

HERITAGE COVE COMMUNITY ASSOCIATION, INC.  
ARCHITECTURAL REVIEW COMMITTEE

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LIST OF CHANGES REQUIRING ARC APPROVAL

\* Homeowners MUST refer to the governing Documents before making any exterior changes to their unit. \*

The following changes (but not limited to) must be approved by the Architectural Review Committee:

LANDSCAPING:

- Tree Removal
- Planting New Tree
- Change Design of Flower Bed
- Ornamentals
- Landscaping
- Curbing

LANAI or ENTRY:

- Enclosure
- Tile
- Pavers
- Paint

EXTERIOR of BUILDING:

- Paint Colors
- Shutters
- Gutters
- Weather Panels
- Skylights
- Any Additions to Unit
- Roof Color changes

POOL and PATIO ADDITIONS

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### **SKYLIGHTS**

The approved skylight for Villas and Homes is the Sola-Tube unit of either 10" of 14" diameter. The exterior exposed portion of the unit is a clear plastic dome with appropriate flashing. The Villa owner or Homeowner is responsible for the maintenance of the entire unit and for any leak in the roof caused by the unit or its installation. Additional information on the Sola-Tube unit is available from the ARC.

### **GARAGE DOOR SCREENS**

Villas' screens shall be of the roll down design. The color of the screen material and metal supports shall be white. Homes may have roll down or side-by-side designs. Screen material and metal supports shall be white or a color matching the house color (not the trim color).

### **DRIVEWAY-WALKWAY COATING**

The approved coating for Villas is H&C Silicone Acrylic Concrete Stain Sealer, color, Bombay. The proper application of the coating is the responsibility of the Villa owner. Should the coating become unsightly due to peeling, cracking, discoloration, etc. the Villa owner is responsible for the repair and recoating of the failed area in a prompt and timely period.

House driveways and walkways vary widely in colors and textures. Coating colors should be compatible with the house colors or roof tiles as approved by the local ARC representative. Homeowner responsibility is the same as noted above for the Villas.

### **HURRICANE SHUTTERS**

The designs acceptable include power or manual Roll Down Shutters, manual Accordion Shutters, Storm Catcher Screen Shutters, and Individual Panel Shutters installed in retaining channels or bolted to the wall. Rigid Plastic Panel Shutters may be of clear plastic. Shutters may be installed inside and outside of lanai enclosures. Plain or painted Plywood Shutters and Hurricane Screen (curtains) with Kevlar-type mesh are approved only for emergency use during a named storm. They would be installed only immediately before and removed immediately after the named storm, typically for a 72-hour period. Shutters for houses may be white or color to match the house body color, not the trim color. All shutter styles for Villas and Condominium units shall be the color of white only. Shutters must meet or exceed Miami-Dade specifications.

\*These specifications are contingent upon an approved ARC Form from the Individual Association.