

# Crescent Forest HOA, Inc.

## ARC Guidelines

02.22.2021

This document serves as a guideline for the homeowner who is considering making an exterior change or addition to their residence. **Under no circumstances does it replace your “Declaration of Covenants, Conditions and Restrictions” document.** For further information please refer to: Declaration of Covenants, Conditions, and Restrictions – Crescent Forest; Article VII; Architectural Control; page 11. For the most recent copy of the Declaration of Covenants, Conditions, and Restrictions, visit the Crescent Forest Community website at [www.cf34654.com](http://www.cf34654.com) or contact Crescent Forest’s Property Management Company.

**In general, any change or addition to the exterior of your home or property requires the homeowner to apply through Crescent Forest’s Property Management Company for approval.** In most cases either paint chips, photos, a copy of your survey marked up indicating the changes, or contractor license and insurance information must be included with the ARC form application. The Property Management Company will guide you through the requirements of your application and particular modification. You can also visit the Crescent Forest community website for information and instructions on filing the ARC application form. The website also contains a copy of the most recent ARC application form.

**Examples of exterior changes are, but not limited to, the following:** Painting, siding, fences, swimming pools, pool and lanai enclosures, patios, spas, pool heaters, permanent emergency generators, landscaping, landscape lighting, decorative curbing, driveways, changes in bed mulching, storm shutters, decorative lawn ornaments such as statues, fountains or bird baths, the replacement of windows or doors, driveway or sidewalk modifications, additions or painting thereof, solar panels, playground equipment, trampolines, swing sets and dish antennas. Each exterior change has requirements either covered by the Declaration of Covenants, Conditions and Restrictions or the Crescent Forest ARC Guidelines (this document).

### **The following is to be used as a guide before submitting ARC application:**

**Fences:** All fences shall not exceed 6 feet in height and must follow the provisions outlined in Article II, Restrictions, Section 2.18 Fences, Walls and Hedges as well as Article IV, Utilities, Easements and Roads, Section 4.01 – Easements. Front fencing facing the street must be black aluminum (see Figure 1) and cannot exceed 4 feet in height. Gates cannot exceed 48 inches in width and, if facing the street, must be black aluminum. Fencing cannot be placed beyond 15 feet from the front living space wall of the home. Landscaping buffer must be installed on the outside of ALL privacy fencing between the fencing and the

property line – but NOT on the neighboring property. A predominant species of plant that is no less than 3 gallons; 36 inches high and 18 inches wide shall be planted at a maximum of 3 feet from the buffer fence and at a distance between 12-15 inches apart for full coverage of entire said fence. All fences shall be maintained in neat, presentable fashion with no visible mold, cracks, rot or paint or stain fade/peel/deterioration.



Figure 1. Black Aluminum Fencing

**Landscaping:** Mass Landscaping changes must be indicated by a drawing showing the basic layout or sketched on the survey map. Indicate placement, type of shrub or tree and the size if possible. **The replacement of alike individual shrubs/plants does not need ARC approval.** Indicate the type and color of mulch. Mulch, rock or ground cover will be approved on an individual basis by type and color. No bright color mulch will be allowed such as yellow, pink, bright blue. Browns, grays, darker red and off white are desirable. Lawn repairs or replacements must be done with either sod or plugs. No seeding is allowed.

**Flags:** In accordance with Florida Statutes 720.304, any homeowner may display one portable, removable official flag not larger than 4 ½ feet by 6 feet, United States flag or one official flag of the State of Florida in a respectful manner, and one portable removable official flag not larger than 4½ feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard or a POW-MIA flag.

The U. S. flag shall be flown in accordance with the requirements of Title 4, United States Code (United States Flag Code <http://www.crwflags.com/fotw/falgs/us-code.html>). In no instance shall the flag be flown in violation of Section 720.304, Florida Statutes.

No other flag of any sort may be displayed along with the flag or within the United States in lieu thereof except for State of Florida, Military, and POW-MIA flags. They can be no larger than the American flag nor shall they be flown above the American flag.

**Swimming Pools:** No swimming pool that is designed for “above the ground” installation will be allowed in the community. Pool screening and frame color shall be of a white, black or bronze color metal. No “Mill” finish metal is allowed. After installation is complete, landscaping and sprinklers must be restored to a minimum of the original condition prior to construction.

**Exterior Painting:** As of July 2015, the Board of Directors passed a motion to adopt a color wheel. Homeowners may either repaint the existing colors OR select from the approve color wheel. BOTH must be approve PRIOR to the work being done. The ARC shall have full authority to regulate the use and appearance of the exterior of the lots and units to insure harmony of external design and color. A paint chip of your color selection/color scheme OR the COLOR WHEEL NUMBER(s) must be attached to your application as well as the disclosure of any additional trim, door or 'accent' colors. The application shall detail which colors are going to be applied where.

**Driveways:** No painting or staining permitted under any circumstances.

**Trampolines, Swing sets and other recreational equipment:** These items are allowed as long as they are not in public/street view/or on show to other homeowners. Before approval is granted, signatures must be collected and provided along with ARC request form from neighbors to the side and rear of owner's lot stating that they have no objections to the installation of the play equipment. The items must remain out of sight of public view at all times throughout the life of the item. Bushes must be maintained at minimum height and foliage blockage so the item cannot be on public view from sidewalks nor road. Usage of items can only be from dawn to dusk. All equipment shall be maintained in neat, presentable fashion with no visible mold, cracks, rot or paint fade/peel/deterioration.

**Ornaments:** Ornaments or decorative embellishments include those on lawns, landscape beds, entryways and those mounted on the house that are visible from the street or common area. Properties are restricted to a maximum of 3 visible from roads/sidewalks/neighbor property unless approval is granted from ARC. Ornaments shall not exceed thirty (36) inches in any dimension. Ornaments shall not be placed near sidewalks, roadways, etc. so as to reduce potential safety issues to passerby's. Ornaments shall be maintained in neat, presentable fashion with no visible mold, cracks, rot or paint fade/peel/deterioration.

**Statuses:** Properties are restricted to a maximum of 3 visible from roads/sidewalks/neighbor property unless approval is granted from ARC. Status shall be maintained in neat, presentable fashion with no visible mold, cracks, rot or paint fade/peel/deterioration.

**Plant pots:** Properties are restricted to a maximum of 3 visible from roads/sidewalks/neighbor property unless approval is granted from ARC. Pots shall be maintained in neat, presentable fashion with no visible mold, cracks, rot or paint fade/peel/deterioration.