leave the meeting after public input has been completed. Individuals asking for a decision on an issue will normally be contacted by the Executive Coordinator the following day concerning the decision of the Committee.

II. Application and Fees

A. Projects not requiring ACC approval include:

All projects require POA permits except: electrical/mechanical/plumbing modifications, outdoor recreational equipment/furniture or other portable equipment, pet housing/play houses/storage buildings less than 200 cubic feet in volume, and interior modifications that do not alter framing integrity.

B. Application

1. Final plans and specifications for new homes and other projects shall be submitted to the ACC at the POA Office for approval prior to beginning any construction. The POA Office will provide a form to be completed by the applicant and attached to the plans. The POA Office will retain a copy of the plans at least until the project has been completed satisfactorily.
2. Plans for new homes shall contain at least the following:
 - a. Specifications sheet.
 - b. Building site with complete legal description and City address, showing building lines, easements, driveway, outbuilding, sidewalks, and, if proposed, patios, fencing, and swimming pools.
 - c. Floors, showing square footage of living areas, garages, breezeways, etc.
 - d. Exterior elevations (four directions), showing composition of walls, window and door locations, chimney, wing walls, and roof configurations.
 - e. Foundation, covering all concrete work to be done on this site.
 - f. Joist framing and (if used) truss design.
 - g. Roof sections, showing materials used in each.
 - h. A runoff drainage plan is required for all new construction and major additions, repair/replacement of previously approved structures and concrete flatwork. All runoff water shall be contained upon the plotted site and flow from the rear property line to the street drainage easement on water access lots. Runoff on water lots may be collected and flow over the bulkhead or to the street drainage easement. No water shall be allowed to flow onto adjoining lots.

Drainage plans may overlay a site plan but must include the following:

- Show all new construction and existing structures. Include any proposed driveways, on-site sidewalks, patios and other flatwork.
 - Indicate front, rear, and side yard setbacks to all new and existing buildings.
 - Show all property corners with existing and proposed elevations. Show the location of the engineer's benchmark.
 - Indicate the finished floor elevation.
 - Draw proposed flow patterns. Drainage grades shall be a minimum of 2% at the flow line or swale over natural ground or 1% if over concrete.
 - Detail any auxiliary water directive applications (e.g. gutters, French drains, etc) that may be necessary for drainage compliance.
3. Plans for major additions to existing homes must follow the requirements for new homes.
 4. Plans for other projects (such as fencing, sheds, covers, decks and docks, pools, and minor additions to an existing home) not included on a new home plan shall include a drawing of the building site clearly showing the location of the proposed project on the property, exterior elevations (all sides), composition of materials as required, and all dimensions.
 5. ALL Projects for Condo & Multi-Family Associations must provide written approval of the condo or multi-family association prior to submission of plans to the ACC.

C. Fee Structure For Architectural Control Committee

This Fee Structure is provided pursuant to Article 2, Section C of the Padre Isles Property Owners Association, Inc. Architectural Control Committee Policy and Procedures Guide in Construction Standards.

1. New Homes. The non-refundable fee to be submitted with home plans for each new home is \$100.00 plus an additional project fee of \$50.00, if applicable. The fee must be submitted with the plans prior to the commencement of construction. This fee covers the cost of the periodic inspections for compliance with the Covenants and the Construction Standards.
2. Other Construction Projects. The non-refundable fee to be submitted with project plans for pools, docks, decks, shade structures, retaining walls and similar items is \$50.00. The fee must be submitted with the plans prior to the commencement of construction. This fee covers the cost of the periodic inspections for compliance with the Covenants and the Construction Standards.
3. Refundable Deposit for Clean Up. In addition to the non-refundable fees required, a refundable fee in the amount of \$350.00 will be required with each set of plans for a new home or major improvements in order to assure a clean construction site. These funds will be held until completion of the project. The POA reserves the right to assess charges against this deposit for any costs incurred by the POA in maintaining a clean project site.
4. Additional Charges for Late Submissions or other violations. In the event that construction work has commenced prior to the submission of any plans to the ACC for approval, the non-refundable filing fee shall be two times the amount of the normal charge. This additional charge is made in order to defray the cost of the POA in inspecting the site after construction already has commenced in order to evaluate compliance with the applicable Covenants and Construction Standards.

Other violations may include such items as: approved plans not matching the "as built"; and exceeding height regulations.

5. Deposit Required for Multiple Violations. In the event a builder, contractor or owner fails to submit plans and the required fees on projects prior to the commencement of construction more than three times in any 12-month period, the violator will be required to post a \$2,500.00 refundable deposit. This amount shall be in addition to the increased fees required for the project as provided above. The purpose of this refundable deposit shall be to assure the compliance with the Covenants and the Construction Standards in the future. In the event that the person does not have any further violations in the 12 months following posting the deposit, the \$2,500 deposit shall be returned.
6. No Interest. No interest shall accrue or be paid on any funds received as a refundable deposit, and the POA will hold such funds without bond or any requirement of escrow. Upon compliance with the terms required above, the deposit will be refunded.

D. Starting Date of Construction:

Construction must begin within three (3) months after the approval of the plans by the Committee. Completion of such improvements must not take more than nine (9) months from the start of construction for single-family homes and lesser projects, and eighteen (18) months for multiple-family homes.

III. Review and Grievance Procedures

A. ACC Review Process

1. All applications and plans for proposed projects will first be reviewed by one or more of the POA Office staff, including the Executive Coordinator, Compliance Inspector, and the secretaries, to ensure that the application forms are filled out properly and the plans are complete and legible. Discrepancies will be brought to the attention of the applicant before making them available to the ACC for review.
2. ACC members will provide a final review of applications and plans for proposed projects. It is expected, but not necessary, that plans for new homes and major additions to existing homes will be reviewed by more than one member, since these plans contain many elements that require attention. All other plans will normally be reviewed by one member. Upon review the member will indicate on the application form whether the application is approved or disapproved. The form will then be signed and dated by the member as approved or disapproved and dated before the review process is complete.
3. Applications needing additional information are the responsibility of the initial reviewer. The reviewer should then attempt to obtain the needed information from the applicant. When this is not possible or practical, the reviewer should solicit the assistance of the Executive Coordinator or the Compliance Inspector to obtain the information. The reviewer must be cognizant of the time limitations stated later in this section. When the additional information is obtained, either the initial reviewer or another ACC member may approve or disapprove the application.
4. A letter will be sent to applicant for applications that are disapproved and will include the reason for the disapproval and possible revisions, if any, that would likely meet with ACC approval.
5. It is important to note that variance requests to ACC rulings will be granted only if sufficient reason exists to do so. It is incumbent on the applicant to show sufficient reason to grant the variance. In the absence of sufficient reason, the variance request must be denied. These requests may be denied by a single ACC member, but may only be granted by a majority

vote of the existing members. The variance approval must be in writing with the reason given for the approval, and must contain the signatures of the majority of the members who approve.

6. Normally, applications will be reviewed by the ACC within five working days of submission. The Executive Coordinator should attempt to contact an ACC member if an application has not been reviewed during this time period. If an application fails to be approved or disapproved within 30 days after submission, and if no suit to enjoin construction is commenced prior to completion of such construction, then approval is implied (providing plans for the project have been properly submitted).
7. It is the responsibility of the Executive Coordinator to develop a procedure to notify applicants of the result of a review. If this procedure involves the ACC, all members should attempt to cooperate as fully as possible and practical. This may include an ACC member contacting the applicant by phone or in person for clarification or notification.

B. Grievance Process for Property Owners

A property owner who disagrees with an ACC decision will first appeal to the ACC for reconsideration, presenting reasons for the appeal. Following reconsideration by the ACC, a property owner who disagrees with the ACC decision may appeal to the Board for review. The ACC will also be provided an opportunity to present its side of the issue.

The decision of the Board shall be controlling.

IV. Definitions

- A. A **lot** is a building site.
- B. A **corner lot** is a building site with the front and a side each abutting a street.
- C. A **canal lot** is a lot abutting a waterway.
 1. A **patio lot** is a canal lot with the rear property line extending beyond the bulkhead (normally 50'). All canal lots in Commodore's Cove, Ports O'Call (Blocks 3 & 4 only), and Point Tesoro (except Blocks 1 & 20) are designated patio lots
 2. A **garden lot** is a canal lot with the rear property line abutting the bulkhead.
- D. A **water access lot** (also referred to as **interior lot**) is a lot not abutting a waterway.
- E. A **canal** is a bulk-headed waterway.
- F. A **bulkhead** is a retaining structure installed for maintaining shore/canal protection.
- G. A **restricted building area** is the area of land on a garden lot bounded by the side property lines, the bulkhead, and a line parallel to, and 15' from, the bulkhead toward the abutting street.
- H. A **water building area** (patio lots only) is the portion of a canal on which structures may be built over water (normally 25' from the bulkhead).
- I. A **mooring area** is that portion of the canal of a garden lot to be used to facilitate the mooring of watercraft.
- J. A **navigation channel** is that portion of a canal not included within water building areas and Mooring areas. No obstructions are permitted in any navigational channel.

V. ACC Construction Guidelines

In addition to specific rulings, all structures must comply with City of Corpus Christi Building Codes, and Texas State Board of Insurance *Windstorm Resistant Construction Guide*.

No structure of any kind will be built on, rest on, or be attached to the bulkhead cap. There must be at least 24 inches of space on the land side and 36 inches of space above the cap available for bulkhead and cap repairs or inspections.

A. Board Approval

All new ACC rulings must first be approved by the Board of Directors before

implementation is complete.

B. Existing Structures

It is understood that at the time a new ruling is implemented, some existing structures may not conform to that ruling. When such cases exist, the ACC will determine whether or not it is feasible, practical, and/or necessary that these structures be modified or removed to conform to the new ruling. **There is no automatic grandfather clause.**

1. In the event that the Members, by a majority vote, determine that existing structures should conform to the new ruling, the Executive Coordinator, (with the assistance of the ACC) will first attempt to have the homeowners voluntarily modify or remove the structures. Should this attempt fail, the ACC may elect to ignore the existence of the structures and will then notify the board of such action, or solicit input from the Board concerning possible legal or other action.
2. In those cases where the ACC determines that modification or removal of existing structures is not considered feasible, practical, or necessary, the ACC will notify the Board of its decision. The Board may accept or overrule the decision.
3. **The existence of structures that do not conform to ACC rulings is not to be used by homeowners or builders as evidence that such structures are permissible.** It is essential that homeowners and/or builders submit applications for new homes and remodel projects and have them reviewed prior to beginning any construction in order to avoid conflicts with current rulings.

C. New Homes

1. Design repetitions for single-family homes: No two single family units of substantially identical external design features will be permitted within a 1000-foot radius of each other. Homes within this 1000-foot radius with similar floor plans must have several distinctive external design features to include, but not necessarily limited to: roof type/pitch, roofing material (metal, composition, tile), window/door placement and design, and/or siding material (brick or stucco). It is incumbent upon each builder/owner to insure that new construction does not duplicate any existing or planned single-family home within 1000 feet in all directions. Builders/owners should first view the homes in the vicinity of the site to ensure repetition will not occur.
2. Design repetitions for multi-family homes: The ACC makes no specific rulings for design repetitions of multi-family homes. Identical or essentially identical designs that are planned to be built and located in such a way that they present to the casual observer the idea that the units are a part of a single large unit will be permitted. Plans to merely place two or more identical units near or in the general vicinity of one another may give the impression of tract housing, which is to be avoided and which will not be approved.
3. Prohibited designs: Plans for construction of log cabins, earth-sheltered homes, geodomes, A frames, A Pod foundation homes and those constructed on aboveground stilt pilings, metal buildings, and most pre-fabricated homes will NOT be approved by the ACC.
4. Roof pitch (housing four families or less): Unless the roof has a flat pitch, the major (largest) portion of the roof must have a pitch of at least 5/12 (5 inches vertical for each 12 inches horizontal).
5. Runoff water management: A runoff drainage plan is required for all new construction and major additions, repair/replacement of previously approved structures, and concrete flatwork. All runoff water shall be contained upon the plotted site and flow from the rear property line to the street drainage easement on water access lots. Runoff on water lots may be collected and flow over the bulkhead or to the street drainage easement. No water shall be allowed to flow onto adjoining lots. Drainage plans may overlay a site plan but must include the following:
 - Show all new construction and existing structures. Include any proposed driveways,

- on-site sidewalks, patios and other flatwork.
 - Indicate front, rear, and side yard setbacks to all new and existing buildings.
 - Show all property corners with existing and proposed elevations. Show the location of the engineer's benchmark.
 - Indicate the finished floor elevation.
 - Draw proposed flow patterns. Drainage grades shall be a minimum of 2% at the flow line or swale over natural ground or 1% if over concrete.
 - There are no restrictions relating to the color, or type of material used for gutters. Detail any auxiliary water directive applications (e.g. gutters, French drains, etc) that may be necessary for drainage compliance.
6. Housing units of four families or less within 100 feet of each other will have significantly different colored roofs and siding. A variance will be considered when the builder intends for the homes to appear as a part of a larger unit, such as town homes. Single family dwellings will not be granted a variance.
 7. Exterior siding materials (housing four families or less): At least two-thirds (2/3) of the exterior siding must be either brick or stucco.
 8. Garage: New Single-family home plans must have a garage with *interior* dimensions of at least 18 feet by 18 feet.
 9. Minimum floor areas (square footage): Requirements vary from one subdivision to another, and are subject to change. Applicants are referred to the POA Office for specifics.
 10. Maximum height of home. Applicants are referred to the POA Office for specifics.
 11. General design/appearance: The ACC may disapprove any new home application that, in the opinion of a majority of the Committee members, contains a design that is incongruous to the architectural harmony of the subdivision. It is understood that such a decision is a subjective one. The initial reviewer should therefore place questionable designs on hold until a majority of the members have an opportunity to review the plans, while keeping in mind the time limitations discussed in an earlier section.
 12. Construction litter control
 - a. A trash container to hold all construction and other refuse will be maintained on site during all phases of construction.
 - b. Silt fences will be required in accordance with City codes.
 - c. Cleanup will be performed on each construction site and surrounding property as frequently as necessary to prevent blowing trash.
 - d. A portable toilet facility will be maintained on all construction sites.
 - e. Trash will be prevented from falling or blowing into canals at all times.
 - f. All loose construction materials will be secured well in advance of threatening tropical storms or hurricanes. Scaffolding boards, roofing tiles, loose lumber, etc., will be removed from the site in advance of storms or placed inside structure to prevent flying object damage to nearby homes.
 - g. **Dumping of raw concrete and cleaning of concrete delivery trucks must be done only on active building site, not other property.**
 13. Bulkheads, tiebacks, and deadmen will be inspected by a POA Inspector when a structure is planned for construction over or near the bulkhead or over the restrictive building line.

Note: Homes to be built on Patio lots must be set back 24 inches from the bulkhead, but can be cantilevered over the bulkhead, provided access to the bulkhead is available.

D. Commercial Property

The City of Corpus Christi has established regulations on landscaping, entrances and signage for commercial properties on Park Road 22. It will not be the responsibility of the ACC to determine that the commercial structure meets Overlay requirements.

E. Fencing Standards

1. Definitions:

- a. **Fencing** is an enclosing structure that includes all *fences* and *walls* as described below. Fencing is usually placed so as to separate adjoining properties or to separate one portion of a property from another portion of that same property for the purpose of definition, security, or privacy. Enclosing structures less than 8 inches in height are not considered to be fencing providing they are not attached to anything that is set into the ground, such as posts.
- b. **Fences** are considered to be enclosing structures that are normally made of wood, vinyl, or like material.
- c. **Walls** are enclosing structures that are made of masonry material such as brick or stucco.

2. Height and Location

- a. **Height:** The height of all fencing will be measured from the natural elevation of the ground at any given point. Homeowners should keep this in mind when elevating portions of their lots. For example, on garden lots the backyard may slope downward four or more feet from the rear face of the house to the bulkhead. Elevating these backyards so that they are relatively flat might permit side-yard fencing that is only two feet high.
- b. **Front Yards of All Lots:** All fencing placed in front yards forward of the front face of the building, excluding side fencing, shall be walls, which are constructed of 100% masonry. Walls other than those made of brick or stone will be finished with a stucco-like appearance. Alternative materials require a request for a variance and can only be approved by a majority vote of the ACC.
- c. **Forward of Front Property Line:** No fencing will be permitted on any property in the area bounded by the street curb, front property line, and side property lines. The front property line is normally 10 to 11 feet from the street curb. This ruling is also a requirement by the City of Corpus Christi. As such, no variances will be granted.
- d. **Mandatory Fencing:** Improved (built upon) property on Blocks 1, 20, 29, and 30 in Coquina Bay subdivision must have a six foot high wood privacy fence along the Sea Pines Drive portion of the property line. The fence is to be constructed of treated 1" x 6" dog-eared pickets, minimally spaced (no more than 1/4" apart), with the pickets fastened to the outside (Sea Pines Drive side) of the framework. The fence is to be continually maintained in a state of good repair.
- e. **Corner Lots:** A lot located on a corner with a street in front and abutting another street on one of its sides will follow the fencing rules given for patio, garden, and water-access lots, as appropriate, except that proposed fencing on the side abutting a street will be dealt with by the ACC on a case-by-case basis. It should be understood that in some cases a fence along the side of the lot facing a street will not be approved due to appearance and good taste.
- f. **Lots with both a front and a rear yard facing a street:** A few lots, on portions of Whitecap and Gypsy, have front and rear yards that abut streets. The fencing rules for water access lots given later in this section generally apply. Exceptions are under review as of 4-30-09 call POA office for updated information.

Front yard facing Whitecap Blvd: The Whitecap facing side of the lot shall not have any fence forward of the building line. The building line is 20 feet back from the property line. This will result in the fence being no closer than 30 feet from the curb.

- g. **POA Common Areas:** Some areas at the end of canals are designated as POA property, and taxes on these properties are paid for by the POA. No structures, including fencing, are permitted in these areas, and no variances will be granted. The exact boundaries of these areas vary from one canal to another. Homeowners may contact the Executive Coordinator for the exact boundaries of these areas.

h. **Island Fairway Estates (Block 30):** Fencing standards for water access (interior) lots will generally apply to these lots, except that all fencing is limited to a height of **four feet**.

i. **Patio Lots**

- (1) Side yards: Six foot maximum height from waterside face of the bulkhead forward to the front face of house. Fencing that extends over the bulkhead must be cantilevered so as not to touch the bulkhead. Side yard fencing from the front face of the house to the front property line should taper from six feet to three feet or less at the front property line. No fencing is permitted forward of the front property line.
- (2) Rear yards: Patio lots normally have no rear yards. Should a rear yard exist, the location and height of any proposed fencing requires approval by a majority vote of the ACC on a case-by-case basis. A gate or fencing may be placed between side yard fencing and the building. **This gate or fencing must not extend beyond the bulkhead and cannot be attached to, or touch, the bulkhead.** The height of the gate or fencing may not exceed the height of three feet and at least 50% of the fence area must be open, with closed areas not exceeding six inches in width.
- (3) Front yards: Any fence, wall, or gate placed in the area between the front face of the house and the front property line should not exceed the height of the side yard fence at that point.

j. **Garden Lots**

- (1) Side yards: Six-foot maximum height from waterside face of the bulkhead, forward to the front building line. **Fencing that extends over the bulkhead cap must be cantilevered so as not to touch the bulkhead.** Fencing forward of the front building line to the front property line may have a maximum height of three feet. No fencing is permitted forward of the front property line.
- (2) Rear yards: Fencing with a maximum height of six feet may be placed anywhere within the area bounded by the restrictive building line (15 feet from the bulkhead as measured on the building side of the bulkhead), rear of the building face, and the side property lines. A fence with a maximum height of three feet may be placed anywhere within the restrictive building area providing the design leaves at least 50% of the fence area open, and with closed areas not exceeding six inches in width.
- (3) Front yards: Walls with a maximum height of six feet will be permitted anywhere in the area bounded by the front building face, side property lines, and to within 24 feet of the backside of the street curb. A gate, fence, or wall not to exceed the height of the side-yard fencing may be placed between the building and the side-yard fencing.

k. **Water Access Lots**

- (1) Side yards and front yards: The standards are generally the same as with garden lots, except that there is no bulkhead to consider.
- (2) Rear yards: Fencing with a maximum height of six feet may be placed anywhere in the area bounded by the rear face of the building, the side property lines, and the rear property line.

l. **Empty Lots:** Fencing on an empty lot will conform to the same standards as if a building had been placed on the lot.

3. **Materials and Construction**

- a. Note that hurricane, chain link, or any other type of wire fencing will not be approved.
- b. Walls: May consist of brick, stone, stucco, concrete, or cinder block. Block walls will be stucco coated to preserve mortar joints and shall be capped with like material.
 - (1) Column (Post) footing: Minimum 48-inch depth, 2500 PSI structural concrete with hole size equal to width and breadth of the column, with 2 inch rebar rod placed in center of footing and extending from full depth to finish height of the column. Cavity of column shall be filled during erection to sustain the rod.
 - (2) Masonry walls (brick, stone, concrete, and cinder block): Provide a spread beam of 2300 PSI monolithic pour concrete, 6" thick with 8" x 12" curb rise outer edge, with 2" rebar rods into beam and to full height of proposed wall to 24" O.C. Beam shall be reinforced with #6, 6x6 wire mat and 2" rebar rods to stirrups. Any proposed entry

into ground area sloping from a natural grade toward the bulkhead shall require Engineering Certification to prevent stress load on this area by construction of a heavy wall foundation. Construction of brick, stone or concrete block walls shall include "Z-Bar" ties in every fourth course of the masonry. This support shall be applied continuous to support horizontal continuity.

- (3) Stucco walls: Framework may be 4" x 4" pressure treated posts or 4" x 6" if cedar, 4' O.C. maximum, set in minimum 12" diameter and minimum 48-inch depth 2500 PSI concrete. Continuous treated 2' x 4' top rail, treated 2' x 4' mid and bottom rails, with all structural junctions connected by hurricane clips or straps. Frame to be clad with 1/2" pressure treated plywood. Cover with 30 lb. felt and shaped with galvanized lath, Dryvit System or equal, and stucco (3 coat) finish to manufacturer's specifications. Finish height shall not exceed six feet (6') from natural ground level.
- c. Fences: May consist of cedar, redwood, treated wood, vinyl, or other material deemed appropriate by the ACC. Applications for use of questionable materials should be placed on hold and brought up at the following ACC meeting.
- (1) Wood fences
- (a) Posts must be a minimum of 4" x 4" wood material (treated, cedar, or redwood), set at least 36" into the ground with concrete (due to soil type on the Island), and no further than six feet apart.
 - (b) Top and bottom rails must be a minimum of 2" x 4" wood material (treated, cedar, or redwood), tripled nailed into posts with #16 galvanized box nails, and further properly attached with hurricane straps. Mid rails, although not required, are recommended and should be fastened in the same manner as other rails.
 - (c) Slats (face boards) of 1" thickness (actual thickness is normally 3/4") must be double nailed with #6 or larger galvanized nails. Treated wood, cedar, or redwood may be used for the slats. Stainless steel screws are recommended; hot dipped galvanized screws are acceptable, providing they are of at least the length of #6 nails. Use of slats greater than 1" thickness will require longer nails or screws.
 - (d) Side yard fences (and rear yard on water access lots) may have the slats on either side of the framework. Fences facing (parallel to) a street or canal must have the slats on the outside (side facing the street or canal) so that the framework is generally hidden.
 - (e) In cases where a homeowner has placed the slats on the inside of a side yard or rear yard fence, a neighboring homeowner has the option of covering the exposed fence framework with slats. No permission from the owner of the fence or the ACC is necessary.
 - (f) Gates shall be constructed of the same material as the fence with slats on the outside.
 - (g) All lattice work on wood fences and gates must be at least 3/4" thick with at least 50% openness.
- (2) Vinyl fences: The ACC requires all vinyl fences to be composed of 100% virgin vinyl. Less expensive vinyl is normally composed of up to 80% recycled plastics, and are likely to eventually fade, crack, yellow, and become brittle. Installation procedures should be according to the manufacturer's guidelines, except that posts can be no more than six feet apart and must be set in concrete at least 36" deep.

F. Storage Shed Standards

1. Sheds or containers less than 200 cubic feet in volume do not require ACC approval.
2. All storage sheds must be built or installed on concrete flooring (slabs) with a minimum of four inch thickness. Concrete slabs must be located at least five feet off the property line.
3. The walls of the shed must be bolted to the concrete flooring.
4. Maximum exterior height must not exceed seven feet.
5. Storage sheds may only be built on the backside of the property. They may not be built or

- installed on decks or docks.
6. On waterfront lots, storage sheds may not be placed so that they impair the view of the water by adjacent property owners.
 7. All storage sheds must fit within an exterior area measuring 10 by 10 feet.
 8. Style and exterior color must be complimentary to the existing home on the lot and the homes in the neighborhood. The ACC will determine whether or not the style and color are acceptable.
 9. Prefabricated storage sheds are acceptable providing the style and color are approved by the ACC.
 10. Storage sheds built on site must have a sturdy framework, normally 2 inch by 4-inch lumber. Wood, vinyl, brick, and stucco are acceptable exterior coverings for walls. Metal of any sort is not an acceptable covering for walls. Roofs should be covered with appropriate roofing materials.

G. Decks, Docks, and Mooring Facilities

1. Definitions
 - a. **Deck:** A platform (usually consisting of wood frame, and usually extending over the water area) that has a height exceeding that of the bulkhead.
 - b. **Dock:** A platform built over the water area with a height not exceeding that of the bulkhead.
 - c. **Mooring facility:** Usually a narrow dock to which a boat can be tied.
2. Important notice I:
An engineer's certification is required for all new decks, docks, and mooring facilities, or whenever a new piling is required. The certification must accompany the application.
3. Important notice II:
When planning to build over canal waters, consider whether or not a vessel will be moored to the structure. No portion of the vessel is to extend into the navigation channel.
4. Important notice III: When mooring a vessel, keep in mind that sand is helping to keep the bulkhead in place. Mooring the vessel with the stern facing or near the bulkhead can cause a significant amount of this sand to be removed by the turning of a propeller, creating a potential bulkhead collapse.
5. Important notice IV: A permit is required to place a buoy in the mooring area. Consult POA office or website for specific guidelines.
6. Patio lots:
 - a. Include ownership of a portion of the adjacent canal and approved construction is permitted out to the 25' water building line. Structures that are permitted include decks, docks, and mooring facilities.
 - b. No portion of any structure in this area may exceed the height of the accompanying home.
7. Mooring area lots:
 - a. These are usually garden lots. There is no ownership of the adjacent canal.
 - b. Mooring areas extend to either a 10- or 15-foot limit, depending on the width of the canal. Homeowners should contact the POA Office for information on the depth of the mooring area for their lots.
 - c. Decks are not permitted in these areas, except above boat lifts as noted below under *mooring facilities*.
 - d. Docks
 - (1) No portion of any dock may extend beyond the 10- or 15-foot limit established for a particular lot. Homeowners are advised that they are liable for any damage that might be caused by exceeding these limits.
 - (2) No portion of the dock may exceed a height of the bulkhead. Also, **no portion of the deck boards should be placed so that they might interfere with repair of the bulkhead cap. This requires that deck boards be placed no closer than 3 inches from any portion of the bulkhead cap.** Homeowners who place decking boards too

close to the bulkhead will be responsible for the cost of removing them should it be necessary to repair the bulkhead cap. Pilings close to the bulkhead cap normally pose no problem since they can be used as a part of the concrete form when repairing bulkhead caps.

- (3) Docks extending to the stated limits for a lot should not be used for the purpose of mooring a vessel. The canal waters beyond the mooring area are considered to be the navigation channel.

e. Mooring facilities

- (1) If a vessel is to be moored within the mooring area, no portion of the vessel should extend into the navigation channel. This will normally require that the vessel be moored parallel to the bulkhead, or on a slight angle.
- (2) A mooring facility will usually consist of a narrow dock so that the vessel will not extend into the navigation channel. Pilings may be installed at the 10- or 15-foot limit, with the vessel moored between the bulkhead and the pilings. A narrow walkway may be attached to the outer pilings. No portion of the walkway may extend beyond an established 15-foot limit. For 10-foot limited mooring areas, the pilings may be installed within 10 feet from the bulkhead and a walkway may be attached that is cantilevered to extend 18 inches beyond this limit.
- (3) A mooring facility that includes a boat lift may have a deck or roof built above the lift area. The height of any portion of the deck or roof, including a railing, may not exceed 10 feet above the bulkhead.

8. Specifications

a. **No structure of any kind will be built on, rest on, or be attached to the bulkhead cap.**

When construction is contemplated in the vicinity of a bulkhead, the POA should be contacted to inspect the bulkhead, tiebacks, and the deadman system.

- b. A five-foot setback (easement) from each side property line must be observed for all overwater structures. No pilings may be installed in these areas, and no portions of any deck, dock, or mooring facility may extend into these areas. An exception is that a portion of a deck may be cantilevered into this area for the purpose of installing steps that lead down to the side yard walkway. This cantilevered portion may have a maximum length (perpendicular to the bulkhead) of 30 inches and may extend a maximum of two feet into the five-foot setback area. This will provide for steps that are a maximum of two feet wide, including a handrail.
- c. Pilings will consist of treated lumber 6" x 6" or larger, with stringers and decking 2" treated lumber. Use of alternate materials will be considered pending engineer's certification.
- d. Specifics, such as installation of pilings, width and maximum span of stringers, will be dictated by the engineer's certification report, rather than in this manual. Stainless steel fasteners are recommended, but hot dipped galvanized fasteners are acceptable.

H. Retaining Walls

1. Lot elevations are meant to slope toward streets and canal waters to facilitate drainage. Homeowners who wish to level portions of their yards will need to install retaining walls to hold back the soil.
2. Materials: Retaining walls may consist of concrete or treated lumber.
3. Height: Retaining walls may extend to a maximum height of four feet. Applications for walls must be accompanied by an engineer's certification.

I. Pools

1. In-ground pools
 - a. The design and size of in-ground pools will be the decision of the homeowner, and not the ACC.
 - b. The location will be a primary concern of the ACC. Pools may be installed in any portion of the property that does not include easements. On garden lots, the location of tiebacks must be considered when placing a pool in the rear yard area. It is likely that a portion of

the yard will have to be elevated so that the pool does not extend to the tiebacks. Retaining walls will then be required. The homeowner must also consider fencing, which must not extend to a height more than six feet above the **original slope** of the lot.

- c. City codes concerning fencing apply.
2. Above-ground pools: No portion of these pools, including any railing, may extend more than six feet above the natural slope of the lot.

J. Sun Shades

This type of structure comes in all shapes, styles, and sizes, both temporary and permanent. It is difficult to set specific standards to cover all instances. The ACC will consider the following when reviewing sun shade applications.

1. Permanent covers: All such covers are defined as those that meet windstorm codes and are meant to be permanent by the owner. The primary issue for the ACC will be the impact of the view of the structure from nearby lots. Color, materials, and height should not in any way be offensive or bothersome to existing or potential neighbors. It is understood that decisions on this issue will be highly subjective, and the members should not take reviews lightly. Reasons for disapproval and any recommended modifications should be stated as clearly as possible.
2. Temporary covers: Single-poled covers such as umbrellas are acceptable and will not be reviewed by the ACC unless they are reported as offensive or otherwise extremely bothersome to neighbors. Covers other than single-poled not meeting windstorm codes will be considered temporary covers and are expected to remain in place for no longer than four days. An example of this type cover would be a tent or awning used for a specific event or party. Temporary covers not clearly visible from the street, the canal or from the neighbor's property will normally not be a concern of the ACC.

K. Parking

The Covenants state, **House trailers, buses, trucks or similar vehicles, shall be parked only as and where approved by the Committee.** The following definitions and rulings apply.

1. Definitions
 - a. The term **truck** is interpreted by the Committee as referring to those vehicles normally referred to as trucks (as indicated on the license plates) that have a length from front to rear bumper greater than 20 feet. Also included are those trucks referred to as a semi or a tractor trailer.
 - b. The term **similar vehicles** is interpreted by the Committee as including all vehicles identified as motor homes (normally so indicated on the license plates), regardless of length.
 - c. The term **parked** refers to an instance when the house trailer, bus, truck or similar vehicle is parked for a period exceeding 72 hours. There must be a minimum of 96 hours between parking episodes.
2. All aforementioned shall be parked on the property and shall not extend over the street curb.
3. None of the aforementioned shall be parked parallel to the street, except that with a corner lot parking parallel to the street on the longest side (not the front as defined by the Covenants) of the lot is permissible.
4. None of the aforementioned shall be parked on an empty lot at any time.
5. When a violation is identified, the Executive Coordinator will first attempt to resolve the situation by direct contact (phone or in person) or by written notice. If the situation is not resolved within seven (7) calendar days of homeowner notification, the matter will be referred for legal action.

L. Maintenance of Property

Homeowners are expected to complete projects in a timely fashion (within 9 months after construction begins) and to maintain all structures on their property in satisfactory condition and appearance so that they neither pose a danger nor create a nuisance to neighbors.

The ACC will treat this matter seriously. Apparent violations will first be reported to the Executive Director, who will then enlist the assistance of ACC members to determine if the situation determines further action. If a majority of the ACC agrees that the situation is a violation, the Executive Director will first attempt to resolve the situation by direct contact (phone or in person) or by written notice. If the situation is not resolved within 30 days of homeowner notification, the matter will be referred for legal action.

VI. Notification of Changes to ACC Rulings

It shall be the responsibility of the Executive Coordinator to develop a system that will ensure proper and speedy notification of new ACC rulings to interested parties. This may include, but is not limited to, notices in the monthly newsletter, a separate page on the POA Internet site, and phone calls to individuals.

VII. Updating and Availability of this Guide

- A. It shall be the responsibility of the Executive Coordinator to ensure that this Guide is updated as new rulings are introduced or present rulings are modified or eliminated.
- B. The Executive Coordinator shall also ensure that this Guide is readily available to builders, homeowners, and Board and ACC members. This requirement may be satisfied by having the Guide posted on the POA website. Interested parties not having access to the website will be provided a printed copy upon request.