Latham Park Homeowners Association, Inc. Community Standards & Architectural Guidelines

Updated 7-20-2026

COMMUNITY STANDARDS AND ARCHITECTURAL GUIDELINES STANDARDS & CRITERIA

This community was developed with the intent that homes harmonize with each other and present a pleasing and consistent style. Except as required by the governing documents, this style is not the result of a formal Architectural code but rather the result of the vision of the original developer (s) / declarant (s).

To ensure the preservation of the existing harmonious design and to prevent the introduction of design that is not in keeping with the community theme, the Board of Directors and the Architectural Review Board (ARB) hereby recognizes and adopts the style and form of the existing community's Architectural standards as required by the governing documents. This standard shall continue in effect until the adoption and publication of new guidelines and standards.

The Architectural Review Board is responsible for reviewing all Architectural Alteration Applications made by residents for improvements to the exterior of the house or lot. The Board also reviews Architectural Guidelines and recommends changes and/or additions to the Board of Directors for adoption.

To the extent that any government ordinance, building code or regulation requires a more restrictive standard than that found in these Guidelines, the government standards shall prevail. To the extent that any government ordinance, building code or regulation is less restrictive than these Guidelines and any standards contained herein, or the Declaration, these Architectural Guidelines and the Declaration shall prevail.

Nothing contained in these Guidelines shall obligate any agency, governmental or otherwise, to approve plans submitted, nor shall the approval of the ARB be construed as meeting either the requirements of Orange County or any governmental agency required for approval.

The ARB has the right to modify, revise, add, delete or make any changes to these guidelines by joint resolution with the Board of Directors.

Alteration Application

1. An alteration application may be obtained from the community website.

2. A separate alteration application should be submitted for each exterior modification.

3. Incomplete applications will be "rejected" and not be considered until resubmitted with all the necessary information for the ARB to make a decision.

4. The ARB has up to **45 days** from the date a properly completed Alteration Application is received by them to take action on that request, or it is deemed unapproved.

5. Homeowners shall provide anticipated project start and completion dates with all ARC applications.

6. Projects not requiring permits must commence within 30 days of the approved start date and be completed within 30 days of the approved completion date unless the ARC grants an extension.

7. Projects that have not commenced within the approved timeline shall require a new ARC application and approval before work begins.

8. Homeowners may request one or more extensions in writing before the approved timeline expires. The ARC may grant reasonable extensions for circumstances beyond the homeowner's control, including significant weather delays, contractor scheduling conflicts, material shortages, or other good cause.

Each application should include:

1. Copy of the lot survey with the location of the alteration clearly drawn and labeled for all applications except for paint and basketball permit applications.

2. Vendor specifications or proposal showing the nature, kind, shape, height, materials and color to be used and the location of the proposed alteration.

3. Color samples where applicable.

4. Color picture or vendor brochure showing what the item will look like when completed.

Access to Common Areas

1. All exterior changes and modifications shall be completed in a manner so that they do not materially damage the common areas of the Association or individual Lots. Nor shall they in any way impair the integrity of the improvements on the property subject to maintenance by the Association.

2. No homeowner shall permit their contractor to access or otherwise cross the common areas, or another person's Lot without receiving written permission in advance from the Board or the Community Manager. In the case of accessing another person's Lot, permission shall be obtained from the Lot Owner.
3. Other than the record titleholder of the Lot, any contractor or installer who will cross the common areas to access the construction site, shall provide the Association with an insurance certificate listing the Association as a named insured prior to commencing work. Insurance shall meet the following minimum limits: Contractor's General Liability including completed operations: statutory minimum amount. Worker's Compensation: statutory minimum amounts. The Board may establish these amounts.

4. Homeowners are responsible for any damage to the Common Areas and other Association property. Homeowners are responsible for restoring, re-grading, repairing & replacing any damaged grass or plants on the common area or any adjoining Lots, caused by this construction.

5. Owners are responsible for all cleanup of any improvement project. All debris, sod, soil, construction trash etc. shall be removed from the lot and hauled to the proper waste sites within seven (7) days of the completion of the project.

6. Homeowners shall be held responsible for the acts of their employees, subcontractors and any other persons or parties involved in construction or alteration of the home site. The responsibilities include but are not limited to the following:

    i. Ensuring that the construction site, community properties and roadways are kept clean and free of all debris and waste materials, and that stockpiles of unused materials are kept in a neat and orderly fashion.

    ii. Prohibiting the consumption of alcoholic beverages, illegal drugs or other intoxicants that could hamper the safety or well-being of others on the site.

Air Conditioners

1. No air conditioners shall be mounted through a window, door or hung on an exterior wall.

2. Replacement of air conditioner components shall be in their original location unless approved by the ARB.

Antennae and Satellite Dishes

1. All outside antennas, antenna poles, antenna masts, electronic devices, satellite dish antennas or antenna towers are subject to the approval of the ARB. All antennas not covered by the Federal Communications Commission (FCC) rules are prohibited.

2. No such equipment may interfere with the radio or television reception of other homes.

3. The ARB requires that all such items be screened from view and that the installation of the antenna comply with all applicable safety restrictions, including any restrictions as to location and height of antenna as imposed by applicable fire codes, electrical codes, zoning codes, and building codes.

4. All satellite dishes must be no larger than thirty-seven (37) inches in diameter.

5. All antennae and satellite dishes should be either ground mounted on a stand-alone pole or mounted on the rear wall or sidewall of the house.

6. Satellite dishes that are ground mounted shall be installed at no greater distance than eight (8) feet from the house and preferably in a screened or fenced area.

7. It is respectfully requested that satellite dishes NOT be placed on top of roofs.

8. Should you feel that your roof is the ONLY location that will give you proper reception, please contact the management company immediately and provide a copy of the proposed location and letter from installer stating why this is the necessary location for installation.

9. Any installation on roof tops should be clamped on and not screwed into the structure as it may automatically void any builder and/or roof warranties.

10. Installation of satellite dishes shall be in accordance with the current rules of the FCC. Placement shall be as inconspicuous as possible.

11. All installations shall meet the minimum wind load requirements of the Southern Building Code (latest edition) concerning wind resistance and other applicable requirements.

12. Homeowners shall not permit their antennae and satellite dishes to fall into disrepair or to become a safety hazard, and shall be responsible for their maintenance, repair and replacement, and the correction of any safety hazard.

13. If antennae or satellite dishes become detached, Homeowners shall remove or repair such detachment within seventy-two (72) hours of the detachment. If the detachment threatens safety, the Association may remove the antennae or satellite dish at the expense of the Owner, without prior notice.

Awnings

1. No permanent or retractable awnings (metal, fabric, wood, plastic or other materials) are permitted.

Barbecues/Smokers/Grills/Firepits

1. Barbecue grills, smokers and built-in barbecue units shall be located within the rear side setbacks of the home. Their location must be carefully planned to minimize smoke or odors affecting neighboring properties.

2. If not screened from view of the neighboring property by a fence, they must remain covered when not in use.

3. Outdoor wood burning is prohibited except in a fire pit used on an uncovered patio or an open area of pavers or concrete within the rear yard. When not in use, a fire pit may be stored on a lanai or in a screened enclosure. The fire pit must have a wire screen mesh covering, be freestanding and kept in good working condition. An Alteration Application is required to ensure safety requirements are met.

Outdoor Umbrellas, Canopies, and Temporary Shade Structures

1. Freestanding outdoor umbrellas are permitted in rear yards, patios, pool decks, and other approved outdoor living areas. Umbrellas shall be maintained in good condition and shall complement the home's exterior and surrounding landscape.
2. Outdoor umbrellas shall not be left open when not in active use. Homeowners are responsible for closing umbrellas during periods of non-use and whenever inclement weather, including high winds, tropical storms, hurricanes, or other severe weather conditions is forecasted or occurring. Umbrellas should be secured or stored indoors when necessary to prevent damage or injury.
3. Temporary shade structures, including pop-up tents, fabric canopies, portable gazebos, and similar structures, are prohibited except for private parties or special events. Such temporary fixtures may be installed no more than twenty-four (24) hours before the event and must be removed within twenty-four (24) hours after the event.
4. No other temporary or permanent shade structures, tents, canopy covers, or similar fixtures shall be permitted unless otherwise expressly approved by the Architectural Review Board (ARB).

Car Covers

1. Car covers including tarps are not permitted outside the home, only in the garage.

Carriage Lights

1. Carriage light sizes and locations must harmonize with the front elevation of the house. A picture with color and dimensions shall be attached to the Modification Request. Lights shall be black, white or natural metal in color.

Clotheslines / Outdoor Drying

1. Clotheslines or other outdoor drying apparatus shall only be installed in the rear yard, behind the primary structure (house).
2. Clotheslines, drying apparatus, and any clothing, laundry, or wash being air-dried must be fully screened from view from adjacent properties and streets by fencing, landscaping, or other approved screening. Clotheslines shall not be located on the street side of a home on a corner lot unless fully screened from view.
3. Clotheslines shall be retractable, shall be displayed only while actively in use, and shall be retracted immediately after use.
4. Clothing, laundry, or wash, shall not be placed outdoors before sunrise and shall be removed from the exterior of the Lot by sunset each day.
5. Outdoor drying is permitted only when all of the above requirements are met. Failure to comply with these requirements constitutes a violation of the Community Covenants and these ARC Guidelines.

Decks and Concrete Patios

1. All decks and patios shall be in the rear yard of the lot and not visible from the street in front of the house.

2. All decks and patios shall be solid poured concrete or concrete pavers in an earth tone color to complement the color palette of the house. Wooden or composite material decks may be considered based on the grade and terrain of the lot and will be reviewed by the ARB on a case-by-case basis.
3. Concrete pavers shall be installed according to manufacturer's recommended specifications and at a minimum over weed block fabric and level tamped sand or similar material.

4. Spaces between concrete pavers shall be sanded or grouted. Grass and weeds shall not be permitted to grow between pavers.

5. The size of decks and patios shall be determined by the available space per lot and may not cover more than twenty-five percent (25%) of the total lot area excluding any building, structures and paved areas.

6. Construction of decks and patios shall not adversely affect any designed and approved drainage pattern for this or any other Lot.

7. Deck rails cannot exceed forty-eight inches (48") in height from decking and shall match the material and color of the decking or trim of the home or be ornamental aluminum to match the color of the house window frames. Deck rails

may not extend past the deck or patio and must have a continuous top rail that is free of decorative finials to serve as a handrail.

Dog Houses, Kennels and Runs, Invisible Fences

1. All dog houses will be located in a fenced rear yard and within the side setbacks of the house.

2. The exterior colors and materials must relate to the exterior of the house in which they are located or blend with the environment. The height of the doghouse may not exceed the height of the fence. These are subject to proper maintenance, care and appearance as with any structure.

3. Dog houses shall be a minimum of fifteen feet (15') from any neighboring property line.

4. The placement of dog houses must also take into consideration safety concerns, noise minimization, the possibility of offensive odors, etc.

5. Dog runs (partial fencing of an area) and kennels are not permitted.

6. Invisible fences need approval prior to installation and are only permitted in detached single-family homes, not in townhome style units.

7. Invisible fencing wiring must be buried no less than six inches (6") inside the lot line. No alterations of the yard grade shall be permitted with the installation of such system.

8. Regardless of the method of restraint used, including invisible fencing, pet owners are responsible for assuring that their pets do not run free. Pet owners are liable for any damage to persons or property caused by their pets.

Replacement Entry Doors

1. Entry doors may be replaced with doors that are compatible with the architectural style of the home and substantially similar in design, size, configuration, and material to the original door or another style approved by the Architectural Review Board (ARB). Any proposed change in door style, material, decorative glass, or color requires prior written approval from the ARB.
2. Replacement entry doors shall be painted or stained in accordance with the home's approved exterior color scheme.
3. Applications for replacement entry doors shall include:
    a. Manufacturer's specifications or product information;
    b. A photograph or brochure of the proposed door;
    c. The proposed paint or stain color; and
    d. Any decorative glass or other design details for review.

Garage Doors

1. Garage door type and style must match builder's original style installed on the home. Colors are available from the management company.
2. Replacement of garage doors shall meet current County codes at the time of replacement. If there is more than one (1) garage door and the new door cannot be an exact match, then all doors must be replaced at the same time.

Driveways and Entrances to Garage

1. Driveways and entrances to garages may be concrete (for alleyway driveways only) or interlocking stone or brick pavers which complement the color scheme of the home.

2. New or replacement driveways and modifications to driveways with asphalt, loose gravel, stabilized rock and sand base, etc. will not be allowed.

3. Additional walking area(s) adjacent to the driveway which extends the overall total driveway width not more than four (4) feet (two feet on each side of the existing driveway) will be considered for approval. The extension should match the existing driveway in design, material and color; however, paver extensions that complement the color of an existing concrete driveway will be considered. Samples of the pavers and photos of the existing driveway should be submitted with the application. No driveway expansion shall be permitted beyond the external side lines of the garage.

4. Screen doors are not permitted for garages; the garage doors should remain closed when not in use.

Garage

1. No garage shall be enclosed or converted into a living area and must at all times be used as a garage for car storage or storage of Owners personal property.

2. Stand-alone garages and secondary garages accessible by side or rear yards are not permitted, unless they are designed to be the primary garage for the home by the builder.

3. Garage doors shall be painted in accordance with the chosen approved community color scheme. The garage door color shall match either the primary body color or the approved accent color (such as the front door and shutters), as applicable to the home's approved architectural color scheme. Any change to a garage door color requires prior written approval from the Architectural Review Board (ARB).

Elevations (change in Facade) including reconstruction

1. REQUIREMENTS PER ORANGE COUNTY CONDITIONS OF APPROVAL ARE AS FOLLOWS:

A. THE SAME FRONT FAÇADE FOR SINGLE FAMILY RESIDENTIAL UNITS MAY NOT BE REPEATED MORE THAN FIVE (5) TIMES WITHIN ONE (1) BLOCK LENGTH FOR BOTH SIDES OF ANY STREET, AND SHALL BE SEPARATED BY AT LEAST TWO (2) UNITS WITH DIFFERENT FACADES (EXCEPT FOR ANY WAIVERS EXPLICITLY GRANTED BY THE BCC).

B. HOUSE FRONT FACADES SHALL BE VARIED AND ARTICULATED TO PROVIDE VISUAL INTEREST TO PEDESTRIANS ALONG THE STREET FRONTAGE. THE FRONT FAÇADE OF THE MAIN BODY OF THE HOUSE SHALL NOT EXCEED (40) FEET IN LENGTH, EXCEPT FOR WINGS OR "L'S", WHICH ARE SETBACK FROM THE FAÇADE. IN NO CASE SHALL MORE THAN FIFTY (50) PERCENT OF THE FRONT FAÇADE OF THE HOUSE CONSIST OF AN UNOBSTRUCTED BLOCK WALL OR GARAGE DOOR.

C. AT LEAST FIFTY (50) PERCENT OF ALL SINGLE-FAMILY RESIDENTIAL UNITS SHALL HAVE A FRONT PORCH. A FRONT PORCH SHALL BE A MINIMUM OF SEVEN (7) FEET IN DEPTH AND COVER A MINIMUM TEN (10) FEET IN WITH OR ONE THIRD (1/3) OF THE FRONT FAÇADE, WHICHEVER IS GREATER.

D. FLAT ROOFS SHALL BE PROHIBITED.

E. Fencing in the front yard shall be no higher than three (3) feet, six (6) inches and limited to decorative wrought iron or black powdered aluminum, subject to ARB approval. No wood fences are permitted in this community.

F. No changes to this section, as stated in the recorded Declaration of Covenants, Conditions and Restrictions, may be amended, removed or superseded without prior approval of the Board of County Commissioners, which approval may be withheld in the Board's sole discretion.

G. The Association and any person owning property in this development shall have the right to enforce these requirements in the event they are violated.

H. Orange County shall have the right, but not the duty, to enforce these requirements in the same manner as it enforces other Orange County Ordinances and Regulations.

I. For **Porch Handrails see pg 26 and onward**

1. Changes in the outside appearance of the façade will not be permitted unless these features are or were currently offered by the builder as an option.

2. No vinyl siding will be permitted.

3. All reconstruction including roofs shall be of the same or substantially similar material, colors, etc. as the original construction of the house

Elevations (change in Grade)

1. No owner shall excavate or extract earth (dirt) from a Lot for any business or commercial purpose.

2. No elevation changes shall be permitted which materially affect surface grade of surrounding Lots or change the flow and drainage of surface water within Latham Park.

Encroachment and Plantings on Common Grounds

1. No extension of the landscaping of Home sites will be permitted onto Association common grounds.

2. Residents shall not put trees, bushes, plantings, bird baths, lawn ornaments, planters, bird feeders, flowerpots, picnic tables, furniture, fences, walks, hedge enclosures and other types of groupings on common grounds or other Association property.

Exterior Painting and Approved Color Schemes

1. Only those colors noted on the Approved Paint Colors Exhibit or those very similar are permitted.
    - If choosing a color very similar to an existing approved paint color, a color swatch sample of both the existing approved color and the requested similar color must be included with the application to show the similarity to the ARB for review and approval.

2. Prior to painting, each Owner must submit to the ARB a color plan showing the color of all exterior surfaces that shall include samples of the actual colors to be utilized and the materials.

3. Colors on the charts below are from the Sherwin Williams and SunColor color selections; however, you may use the paint manufacturer of your choice as long as the color has been matched to the Sherwin Williams or SunColor color and is substantially the same.

4. Alteration Applications submitted without color samples will be returned. See below for chart of approved colors. NOTE: The body and trim colors shown are interchangeable with the other schemes for that builder; or, you can change your trim color to extra white. The front door may be any of the front door colors shown. If your home has shutters, they will be the same color as the front door.

5. The body of the house (base color) must have a flat or eggshell finish, no gloss or high gloss finishes are permissible. If an Owner is proposing to paint doors and trims with gloss or high gloss, this needs to be noted on the Alteration Application.

6. There must be a minimum distance of three homes to either side and in front of the applicant's home before a color combination can be repeated

Latham Park Exterior Color Schemes can be found on the HOA website.

The noted colors are the recommended selections made by the Design Team of the Builder. Variations of these color schemes may be considered by the Architectural Review Board (ARB) at the ARB's sole discretion and may or may not be approved. The ARB reserves the right to deny any color scheme presented that is not on the current list or that is not listed on any revised editions of the community standards. The ARB reserves the right to deny color schemes for aesthetic purposes if they do not align with the architectural design scheme and vision for the Neighborhood. The Architectural Review Board may make recommendations to the Board of Directors to accept a different color scheme in the community and the Board of Directors has the authority to make the final decision on any recommended alterations to the community's color schemes.

Fences

1. Fences must have the prior approval of the ARB and must be constructed of solid tan or white PVC, black powdered aluminum, or black wrought iron in the style and design as shown in the examples below and shall be built to conform to all manufacturer's specifications. No chain link fences shall be permitted on any Lot or portion thereof.

Tan or White PVC privacy fence often referred to as the Lexington style. Panels look the same on both sides. Height will be six (6) feet. Post caps are flat. Fences that abut a perimeter wall or fence must be tapered down to meet the same height of the perimeter wall or fence so as not to exceed its' height.

Black powdered aluminum picket-style fence 5' in height in the front and on the sides. A maximum four (4') feet in height is allowed on the side (s) facing the body of water. Caps are flat. No fence installation may block the view from neighboring lots. Privacy on the sides may be obtained by installing hedges along the sides up to 10 feet from the furthest point of the house in order to preserve the water view for neighboring lots.

The ARB reserves the right to notify any homeowner blocking a water view to remove hedges or trim them to the height of the fence line.

For lots whose back yards or side yards face a retention/detention pond, storm water tract, or conservation area, and the Owner chooses to install a 6' high tan or white PVC, the side fence should start as 6' PVC privacy fencing and taper down to a 4' high picket-style or solid 4' high PVC fencing down the sides only, or black powdered aluminum in the last 10 feet on the sides from the property line. Caps are flat. (See attached picture for final side view appearance) The back side facing a water body must be 4' high black powdered aluminum. Conservation areas only may choose to use 4' high tan or white PVC picket-style, or 4' high black powdered aluminum on the back side.

For single family home lots that back up to an alleyway, the rear PVC fence across the back must have the white or tan PVC lattice style as depicted in adjacent photo in accordance with the Horizons West guidelines.

2. Fences shall be at a height of six feet with the exception of fences on lots with view corridors such as ponds and conservation areas or black powdered aluminum fences. Black powdered aluminum fences shall not exceed 5 feet in height on the front and sides. The view corridor fence shall be gradually reduced to a height of four (4) feet on the sides for the last ten (10) feet from the rear property line.

3. All fences that will abut an existing fence or perimeter wall must be installed with the final end side section graduating in height so that the last panel meets the height of the existing fence or perimeter wall.

4. Fences shall not be installed flush to the ground in order to prevent blockage of storm water drainage.

5. It is recommended that fences not be installed in drainage or utility easements. However, if the ARB grants permission for a fence to be installed in a drainage easement it is the responsibility of the homeowner to correct any changes in drainage on the homeowner's home site or adjoining home sites at the homeowners' expense.
6. Should the Association or County be required to correct a drainage or utility situation either above or underground on lots affected by swales, rear yard drains or easements, the homeowner is responsible for all costs associated with the removal and reinstallation of the fence installed in said easement.

7. Only the good side of the fence may face outward. No posts or stringers may be visible from the outside of the fence.

8. No fence shall be constructed closer than ten feet (10') back from the forward facing corners of the house. No fence shall be permitted to extend beyond the front corners of the house in any circumstance.

9. Notwithstanding any other governmental regulations, any side fencing on a typical or regularly shaped corner lot shall be located no more than one-half of the distance between the side wall of the house and the side property line that is next to the side street. The measurement for the distance of this fence shall start at the side wall of the house. Fence setbacks on irregularly shaped corner lots will be reviewed on a case-by- case basis.

10. Fences for corner lots require close coordination with the ARB due to their unique layout and concerns for vehicle visibility/safety and compliance with existing easements and county building code setback requirements. The ARB will also take into consideration how a home abutting this lot will be affected due to front setback requirements for the abutting lot.

11. Except where easements or swales exist, fences will be installed no more than six (6) inches inside the property line. Alleyways between lot perimeter fences will not be permitted. Pool fences are not subject to this restriction since a pool fence surrounds the pool deck area and does not replace a lot perimeter fence.

12. Irrigation systems must be reconfigured to provide complete coverage outside of the fenced area.

13. Fences must be kept clean and in good repair.

14. Any and all required governmental approvals/permits for fence construction are the responsibility of the homeowners and must be obtained prior to construction. It is the responsibility of the Owner to comply with all County and/or Association requirements, whichever is most stringent.

Flags

Section 1. The United States Flag and the State of Florida Flag. The official flag of the United States and/or the State of Florida may be displayed on any Lot provided that:

(i) such flag is displayed in the manner required under the Federal Flag Code (4 U.S.C. §§ 1-10);

(ii) if detached from a Residential Unit, the pole is no higher than twenty feet (20') high from ground level;
(iii) if attached to a Residential Unit, the pole is no longer than ten feet (10') in length and does not extend more than ten feet (10') from the outer wall of the Residential Unit;
(iv) the flag and pole do not obstruct sightlines at intersections and are not erected within or upon an easement; (v) the flag is no larger than 41⁄2 feet by 6 feet in size;
(vi) any flag lighting does not violate the Consolidated Master Declaration, an applicable Parcel Association Declaration, or other applicable rules, regulations, laws or codes, all as amended from time to time; and (vii) the flag is maintained in good condition.

Section 2. Flags other than the United States Flag and the State of Florida Flag.
In addition to one flag listed in Section 1 above, a Unit Owner or Occupant may display one of the following flags on their Residential Unit:

(i) The official flag of the United States Army, Navy, Air Force, Marines, or Coast Guard, or a POW-MIA flag; (ii) A flag honoring first responders;
(iii) The official flag of any US state; any nation that is an active member of NATO or identified by the Department of State of the United States of America as a Major-Non-NATO Ally of the United States of America ("MNNA");
(iv) A flag representing any national holiday, provided that the flag is displayed no earlier than seven (7) calendar days before the national holiday and not later than three (3) calendar days after the national holiday.

(v) Notwithstanding the restriction set forth in Section 2, paragraph iv above, a flag representing a holiday that is recognized by the United States or the State of Florida between October 15 and January 15 of the following calendar year may be displayed at any time from October 15 to January 15 of the following calendar year. (vi) A seasonal flag representing Spring, Summer, Fall or Winter may be displayed during the applicable season; and
(vii) An official flag of a college, university or professional sports team that is primarily based in North America.

In no event shall a flag be displayed at the same time as the United States flag, unless it is equal or smaller in size than any United States flag that is simultaneously displayed. In no event shall any more than two of the above-described flags be displayed on the exterior of a Residential Unit at a given time. It is the intent of this rule to limit the display of such flags to two at a given time.

Section 3. Decorative Garden Flags.

Decorative Garden Flags shall be subject to restrictions separate and apart from those flags listed in Sections 1 and 2 above. Specifically, up to two Decorative Garden Flags are permitted on a Residential Unit at any given time.

A Decorative Garden Flag may concern the subject matter in Section 2, subparts i-vii, of these rules.

A Decorative Garden Flag shall not consist of or display any subject matter, issue, topic or design that is not permitted by these rules. A Decorative Garden Flag shall not exceed 13 inches in width and 19 inches in height.

A Decorative Garden Flag that is not in strict compliance with this Section 3 is strictly prohibited.

Front Entry of Home

1. Front entry into the home may not be screened but must be left open as constructed by the builder of the home.

2. No front entry shall be used for storage of any kind (this includes shoes).

Front Roof Changes

1. No changes other than skylights will be permitted on any roof which is visible from the front of the house.

2. All shingle replacements must be dimensional architectural shingles with at least a thirty (30) year life.

3. Homes originally constructed with decorative metal accent roofing over front porches, entryways, or other architectural features may replace those metal roof sections with metal roofing that closely matches the original material, profile, color, and finish. Replacement of existing metal accent roofing requires prior written approval from the Architectural Review Board (ARB).
4. Metal accent roofing shall not be added to homes that were not originally constructed with such architectural features, nor shall the size or location of existing metal accent roofing be expanded or altered.

Garbage and Trash – Screening of Containers and HVAC Equipment

1. All garbage cans and other garbage containers shall be kept inside the garage or in the rear yard, screened to conceal them from view of neighboring Lots and streets, except on the day of collection. (TIP: If storing garbage cans inside the garage, placing one or two untreated charcoal briquettes inside the trash can after each trash pick-up day can eliminate odors.)

2. Acceptable screens shall be of material and color compatible with the design of the residence and may include landscaping or fencing.

3. If enclosed, overall height of the enclosure, including posts shall not exceed four (4) feet. Overall length shall be kept to the minimum necessary to accomplish the screening. Overall width may not block side yard access to the rear yard.

4. All screens, landscape structures or plant materials shall be located a minimum of two (2) feet from HVAC equipment to allow for adequate air circulation around the equipment, but may not encroach on a neighboring property or disturb yard drainage.

5. Where landscaping is used for screening, hedge plants or other dense evergreen shrubs shall be installed to provide effective screening. The required landscaping shall obscure at least 80% of the equipment or containers within one (1) year of planting, assuming normal growth and proper maintenance.

6. Garbage cans shall not be placed at the street for pick up earlier than 7:00 pm the night before pick up day and empty containers shall be removed from sight the same day as pick up. All food refuse shall be placed in a covered receptacle to avoid attack from animals. Plastic garbage bags are not adequate.

7. Garbage and other refuse may not be accumulated or stored on any portion of the Lot.

8. Open burning of garbage and other refuse is not permitted.

Garden Hoses

1. All hoses shall be stored completely out of sight of the street.

2. Garden hoses shall be on a hose wrap attached to the rear of the house or on a mobile station. Hoses may be neatly coiled on the ground in a flower bed behind shrubbery out of sight from the street, common grounds or nearby neighbors. Circular (spiral coiled) hoses shall be secured.

Gas Tanks (Propane and/or Natural)

1. Preferable installation is to have gas tanks buried. Gas tanks installed above ground shall meet Orange County building code requirements.

2. If Owner chooses not to bury the gas tank, the tank must be screened from view of the streets and neighboring property. Appropriate screening includes fencing and landscaping.

3. If using landscape for screening the tank, Owner shall install no less than six (6) plants to screen tank from view of the street and other properties. Plants that are a minimum of three feet tall and that will reach a maximum 80% opacity within 12 months shall be installed and allowed to grow to the height of the gas tank.
   When the tank height is attained, the plants will then be properly trimmed and maintained at that height. Any dead plants shall be replaced immediately with the same type of plant of similar height.

Generators

1. Permanent or hard wired generators may be installed and mounted on a concrete pad at the rear of the house. These generators are normally hard wired to the house's electrical system and run off of propane.

2. The generator shall be installed in the back of the house.

3. Generators shall be screened from view from the street with shrubs or other landscaping under the same guidelines as those for screening swimming pool equipment.

4. The generator enclosure box shall be painted to match the exterior body color of the house unless located within a fenced yard.

5. The generator may only be operated when there is a power outage or for the briefest possible time to test it as required by the manufacturer.

6. Portable generators shall be stored in the garage and only placed outside during periods of power outage. They shall be operated in accordance with manufacturer's directions and located as far as possible from all adjacent houses.

Gutters and Solar Collectors

1. All gutters must match the exterior house color; trim color or window frame color.

2. Gutter down spouts shall be positioned to direct water away from neighboring properties and common areas. If this cannot be achieved through downspout placement alone, a French drain or another approved drainage system shall be installed to prevent runoff from causing damage, erosion or nuisance conditions on adjacent properties.

3. Solar collectors must be flush mounted on the roof and whenever possible be located on the rear and side roofs of the house and should not be installed so as to be visible from the street. Roof mounted solar equipment (excluding the solar panels) must match the roof color. (Note: Roof mounted solar collectors and equipment may void builder warranties and/or the roof warranty.)

4. Yard mounted solar collectors are allowed within a fenced area of the yard and shall not exceed the height of the fence.

Holiday Decorations

1. Holiday displays in the front entryway and on the front door, along with traditional holiday lighting do not require approval from the ARB.

2. Holiday lights and decorations shall not create a nuisance to the adjacent residents or the community.

3. Holiday lights and decorations to celebrate Christmas, Hanukkah, or other December holiday, may be installed commencing on Thanksgiving and shall be removed no later than January 15th of the following year. Brackets, clips and other holders for holiday lights that are installed on a house must be removed at the time that the lights are removed.

4. Halloween decorations may be displayed from September 15th through November 5th

5. No more than 3 individual inflatable display items are permitted for any holiday.

6. Special decoration displays for Valentine's Day, St. Patrick's Day, Easter, Memorial Day, Independence Day, Veteran's Day, Thanksgiving, or other religious holiday, excluding those previously mentioned above may be placed on the exterior of the lot fifteen days (15) prior to the special day and must be removed five days (5) after the special day.

7. Any displays other than those defined above will require the approval of the ARB. This will include permanent holiday lighting upon initial installation.

Latham Park ARB Guidelines for Permanent Holiday Lighting

1. Permanent Holiday Lighting, PHL, should not alter the exterior appearance of the home, nor create a nuisance to the adjacent residents or the community

2. PHL must be hidden from view when not lit and not visible from the street

3. Installed at soffit level of house and not below

4. Does not interfere with operation of house gutters if installed

5. UL listed are in compliance with local electrical codes including wet rated electrical wiring. Permanently installed lighting must be tied into electrical grounding system.

6. Can not be installed within 15' of pool deck per Florida Building Code.

7. Must be attached per manufactured installation instructions.

8. Must be secured properly to withstand hurricane force winds for Orange County Florida – 150 mph (Florida Building Code 2017 edition figure 1609.3(2))

9. Controller, power supplies, or transformers must be hidden from the front façade of the house. All controllers, power supplies, or transformers must be installed per local electrical codes.

10. Any connections to Ethernet must be installed per local electrical codes.

11. If a permit is required to install the lighting it must be obtained prior to start of installation.

12. Permits may be required for this type of work per the Florida Building Code 489.503.

13. Installation of low-voltage lighting requires a permit unless the lighting contains a factory-installed electrical cord with plug that does not require installation, wiring, or modification to electrical wiring of a structure.

14. If any sheet metal, flashing, mounting channel is required for installation it shall be painted colors that match existing housing color pallet.

15. Submit paint chips if there are any questions.

16. May not be installed on any roofs or attached to any shingles or tiles.

17. Wiring used may not be visible. For example, if you have a light colored soffit house then dark colored wiring may not be used. Alternately if you have a dark house then light colored wiring may not be used.

18. PHL can only activated from the hours of Dusk to 11:59 pm

19. If PHL is damaged or lighting is in poor repair must be removed or repair – damaged lighting may not be activated/used. Example if section of lighting is out then it must be repaired before use.

20. High rates for flashing is prohibited that can disturb neighbors. Additionally, high rates of flashing can cause photosensitivity and seizures these typically range from 3-30 hertz (flashes per second).

21. Use of permanently installed lighting systems shall comply with the same installation and display periods applicable to seasonal holiday decorations. When not being used for a recognized holiday or special occasion, permanently installed lighting systems shall display only steady white or warm illumination, or remain turned off.

House Numbers

1. To aid emergency personnel, delivery people and to conform to Orange County ordinances, each house shall have a readily visible number permanently attached to the front of the house.
2. House numbers shall contrast with the mounting surface to ensure readability during both daytime and nighttime conditions.
3. Address numbers shall be maintained in good condition and kept free from obstruction by landscaping, decorations, or other objects.
4. The numbers shall be located over the garage door, next to the garage door or near the entrance to the front door, in a location clearly visible from the street.
5. Decorative address plaques may be permitted with prior written approval from the Architectural Review Board (ARB), provided they are compatible with the architectural style of the home and do not create a nuisance to neighboring properties.
6. Replacement or newly installed house numbers shall complement the architectural style of the home and be constructed of durable, weather-resistant materials. Novelty fonts, excessively ornate styles, or designs that impair readability are prohibited.
7. **Periodically you may receive solicitations to paint your house numbers on the concrete curbing of the street. The literature is formatted in a manner to make it appear that the contractor has permission to do this work and is performing a valuable service. Please be advised that the Association did not and will not hire a contractor to perform these services.**

Irrigation

1. Irrigation may be installed in the front, side and rear yards of houses.

2. For houses where this is not the case, the lack of an installed irrigation system does not relieve you of the responsibility of maintaining your lawn and landscaping to the minimally acceptable community standards.

3. In periods of extreme drought and tightened water restrictions, the Association will waive the portions of the community standards requiring the replacement of dead grass and landscaping until the restrictions are lifted. After the restrictions are lifted, all dead grass and landscaping shall be replaced within thirty (30) days.

Landscaping

1. The addition or removal of any landscaping is a landscape change subject to the power of the ARB to promulgate guidelines. The following Guidelines shall apply:

    a) Landscaping may be added to or removed from the yard of any Lot, but only with the approval of the ARB. Approval is not required when replacing dead or diseased plant material provided the replacement consists of the same plant species and is of a similar size, location and planting arrangement as the original approved landscaping.

    b) Maintenance of the lawn and landscaping shall mean at a minimum, upkeep, maintenance and preservation of that which was initially installed by the builder of the house on the Lot. Lawns shall remain predominantly established St. Augustine grass and shall be kept free of excessive weed growth or weed infestation. Dead, bare,

or deteriorated areas shall be repaired or replaced as necessary to maintain the overall appearance of the lawn. Furthermore - Landscape beds shall be maintained with healthy, Florida Friendly plant material at a density sufficient to provide a finished landscape appearance and does not allow for blank/wasted space or an equivalent landscape design approved by the Architectural Review Committee (ARC).

c) Any Lot owner who wishes to modify and change the landscaping installed by the builder of the house on his Lot, to a Xeriscape or low water-usage design must first obtain approval from the ARB. The Alteration Application requesting this approval must be accompanied by a landscape design that is a certified Florida friendly yard under the Florida Yards and Neighborhoods (FYN) program. Information about this program can be obtained through the Orange County website online at www.ocfl.net.

2. The ARB encourages all Owners to follow the Florida Friendly Landscaping Principles shown below when making changes to their landscape design.

   a. Right plant in the right place
   b. Water efficiently
   c. Fertilize appropriately
   d. Mulch
   e. Attract wildlife
   f. Manage yard pests responsibly
   g. Recycle yard waste
   h. Reduce storm water runoff
   i. Protect waterfront

Berms

1. Except as installed by the developer or builder, earthen berms shall not be permitted.

Buffer Landscaping Between Lots

1. Side yards between Lots may be landscaped with plant materials to provide visual screening. Continuous linear runs shall not exceed twenty five (25) feet in length and must be at least ten (10) feet back from the front corner of the house (same as Fence Guidelines). Normally, no more than one (1) landscape buffer will be permitted on each side of a Lot. Curvilinear shrub hedges augmented by ornamental, shade and/or palm trees are preferred.
2. Buffer landscaping shall not be located any closer than five feet (5') to the property line as measured from the tree trunk or plant material's main trunk. Buffer landscaping shall not extend into any front yard setbacks or obstruct the vision and safety of vehicular or pedestrian traffic.

3. All buffer landscaping shrubs shall be planted and maintained so as to form a continuous, unbroken 80% visual screen within one year of installation. Shrubs shall consist of one predominant species, shall be planted thirty inches (30") apart, on center, with each plant having a minimum size of three gallons, thirty-six inches (36") tall and eighteen inches (18") wide at the time of planting and maintained to achieve a minimum of forty-eight inches (48") in height within one (1) year of planting.

4. On view corridor Lots, shrub material from the rear building set back to the property line shall be maintained at a 4 foot height to ensure visibility. The selection of buffer landscaping species shall be made from the approved Plant Materials List.

Edging or Landscape Borders

1. Poured concrete curbing, concrete edging blocks and stacked stone or slate edging and professional-grade steel landscape edging are the only acceptable forms of edging (see examples at the end of section).

2. Only one style of landscape curbing and/or edging may be used in areas of the lot which are not enclosed by a privacy fence.

3. Poured concrete curbing shall be the natural concrete color or a natural earth tone color added to the concrete mix at time of pouring. No painting or staining will be allowed after pouring. A color chip shall accompany the request. Only stone or block may be used.

4. Edging blocks shall be natural concrete color or an earth tone color. A sample or photo of the edging block shall accompany the request.

5. Professional-grade steel landscape edging shall be black or brown in color with a mate or low-gloss finish. A product sample, manufacturer specification, or photo shall accompany the request.

6. Edging will be allowed around mulched areas along the perimeter of the house and may be installed around an island which measures a minimum of 150 square feet.

7. Edging will be allowed around individual trees if installed to a diameter of at least thirty-six (36) inches in order to contain mulch and prevent damage to trees from lawn equipment. A minimum distance of six (6) feet shall be maintained between any landscape borders.

8. Edging shall not be installed around lampposts, along driveways, more than one individual tree, on side or rear property lines or within the grassy area between the street and sidewalk.

9. ***NO borders may be installed around street trees.***

10. Black or green plastic edging (standard roll edging) is not permitted.

11. Wire, decorative plastic, resin and wood borders are not permitted.

12. No railroad ties will be permitted.

13. Approved styles of edging and landscape borders are shown below.

APPROVED STYLES OF EDGING or LANDSCAPE BORDERS

Styles shown above are poured in place stamped concrete, stone look, Keystone block, retaining wall blocks and stacked slate. Colors may be muted tones of beige, tan, gray, terra cotta or natural concrete.

Islands

1. Landscaping may be grouped in an island to provide a focal point. Islands shall be a minimum of fifteen feet (15') long, three feet (3') wide and shaped in a curvilinear design.

2. In no case shall islands take up more than 30% of the grassy area.

Landscape Lighting/Flood Lights

1. Landscape lighting, solar or wired, may only be installed in landscaping beds and along the walk from the front door to the driveway. It may not be installed along the sides of the driveway, adjacent to the sidewalk or between the sidewalk and the street. Individual lights shall be black, white, or natural metal in color (silver, gold, bronze, copper).

2. Lights shall not be spaced closer than 30 inches on center.

3. Post mounted lights shall not exceed 12 inches in height, hanger mounted lights shall not exceed 24 inches in height from the top of the light fixture to ground level.

4. Lighting shall be low level and recessed to shield the source of the light. Low voltage fixtures shall be located and aimed carefully. Tree mounted lights are not allowed.

5. Junction boxes and other lighting hardware shall be placed below grade or screened by landscape material to minimize daytime visibility.

6. Lights may not shine onto other properties or onto the sidewalk or street.

Ponds and Waterfalls

1. A plot plan showing the location of the pond and/or waterfall must be submitted with the application. If the pond is being constructed from a kit, a picture would be helpful.

2. Design of these features should discourage creation of stagnant pools of water.

3. Ponds and waterfalls shall be located in landscaped area within a fenced back yard and situated in a manner that does not permit sounds from the pond, waterfall or its equipment to be a nuisance to neighboring properties.

Trees – Planting

1. The originally installed trees were part of a landscape plan approved by the City of Winter Garden and/or Orange County. Street trees and some Lot trees were actually a development requirement. If relocated, all reasonable efforts must be exercised to keep them alive. If they die, they must be replaced with a tree from the approved species list from the Orange County Tree Ordinance.

2. No tree listed as a Not Approved Tree in the Orange County Tree Ordinance is permitted.

3. Tree staking materials shall be adjusted on a regular basis to maintain a neat appearance and permit plant growth to occur. All staking materials shall be removed no later than one (1) year after initial installation.

4. Fruit and citrus trees will be considered by the ARB; however, they will be required to be planted in the rear of a fenced yard and must be located at a distance from the property line that will not allow encroachment of the mature tree onto a neighboring property.

Trees – Relocation

1. Existing trees to be relocated shall be pruned then immediately replanted, firmly secured in the ground by staking and adequately watered and fertilized until well established and rooted. Any relocating of existing trees should be done by a licensed professional who will adhere to nursery standards for relocating.

2. Any tree relocated due to construction, such as the installation of a swimming pool, shall in addition to the above, be barricaded against the construction activity with silt fencing or other acceptable barrier. Any relocated trees which die within one year of completion of construction shall be removed and replaced with nursery stock approved by the ARB.

Trees – Removal or Destruction

1. The removal or destruction of any tree and distinctive flora is a landscape change and, therefore, subject to the authority of the ARB to approve or disapprove the removal or destruction of trees. The following guidelines shall apply to the removal or destruction of trees and distinctive flora:

2. Trees that have been planted at the direction of the builder/developer to meet County development requirements shall not be intentionally destroyed or removed.

3. Trees which have a diameter in excess of six inches (6") measured two feet (2') above ground level, and distinctive flora shall not be intentionally destroyed or removed except with the prior approval, in writing of the ARB.

4. Prior to the written approval of the ARB to remove any tree described above or distinctive flora, the homeowner shall first obtain written approval (in the form of a removal permit along with any conditions for replacing the removed tree or distinctive flora) from the governing County agency or department.

5. The above requirements pertain to trees and distinctive flora which die, for whatever reason, and unless otherwise approved by the ARB, shall be replaced with the same species and size tree or distinctive flora as the original tree or distinctive flora.

Trees – Street Trees

1. Orange County has approved a landscape plan for the Latham Park that may require the planting of one or more street trees in the grassy right-of-way easement located directly adjacent and parallel to the back of sidewalk.

2. Other than street trees, there shall not be any plantings other than sod between the street curb and sidewalk nor shall landscape borders, decorative curbing or landscape lighting be installed around the tree.

3. Removal of the street tree is not allowed. Any street tree that dies or is badly diseased shall be replaced at the Lot Owners expense. Approval to remove a street tree and to replace that tree does require ARB approval as well as a county tree removal permit. The same tree or approved species of trees for street trees is what must be installed (Sycamore, Red Oak or Live Oak).

Trellises, Lattice, Arbors, Arches and Pergolas

1. Arches, arbors, pergolas, trellises and similar structures will only be permitted in the rear of the property if they are part of a permanent structure to the home and properly constructed/installed to meet Florida Building Code to withstand wind forces. No temporary structures of this type are permitted.

Vegetable, Herb and Cutting Gardens, Compost Bins

1. Vegetable, herb and cutting gardens shall be confined to a fenced rear yard and plants shall not exceed fence height.

2. Gardens shall be properly maintained during the growing season and thereafter, all dead plants, stakes or other materials shall be removed.

3. Composting is only permitted in commercially manufactured bins designed specifically for suburban composting and must have ARB approval prior to placement on the Lot. Any such bin shall be covered at all times, be located in rear yard and not visible from the street.

4. Compost bins shall be located a minimum of fifteen feet (15') from neighboring property lines.

5. Should an adjacent property owner complain regarding odors, rodents or other animals that are attracted to the bin, the Association will notify the Owner in writing and they must immediately remedy the situation. In the event that the Owner does not abate the problem within ten (10) days from receipt of notice, the Association shall have the

right, without further notice to enter the property and remedy the problem. All expenses incurred shall be assessed to the homeowner.

Xeriscape

1. Yard will have a band of sod from the sidewalk up to the landscape bed. This band should be curving and of varying width. The minimum sod width will be two feet (2'). There should also be a band of sod not less than one foot (1') in width on either side of the driveway. Side yards will also have a band of sod at the property line that is a minimum of three feet (3') wide. The preferred sod is St. Augustine. All plants will be Florida Friendly plants.

Example of Xeriscape Design with bands of sod

Lawn Furnishings

1. Outdoor furniture designed and manufactured for residential exterior use is permitted on front porches, rear patios, lanais, and other approved outdoor living areas. Furniture shall be maintained in good condition and shall complement the architectural style of the home.

2. Acceptable front porch furniture includes rocking chairs, porch chairs, benches, porch swings, small tables, and similar outdoor furnishings designed for residential use. Porch swings are permitted only when installed as part of or securely attached to a covered front porch.

3. Outdoor furniture shall not be placed in front yard lawn areas, driveways, sidewalks, or other locations where it creates a cluttered appearance or obstructs pedestrian access.

4. Temporary or recreational furniture, including folding chairs, camping chairs, sports chairs, bleachers, portable picnic tables, and similar items, shall not be stored or routinely displayed in the front yard or on the front porch.

5. Damaged, broken, faded, or deteriorated outdoor furniture shall be repaired, replaced, or removed.

6. For safety reasons all lawn furniture shall be removed when residence is unoccupied for a period of seven (7) days or more unless prior arrangements have been made with a neighbor.

7. All lawn/patio furniture shall be removed upon issuance of any storm warnings of a Tropical Storm Warning or higher.

Lawns

1. Lawns shall be maintained in accordance with adopted policies that define the minimum community standards.

2. All Lots shall have grassed front, side and rear lawns.

3. No gravel or similar type lawns will be permitted.

4. All lawns shall be sodded with St. Augustine or other approved Florida Friendly grass and irrigated unless dictated otherwise by local municipality. When replacing the builder installed sod with another type of grass, ARB approval is required.

Lighting

1. All exterior lighting shall be consistent with the character established in the Latham Park and be limited to the minimum necessary for safety, identification, and decoration.

2. Owners may not install security spotlights or flood lights unless lights are activated by a motion sensor.

3. Fixture design and location shall be compatible with the design of the Home.

4. No spot lights, flood lights, or other high intensity lighting will be placed or utilized upon any house so that the light is directed or reflected on neighboring property.

5. Bollard light fixtures are not permitted.

6. Enclosures of light fixtures shall be designed to conceal the lamp bulb. Light bulbs may not exceed the manufacturer's recommendation for bulb wattage.

7. Fixtures may be incandescent, metal halide, mercury vapor, or high pressure sodium lamps. Bug lights and colored light bulbs are not allowed.

8. No lighting shall be permitted that constitutes a nuisance or hazard to any owner or neighboring resident.

9. Post mount light fixtures shall be permitted in the rear of the house and not visible from the street in front of the house.

Lightning Rods and Brushes

1. Lightning rods and brushes may be installed and shall be done in a manner that is least obtrusive and uses the minimum number to accomplish the desired purpose. ARB approval is required.

2. Lightning rods shall not be allowed to fall into disrepair. Any lighting rods needing repair or replacement shall be repaired or replaced immediately or completely removed.

Mailbox

1. Mailboxes will be provided by the United States Postal Service (USPS) and maintained by the USPS. Keys to individual post office boxes must be obtained by your local post office, unless otherwise arranged with your builder. You will be advised at the time of your closing how to obtain your mailbox key.

Ornaments

1. 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.

2. Ornaments shall not exceed thirty (36) inches in any dimension; however, based upon the dynamics of the Lot and home, a variance may be considered (i.e. two-story home on large Lot with tall landscape plants that will abut the ornament).

3. Ornaments of a solid color shall be white, dark green, brown, natural concrete or stone color. If made of metal, they may be the natural color of that metal.

4. Painted or glazed ornaments shall be as close as possible to the natural color(s) of the subject that they are depicting.

5. A maximum of **six (6) potted plants**, including **hanging potted plants**, and **three (3) ornaments** are permitted in front of the house or in the rear of a home that is not screened with a fence or other approved screening such as landscaping.

6. Lawn ornaments include, but are not limited to:
    - bird baths (1)
    - bird feeders (1)
    - bird or squirrel houses (1)
    - decorative flags (including holiday, sports, etc.) (3)
    - fountains (1)
    - patriotic display items (yellow ribbons, decals, etc) (3)
    - personal items other than furniture are considered lawn ornaments
    - Potted plants and hanging potted plants (count toward the maximum of six (6) potted plants permitted under section 5)
    - plaques (2)
    - statues (2)
    - stepping stones within a landscape bed (3)
    - sun dials (1)
    - tiki torch (may only be located in the rear yard of a home)
    - Fountain and/or waterfall (1)

7. For safety reasons all lawn ornaments shall be removed when residence is unoccupied for a period of seven (7) days or more unless prior arrangements have been made with a neighbor.

8. All lawn ornaments shall be removed upon issuance of any storm warnings of Tropical Storm Warning or higher.

9. No ornaments shall be hung from trees.

10. Bird feeders shall be mounted five (5) feet above ground level, not visible from the street.

11. Multiple bird dwellings, i.e. bird coops are not allowed.

12. Ornaments shall not be placed down driveway perimeters, on street catch basins or on utility boxes.

13. Decorative buckets, plastic paint buckets and the like shall not be used.

14. One American flag, one POW and one U.S. Military flag and door wreaths (one per door) are not counted as ornaments.

15. Flowerpots containing dead plants and empty flowerpots shall be removed from public view immediately.

16. Artificial plants/trees or flower arrangements are allowed on front entryways or lanais only – not in landscape beds or in tree rings.

17. Ornaments and flowerpots displayed in sets of two or more will be counted individually.

Outbuildings, Sheds and Storage Containers

1. Metal, and vinyl sheds, car canopies, and the like are not permitted.

2. All outbuildings, sheds and storage containers ("structure") shall be within a rear yard enclosed with a six foot (6') privacy fence and the peak of the roof must be below the fence level in height. Lots abutting ponds or conservation and that require a four foot (4') open picket fence will not be allowed to have an outbuilding, shed or storage container.

3. The structure must be erected on site, be anchored to the foundation and be designed to withstand 130 mph winds.

4. Structure must conform to the materials (i.e. roof shingles, stucco, etc.) and colors of the home.

5. Overall size of the structure may not exceed 25 sq. ft., must meet local ordinance setbacks, and not exceed minimum lawn area requirements

6. The structure must be located a minimum of seven and 1/2 feet (7.5') from the property line and/or any easement on the lot and should not be visible from the street in front of the Home or if a corner lot, from the street side of the Home.

7. Application must show the use, location and architectural design with site plan and elevations included in the application. All outbuildings will be considered on a case-by-case basis, to be reviewed by the ARB.

Play Structures, Recreational Equipment and Toys

1. All exterior play and recreational equipment, including swing sets, jungle gyms, soccer goals, trampolines, or the like must be located within the rear yard of the property and must be screened from public view with a privacy fence only.

2. **Basketball Goals / Hoops & Equipment - as per the Latham Park Declaration of Covenants, Section 25, page 47:**
    - *No basketball goals, backboards, poles or other equipment may be installed ,located or maintained on any Lot other than temporary basketball goals which are used on driveway and which must be stored inside a garage or other permitted structure on a Lot when not in use.*

3. **Acceptable screening includes** landscaping and fences. Trampolines will only be permitted within yards that have a privacy fence and installed as described below.

4. All play and recreational equipment must be maintained on a regular basis by the Owner.

5. **Tree houses and skateboard ramps** are not permitted on any portion of the Lot or common properties.

6. All play and recreational equipment is to be placed at least seven and one half feet (7.5') in from the rear property line and must be located within the side setbacks of the house.

7. All portable play and recreational equipment, including toys, must be removed from public view when not in use, unless within a fenced rear yard. (Portable play and recreational equipment include items such as toddler's playhouses, slides, climbers and other large outdoor toys which are normally made of plastics and vinyl and that are not anchored in concrete.)

8. All portable play and recreational equipment shall be removed when residence is unoccupied for a period of seven (7) days or more unless prior arrangements have been made with a neighbor.

9. All portable play and recreational equipment shall be removed upon issuance of any storm warnings of Tropical Storm Warning or higher. Owners shall take all recommended actions to secure non-portable equipment in storm events to ensure that said equipment does not cause bodily injury or damage to other's property.

10. **Outdoor play equipment may not be used between the hours of dusk to dawn.**

Play Structures

1. Play structures include but are not limited to, gym and/or swing sets, slides, playsets, playhouses, tetherball poles, etc.

2. A picture and the dimensions of the play structure must be submitted with the Alteration Application.

3. The overall height of play structures may not exceed twelve (12) feet in height. However, the height may be reduced by the ARB based on the lot size and impact on neighboring lots. This will be determined by a site visit if deemed necessary by the ARB.

4. Applications for play structures must include a survey showing its intended placement. The structure's visual impact to neighboring lots and/or the street must be buffered as much as possible with approved fencing and/or landscaping.

5. It is preferred that canopies and "roofs" of play structures be of earth toned colors – tan, brown, olive or forest green.

6. Play structures must be securely anchored and installed in a manner so that strong or tropical force winds or higher will not carry it to other properties causing damage or bodily injury.

7. Any detachable parts on play structures must be removed and stored in a safe location when a tropical storm or hurricane warning is in effect.

8. Play structures must be kept in good condition at all times including repair, painting or staining and the replacement of any canvas.

9. Play structures on a corner Lot should be located to the center of the rear Lot or on the interior side of the Lot; not on the street side. It is highly recommended that the Lot have a six foot privacy fence

Play Structures – plastic and other toys

1. Plastic play houses, children's swimming pools and other toys shall be confined to the back yard and screened from public view either by fencing or landscape as defined above. When home is located on a corner lot, the play equipment should be located to the center of the rear yard or on the interior side of the rear yard rather than the street side. All other toys and play materials shall be removed at the end of each day.

2. All play structures and toys shall be removed and secured inside the home in the event that storm warnings of tropical storm strength winds or higher are posted.

Rain Barrels & Rain Chains

1. Rain barrels shall be placed within an existing landscape bed and screened from view with landscaping

2. Rain Barrels may not exceed three (3) feet in height and shall be in an earth tone color.

3. Rain chains may be installed at the front or rear of the home as a functional replacement for a downspout or as part of an approved drainage system

4. Rain chains shall be securely anchored and installed in accordance with the manufacturer's recommendations to prevent excessive movement, swinging, or displacement during normal weather conditions. Installation shall ensure the rain chain does not create a safety hazard, cause damage to the home or surrounding property, or become a nuisance during high winds.

Reflectors

1. Reflectors are not allowed.

Residential Construction

1. Minimum square footage of residences shall be 1600 square feet living space (air conditioned).

2. Minimum two-car garage.

3. No home with the exact same elevation may be built side by side on neighboring lots.

Roofs

1. Roofs shall be cleaned within thirty (30) days of notice by management.

2. Roofs shall be high grade architectural (dimensional) shingles with a thirty (30) year life.

3. Approved shingles and colors may be found on the Highlands web page.

Roof Extensions/Covering

1. No roof extensions (carport or overhang) for a car, boat, equipment or any other purpose will be permitted.

Screen Enclosures, Patios and Sunrooms

1. Screen enclosures with a **solid (non-screen) roof** shall have a roof style and pitch that complement the home. Roofing materials shall match those of the existing home. If the home has a shingle roof, the enclosure roof shall match the existing shingles. All structures shall maintain the required rear setback in accordance with applicable local building codes, and the roof pitch shall meet current code requirements.

2. Framing must be anodized or electrostatically painted aluminum and shall be bronze in color.

3. Screening shall be charcoal and of standard mesh size. No opaque or decorative screening is permitted.

4. Installation will meet all county and state building codes for homes within "C" Wind Exposure Zones and be designed and built to withstand 130 mile per hour winds.

5. All support cables, screws and fasteners shall be of a non-corrosive material such as stainless steel.

6. Structural gutters may be installed but where necessary, must be adjusted to tie into existing home gutters – runoff must be directed in a manner that will not negatively affect neighboring property or common property.

7. Aluminum kick plates will be permitted on screen enclosures. Decorative grills may be installed on screen doors.

8. Sunroom walls shall have a stucco finish on the exterior to match the existing house and will be constructed at a height not to exceed thirty-six inches (36"). All construction must be in conformance with Orange County building codes.

9. Vinyl windows (clear or light grey) will be allowed with frames that match the color of the existing window frames. Sample of light grey tint shall be included with application.

10. Roof line may not exceed the height of the house.

11. Exterior of the enclosure must be landscaped if not located within a fenced area.

12. Irrigation systems may require modification to ensure 100% coverage of the property. This should be a part of the Alteration Application.

Screen and Storm Doors

1. Screen doors will not be allowed on the front of a home.

2. Door frames shall be white, bronze (dark brown) or of a color to closely blend with the trim color around the front door. A color sample of the trim must be submitted with the Alteration Application.

3. No decorative grilles or bars will be permitted on storm doors with the exception that one (1) horizontal bar may be used on screen doors located at the rear of the home.

4. All storm doors must be full glass as shown in the example. A kick plate is optional.

5. Security doors (metal grilles or bars) are prohibited.

Sidewalks and Stepping Stones

1. Sidewalks may be installed from the driveway to a side garage door or fence gate leading to the back yard.

2. Sidewalks shall be pavers to match the driveway, -it may be 30" to 36" in width, located a minimum of five feet (5') in from the property line unless expressly approved by the ARC and shall not interfere with approved drainage of the current or adjacent lots. Paver paths shall remain as close to the house structure as possible and leave easement between property lines whenever possible.

3. Decorative stepping stones placed entirely within landscaped planting beds as garden accents are permitted (see Ornaments Section for specifics). Stepping stone pathways as a permanent hardscape feature are not permitted in the front of homes**.**

4. Paver walkways and pathways shall be installed in a professional and workmanlike manner using accepted industry standards. Installations shall have a properly prepared base, be level and structurally sound, and include clean uniform spacing with secure edge restraints. Uneven, poorly aligned, or unfinished installations are not permitted.

Signs

1. **Per the Latham Park Declaration of Covenants, Section 37, page 49:**
    - *No sign of any kind shall be displayed to the public view from any Lot or improvement there on, except any sign used by the Declarant to advertise the company or builder, project, sales or other matters during the construction and sales period. No sign of any kind shall be permitted to be placed inside a Residential Property or on the outside walls of the Residential Property so as to be visible from the exterior, nor on any Common Area, or non any Dedicated streets, drainage easement areas or any other dedicated areas, if any, or non any entryways nor any vehicles within the Property, except such as are placed by the Declarant. Provided, however, one (1) discreet, professionally prepared "For Sale" or "For Lease" sign of not more than four (4) square feet may be placed on the street side of the Lot, subject to prior approval by the ARB. An Owner may only place one "For Sale" or "For Lease" signup at a time, even if such Owner owns multiple Lots, and whether or not such Lots are adjacent to each other.*
2. Definition per Latham Park Declartion of Covenants definitions

    O. "Declarant" shall mean and refer to Ashton Orlando Residential, L.L.C., a Nevada limited liability company, and any successor or assign designated as the Declarant pursuant to the provisions of Article XVII, Section 5 of this Declaration.

Skylights and Solar Energy Systems

1. Skylights shall be integrated as part of the roof design and require prior written approval from the ARC before installation.

2. Solar energy systems, including photovoltaic panels and solar water heating systems, require prior written approval from the ARC before installation. The ARC review shall be limited to reasonable architectural and aesthetic considerations consistent with applicable Florida law and shall not prohibit or have the effect of prohibiting the installation or use of a solar energy system.

3. Solar panels, mounting equipment, conduit, piping, and other associated components shall, to the greatest extent practicable, be designed and installed as an integrated part of the home's architecture.

4. Where system performance, applicable codes, or manufacturer requirements permit, solar panels should ideally be located on roof planes that minimize visibility from the front street. However, the ARC shall not require a placement that impairs the effective operation of the solar energy system or otherwise conflicts with applicable Florida law.

5. Exposed conduit, piping, and other exterior equipment shall be routed and finished to minimize visual impact and shall be painted or otherwise finished to closely match the adjacent building surface.

6. All solar energy systems shall be installed in compliance with applicable building codes, manufacturer specifications, and all required federal, state, and local permitting requirements.

Storm/Hurricane Shutters

1. All storm / hurricane shutters must be approved by the ARB committee. Storm shutters or protective panels are not to be used as a routine security measure. The ARB committee reviews and approves storm / hurricane shutter applications exclusively for use to help prevent damage during tropical storms

2. Temporary shutters may be installed on any window**. Permanently installed shutters may only be used on side and rear windows. On side windows, permanently installed shutters must be accordion or roll-up style. On rear windows, permanently installed shutters must be accordion, roll-up, or Bahama-style Impact shutters. If Bahama shutters are proposed for rear windows, they must be impact shutters.**

3. Temporary shutters include Lexan panels or similar, aluminum panels, and fabric panels. These may be attached to the house via standard mounts or more streamlined snap tracks. **If snap tracks are used, they must be painted in a manner consistent with the home's color scheme.** While not advised, if plywood panels are used they should be marine grade and at least ¾" thick.

4. Temporary shutters may be closed or installed 48 hours prior to the expected arrival of a tropical storm or hurricane in the area and must be removed no later than 72 hours after the warning is lifted. Should the panels not be removed, the Association is granted an easement to the property to remove the panels and the cost of labor shall be charged to the Owner. The Association is not responsible for any damages caused by the removal or for the costs of storage of the panels.

5. In the event of an actual storm event causing substantial damage to the house, homeowner may request in writing an extension to this time period if the repairs and restoration of the house require that the panels remain attached for a longer period of time.

6. Temporary shutters may not be closed or installed at any time other than during a storm event.

7. Under no circumstances may storm shutters or protective panels be used as a routine security measure.

Swimming Pools and Spas

1. Any swimming pool to be constructed on any home site is subject to review by the ARB.

2. Pool filter equipment must be placed out of view of neighboring properties and the noise level to neighboring properties must be considered in locating equipment. The need to screen equipment may be necessary. All screening must have the prior written approval of the ARB.

3. Pool heating equipment must comply with all applicable building, zoning and fire codes.

4. Pools shall be of the in-ground type. Above ground pools are prohibited. The elevation at the top of the pool shall not be over two feet (2') above the natural grade of the lot.

5. Swimming pools shall not be permitted on the street side of the residence and if on a corner Lot must be screened from the street.

6. Spas or Jacuzzis shall be of the in-ground type with the exception of above ground types not exceeding three feet (3') in height above the existing grade level. They shall be located in the rear yard and screened from street view and the view of any neighboring property.

7. Screening of the pool is required either by fencing the property or by a screen enclosure that totally encloses the pool. Landscaping may be installed to provide privacy for screened enclosures. Landscaping for this purpose must receive ARB approval prior to installation. See Screen Enclosure Guideline section above for details.

8. Pool heaters and pool filters shall be screened from view from the street by either a fence or landscaping. If using landscaping, Plants shall be the same height as those planted by the builder at the A/C unit. Plants shall be properly trimmed and maintained at the height of the pool equipment. Dead plants shall be replaced immediately.

9. Pool overflow and drainage are required to have a small gravel drain bed (French drain) for chlorinated water to flow into.

10. Under no circumstances may chlorinated water be discharged onto other homeowners' lawns, community streets, or into retention ponds.

Water Softeners

1. Installation usually requires a permit. Please check with the County Building Department.

2. Discharge from water softeners shall be routed to an open air sanitary waste line or it may dump into a laundry tub or sewer line with a "P" trap. It shall not drain to the outside open areas.

3. Water softeners shall be screened from view from the street with shrubs or other landscaping under the same guidelines as those for screening HVAC and swimming pool equipment.

Windows - Replacement, Tinting and Treatments

1. Originally installed windows may be replaced with windows of similar style. Replacement window frames shall match existing window frames unless all windows in the home are being replaced at the same time in which instance a request to change style or color may be considered by the ARB.

2. Owners may request to install energy conservation films on windows. Window tinting film applied to the interior of the windows shall be gray in color with no more than 21% solar reflectance and no less than 30% light transmittance.

3. The degree of darkness allowed for non-reflective tinting shall remain with the ARB on a case by case basis. All tinting requests must be accompanied by a brochure or manufacturer's description. All requests must include a sample of the material to be used. This sample will remain with the application and will not be returned.

4. No silver, gold or bronze reflective colors are allowed. No reflective tinting or mirror finishes (to include aluminum foil) will be permitted.

5. Window treatments shall consist of drapery, blinds, decorative panels or other tasteful window covering. Any window treatments facing the front street of the house shall be white, off-white or other neutral color (i.e. interior shutters in a wood tone are permitted). ARB approval is required.

6. Sheets or other temporary window covering may be used for periods not exceeding one (1) week after an Owner or tenant first moves into a House or when permanent window treatments are being cleaned or repaired, but in no case may they be in place for longer than one (1) week.

EXTERIOR MAINTENANCE OF STRUCTURES AND GROUNDS

- Lots and houses shall be maintained in a neat and attractive manner at all times.

Note: After proper notification is given to the Owner, the Association has the right to enter a property and complete any repairs or maintenance if the Owner does not respond within the specified period of time.
Should the Association contract for providing the needed maintenance, the cost of materials, labor, administrative charges and out-of-pocket expenses for the Association plus any attorney fees will be charged against the homeowner and a lien immediately placed against the property if not paid within ten (10) days of receipt of invoice for the charges.

LAWN & LANDSCAPE MAINTENANCE STANDARDS

The following lawn maintenance standards apply to landscaping maintained by Owners and residents of Latham Park.

Trees: Trees are to be pruned as needed and shall be maintained with a canopy no lower than eight feet (8') from the ground.

Shrubs: All shrubs are to be trimmed as needed and should be maintained at window ledge height.

Grass: Grass shall be St. Augustine unless an alternative has been approved, and shall not exceed five inches (5") in height. This includes the grass between the sidewalk and the street.

Edging: Edging of all street, curbs, beds and borders shall be performed as needed to prevent grass "runners" from growing onto driveways, sidewalks, curbs and into landscape beds. Grass along the walls of the house shall be edged. Chemical edging is not permitted.

Mulch: Mulch should be replenished as needed on a yearly basis to help control weeds.

Insect Control and Disease: Insect and disease control shall be performed on an as needed basis. Failure to do so could result in additional liability if the disease and insect spread to neighboring properties. Sod that is killed due to insect/disease shall be removed and replaced within thirty (30) days of dying. To change the turf will require ARB approval.

Fertilization: Fertilization of all turf, trees, shrubs, and palms should be performed no less than three (3) times a year and according to Best Management Practices as provided by the Orange County Extension Service or the University of Florida IFAS Extension.

Irrigation: Watering and irrigation will be the sole responsibility of the homeowner. It is the Owner's responsibility to comply with all local municipality applicable watering restrictions.

Weeding: All beds are to be weeded every time the lawn is cut. **Weeds growing in joints of curbs, driveways, and expansion joints shall be removed as needed.** Chemical treatment is permitted. If landscape fabric is used, it must allow the free flow of water, air and gasses to and from the soil.

Trash Removal: Dirt, trash, plant and tree cuttings and debris resulting from all operations shall be removed and all areas left in clean condition before the end of the day. Trash may not be placed at curb until scheduled trash pick-up day.

Failure to Comply. Owners who are not in compliance with these maintenance standards will receive notification from the Community Manager and will have ten (10) days to comply. If non-compliant on the 10th day the Community Manager will hire a landscape contractor to bring the lawn and/or landscaping into compliance. The Association will charge an administrative fee of $25.00 plus the cost of the lawn contractor's services which will both be an Individual Assessment against the Lot. In addition, a second notice of noncompliance at a cost of $10.00 will be issued and the homeowner will be referred to the Covenants Enforcement Committee, where applicable.

NOTE: *Based upon SJRWMD and Orange County restrictions that may be placed upon irrigation during times of drought, portions of these Landscape Maintenance Standards may be suspended until such time as the restrictions are lifted.*

PORTABLE STORAGE / MOVING CONTAINERS

- **No portable storage/moving containers** (commonly known as P.O.D.S.) or any similar units designed for the temporary storage or transportation of a resident's personal household goods are permitted in the community unless pre-approved for a designated period prior to or after a move and/or construction project.

- After proper notification is given to the Owner, the Association has the right to enter a property and have the container removed if the Owner has failed to comply with this standard. All related costs including administrative charges and outof-pocket expenses for the Association plus any attorney fees will be charged against the homeowner account and a lien immediately placed against the property until all costs are paid.

Porch Handrails

- **Railings located on front porches will fall into two categories** ○ Handrails located on steps to the porch ○ Guardrails located around the perimeter of the porch, this applies to front porches not balconies.

Handrails

1. Must be not less than 34" in height and taller than 38" in height. The top of the handrail is measured from the stair nosing.

2. Graspability - Must have an outside diameter of at least 1-1/4" and not greater than 2".

3. Handrails adjacent to a wall shall have a space of not less than 1-1/2" between the wall and the handrail.

4. Projections (ends of handrails) may not protrude any more than 4" past the end of the handrail in a walkway

5. The handrail also needs to be continuous from the top of the highest riser to the lowest riser. The end of the handrail also needs to return to the wall,have newel posts, or safety terminals. Handrail termination is important so clothes or equipment doesn't get stuck on the end of the handrail, especially in emergency situations like fleeing a fire.

6. Handrails must extend not less than 12” beyond the top riser (this would occur in a condition against a wall.

7. Must not be less than 31.5” for a clear travel opening or between handrails on both sides of the steps.

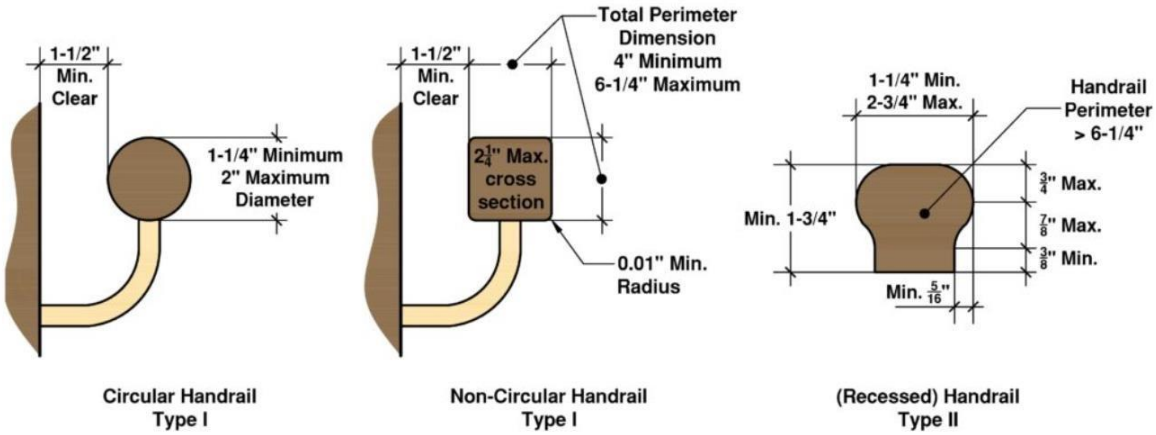
8. Must maintain standards consistent with entrapment or less than 4” in size. Basically, it means that a 4-inch sphere should not be able to pass through the handrail. The 4-inch sphere is equivalent to the head size of a small child. If the child’s head can get through, then their whole body can get through.

9. Loose handrails must be repaired immediately.

10. All railings--guardrails and stair rails--must be built to withstand at least 200 lbs. of pressure on the handrail.

11. Handrails must be painted to match façade color schedule, colors must be approved by ARB prior.

12. Handrails should be constructed of steel, aluminum, or brass/alloy.



<u>Guardrails</u>

1. Shall be constructed of either wood, vinyl, plastic, or aluminum.

2. If wood is used it must be pressure treated to prevent decay.
3. If vinyl or plastics or composites are used a UV resistant material must be used to prevent color fade. If an integral color is selected it must be approved by the ARB, a color sample may be required prior to installation.

4. If Aluminum is used it must be anodized or powder coated to match the color scheme of the house.
    a. Shall not be fabricated of any type of glass or glazing
    b. Shall not be fabricated of any wire or rope
    c. Shall be permitted through Orange County for installation.
    d. Shall be between 36” to 42” in height.
    e. Shall confirm to the architectural standards consistent with the façade of the house.
    f. Shall be painted to match the color scheme used on the house approved by the ARB prior to installation. All color guidelines fall within the ARB general guidelines on paint.

5. Natural colored wood guardrails will not be permitted.

6. Shall be able to withstand a 200 lb. of horizontal load.

7. Guardrails shall not have openings from the walking surface that allow a passage of a 4” sphere.

8. If pickets are used in a guardrail system they must not allow the passage of a 4” sphere between the pickets.

9. Exterior guardrails shall comply with the requirements of protected against rot and decay.

10. All fasteners must be concealed or painted to match adjacent color of guardrail system.
11. It is recommended that if wood is used the top cap of the guardrail is installed with a bevel to shed water and prevent corrosion.

12. If any guardrails contain wood, cellulosic, or other biodegradable materials shall be decay and termite resistant.

13. Guardrails must be pressure washed if mildew starts to accumulate on the surface.

14. Exterior vinyl has a tendency to discolor or collect mildew.

Figure – examples of guardrails