

Board of Directors Resolution 2020-10
Architectural Control Committee (ACC) Guidelines

WHEREAS, the Montevilla at Bartram Lakes Association, Inc Declaration of Covenants, Conditions, Restrictions, and Easements (hereinafter referred to as CC&R), Article VI Architectural Control regulates the construction and architectural matters of the Association.

WHEREAS, according to the CC&R, Article VI, Section 1, In order to assure that the residences and other buildings, structures, and improvements in the Property will be constructed in a manner to preserve a uniformly high standard of construction quality, and in order to create, maintain and preserve an attractive, unique and exclusive residential subdivision, with harmony in design and location in relation to surrounding buildings, improvements and topography, and with homogeneity, in density, size, and materials of the structures, and appearances of all buildings, structures and improvements on any Lot, there is hereby created an Architectural Control Committee (the "ACC"). The property shall be subject to the architectural control provision of this declaration and the provisions of Article V of the Master Declaration. Initially, the Declarant shall appoint members of the ACC. At such time as the Declarant no longer owns any Lots within the Property for sale to residential customers, the powers and duties of the ACC shall immediately vest in and be assigned to the Association, and the ACC shall thereafter exist as a committee of the Association under the control of the Board. The ACC shall be contacted through the Association's property manager.

WHEREAS, the Association's property management firm shall administer this policy.

WHEREAS, approval of this Resolution shall terminate all previously approved ACC Guidelines.

NOW THEREFORE BE IT RESOLVED by the Montevilla at Bartram Lakes Association, Inc., Board of Directors that the below ACC Guidelines are approved:

INTRODUCTION:

As written in Article VI of the Declaration of Covenants, Conditions, Restrictions, and Easements for Montevilla at Bartram Lakes Association, the AC Committee is established to maintain the community's attractiveness and property values. Necessity requires uniformity of design and appearance. Your ACC has only one objective, which is to achieve the goal set out in the Declaration.

All decisions are based on the covenants, never on personal taste. Please help us protect the property of Montevilla at Bartram Lakes.

PURPOSE AND POWER OF THE ACC:

The ACC shall have the power to regulate all the construction and architectural matters described and referenced from Article VI of the Declaration of Covenants, Conditions, Restrictions, and Easements for Montevilla at Bartram Lakes.

The ability to regulate shall include the power to prohibit those buildings, structures, improvements, or landscaping plans (including additions, changes, and modifications to it) deemed inconsistent with the Declaration's provisions.

Reference: Article VI: Architectural Control - Section 2. Purpose and Powers of the ACC

FENCING, WALLS, and HEDGES:

No fences are allowed to be erected, placed, or maintained on any Lot. Owner-installed walls and hedges shall be subject to prior written approval by the ACC, regarding the location, type, materials, style, and finish and shall comply with all governmental requirements. No walls or hedges are permitted within any portion of the property designated as a drainage easement, utility easement, or similar easement or area.

[Definition: A fence or wall is "Something (e.g., patio) that is constructed or arranged in a definite pattern of organization on the Lot."]

Reference: Covenant-ACC Restrictions: Article III Restrictions On Use - Section 13. Fences, Walls, and Hedges and Amendment 2

FRONT YARDS; LAWNS:

Landscaping is permitted by the Owner only within the existing front and rear planting beds and within a fully enclosed front or rear patio area. ACC pre-approved landscaping includes Florida-friendly or Xeriscape plants, shrubs, drought-resistant grass types, and landscaping that blends in composition with the community. At the end of plant life-cycles, landscaping installed by the Owner must be removed or replaced.

Owners may not make individual requests to the Landscape Vendor's work crews. All landscaping requests meant for the Vendor, shall be made via an ACC application or the landscape vendor's portal. The Owner will be responsible for any costs associated with additional landscaping work performed by the Vendor, based on their individual requests.

EDGING, BORDERS AND PAVERS (front yards; lawns):

Edging, borders and pavers are allowed around the homeowner's existing planting beds. Poured concrete edging or borders will require prior ACC approval. Edging, borders and pavers are not permitted to border sidewalks, driveways, or property lines. The approved colors are brown, gray, green, tan, and black. Edging, borders and pavers are not to exceed 4 inches above the surface of the planting bed. Patterns and/or textures are allowed with concrete edging, borders and pavers. Any damage to edging, borders or pavers caused by the landscaping vendor will be the Owner's responsibility to repair or replace.

Size and Style Requirements:

	(Non-Concrete)	(Poured Concrete)	(Paver-Bricks)
Size	4" in height and ¼ - 2" width	Height 4" and Width 6"	Height 4" and Length 7"
			
Style	Vigoro Rubber Border Edging (Home Depot) or COL-MET Landscaping Edging (Lowe's) for edging/curbing.	Standard Angle: Slanted where the front side of the curb is set at ground level to accommodate lawn mower wheels and blades.	Concrete Rectangle Pre-Molded Paver Bricks (Inset 1" ground level to accommodate lawn mower wheels and blades)

Note: The installation of edging, borders and pavers must not cause any landscape maintenance restrictions for vendors and must align with the community's design theme.

Reference: Covenant-ACC Restrictions: Article III Restrictions On Use - Section 28. Front Yards; Lawns and Amendment 2

APPEARANCE OF LOTS AND MAINTENANCE:

The Owner shall keep the Lot, exterior surfaces, driveways, and walkways clean and free of refuse, debris, mold, and/or water stains. Driveways may not be painted, stained, scaled, or resurfaced without the prior written approval of the ACC. Owners shall routinely maintain any landscaping located on the fully enclosed patio or entry areas.

Reference: Covenant-ACC Restrictions: Article III Restrictions On Use - Section 16. Appearance of Lots and Section 17. Upkeep and Maintenance

IRRIGATION:

Additional watering above and beyond regularly scheduled landscape irrigation for the maintenance of enhanced landscaping is the homeowner's responsibility.

BASKETBALL GOALS AND PLAYGROUND EQUIPMENT:

No playground equipment, or other items may be left or stored in the outdoor living area, with the exception of patio furniture (single item or set), grill or outdoor kitchens that are permanently affixed to the living area, and no more than two potted plants (more than two will require ACC approval). During high winds or storms, homeowners are responsible for removing and storing all non-permanent and affixed items from the outdoor living area.



Montevilla at Bartram Lakes Association, Inc.
A Florida Corporation Not for Profit
15255 Venosa Circle
Jacksonville, FL 32258

Playground equipment is allowed with prior approval of the ACC. The rear yard of the residence is the approved placement area for playground equipment. Equipment such as basketball goals, hoops, or stands (portable or temporary), recreational toys and other play equipment, are to be considered temporary and shall not be permanently stored on the Lot. Owners will store all playground equipment in the garage when not in use.

Reference: Covenant-ACC Restrictions: Article III Restrictions On Use - Section 24. - Basketball Goals and Playground Equipment, and Amendment #3.

Outbuildings: No structure of the temporary character, trailer, tent, shop, garage, or other outbuilding shall be used or erected on any lot at any time as a residence, temporarily or permanently without prior written approval of the Architectural Control Committee.

Reference: Covenant-ACC Restrictions: Article III Restrictions On Use - Section 2. - Outbuildings

SIGNS: No signs are permitted on any Lot (including within the window of improvements) except for one professionally lettered sign "For Sale" or "For Lease", provided it conforms to the standard design criteria available through the professional property management company of record.

Reference: Covenant-ACC Restrictions: Article III Restrictions On Use - Section 9. - Signs

OUTDOOR KITCHENS, PATIO FURNITURE:

Owners are allowed to install permanently affixed outdoor kitchens in the outdoor living space with ACC approval. An outdoor kitchen may only be installed on the side of the outdoor living space that is furthest from the common wall with the home on the adjoining Lot. Patio furniture must be neutral in color.

Reference: Established prior to Montevilla Covenant adoption

PORCHES, POOLS, SPAS (HOT TUBS), AND SCREEN ENCLOSURES:

Front porch enclosures are prohibited within the property. Rear porch enclosures are allowed with ACC approval. Rear porch enclosures are limited to the 12' feet height of the finished Lanai/patio, constructed with bronze aluminum supports with a charcoal screen, and located entirely under the roof of the patio.

Swimming pools (above-ground and in-ground) may not be installed or located on any Lot. Owners may install a hot tub with ACC approval. The hot tub can only be installed within the rear porch, which is either enclosed or screened.

Reference: Covenant-ACC Restrictions: Article III Restrictions On Use - Section 29. Swimming Pools and Screen Enclosures.



Montevilla at Bartram Lakes Association, Inc.
A Florida Corporation Not for Profit
15255 Venosa Circle
Jacksonville, FL 32258

AWNINGS:

Owners may install canvas awnings for decorative purposes and control glare on the rear patio with ACC approval. Awnings must be compatible with the structure's architectural theme and current exterior color palette. If awnings require repair or replacement due to rips, tears, fading, etc., repair or replacement must occur within 60-days of occurrence of the first covenant violation. If the Owner removes canvas coverings and is not replaced, the canvas cover frames must also be removed.

Reference: Established prior to Montevilla Covenant adoption

WINDOWS AND WINDOW SHUTTERS:

When viewed from the exterior of the residence, curtains, blinds, and other window treatments shall be white or of a style, color, and material that shall be the same or compatible with the exterior color and style of the residence by the homeowner. No clothing, bedding, or other items shall be hung over any window. Reflective or mirrored window coverings and glass or film with reflective or mirrored properties are not allowed on any structure. Light grey and light bronze tinting and film are permitted if the Owner obtains prior approval from the ACC.

Damaged (cracked, broken, fogged) windows must be replaced within six-months and damaged or missing shutters replaced within 30-days from the occurrence of the covenant violation.

Reference: Covenant-ACC Restrictions: Article III Restrictions On Use - Section 34. - Window Treatments

GARAGES:

The primary use of all garages in the property shall be for the storage of motor vehicles. The secondary use of all garages shall include, but not be limited to, the storage of personal items, such as equipment, tools, holiday decorations, recreational vehicles, etc.

All garage doors facing a street or right-of-way must be closed at all times except for (a) while entering or exiting from the interior of the garage; (b) while performing maintenance on the exterior of the home; or (c) while supervising children playing in the yard.

Owners are responsible for the maintenance, repair, and replacement of garage doors of their homes. The repainting of garage doors shall conform to the original builder's design for the Association. Any changes to the paint color, hardware, or design of the door must be approved by the ACC.

Reference: Covenant-ACC Restrictions: Article III Restrictions On Use - Section 32 GARAGES - Amend #2

EXTERIOR ATTACHMENTS and SATELLITE DISHES:

Exterior Attachments – No exterior attachments such as transmission or receiving tower(s), apparatus or devices, or similar or dissimilar exterior attachments, shall be installed, permitted, or located on any Lot, with the exception of **Satellite Dishes** for the purpose of receiving television reception.

The ACC is not requiring pre-approval for the installation of a satellite dish. However, the ACC recommends a pole-mounted satellite dish installation. Owners must make a responsible attempt to conceal the pole and wiring from the street. The association is not liable for structural damages due to the installation of satellite dish equipment that requires drilling into the exterior structure of the home.



Montevilla at Bartram Lakes Association, Inc.
A Florida Corporation Not for Profit
15255 Venosa Circle
Jacksonville, FL 32258

Recommended Installation:

1. Installed within the owners Lot line.
2. Take care not to cause a visual obstruction for the neighbor.
3. Take care not to cause an obstruction for landscaping maintenance.

Reference: Covenant-ACC Restrictions: Article III Restrictions On Use - Section 10. Exterior Attachments

WATER SOFTENERS:

Except for a water softener system installed by the homebuilder during the initial construction, no water softener system may be installed without ACC prior written approval.

The garage is the preferred installation location for new Water Softeners. An Owner may install a water softener outside the home, provided the unit cannot be visible from the street or other common areas within the community and concealed with landscaping. The Owner must submit in the request details on the landscaping to be used to hide water softeners.

Drain lines for the water softener must not empty directly into the soil but drain in a way that does not damage grass or trees, or shrubbery.

The Association landscape vendor shall not be responsible for any damage caused by any water softener system. The Owner is responsible for any damage to the water softener system caused by the landscape vendor if it is located outside the home.

Reference: Covenant-ACC Restrictions: Article III Restrictions On Use - Section 21. Water Softener Systems

EXTERIOR LIGHTING:

All accent lighting should utilize low voltage direct task type fixtures. They should be as close to ground level as possible and shall not be located on the turf. They should be located in the planting beds 8 inches from the turf line. Exterior landscape lighting must not infringe upon adjacent Owners.

Owners may replace their exterior garage, and doorway lights provided the replacement fixture is black or bronze in color without obtaining ACC approval. All other exterior lighting replacements must be approved by the ACC.

EXTERIOR HOLIDAY DECORATIONS AND LIGHTING:

Holiday decorations are defined as any decoration, ornament, ornamentation, wreath, tree, garland, ribbon, lighting, flags, banners, balloons, and similar additional items used to make the exterior property more festive to commemorate or celebrate an event.

HOLIDAY DECORATIONS:

Owners may display lighting and decorations 15-days before and up to 15-days following the holiday. No holiday decorations are allowed in the grass area of the Lot. Items placed in the grass areas make it difficult for the landscaping Vendor.



Montevilla at Bartram Lakes Association, Inc.

A Florida Corporation Not for Profit

15255 Venosa Circle
Jacksonville, FL 32258

Decorations may be erected on the exterior of homes in commemoration of the celebration of publicly observed holidays, provided such decorations do not unreasonably disturb the peaceful enjoyment of adjacent Owners.

Reference: Covenant-ACC Restrictions: Article III Restrictions On Use - Section 35. - Holiday Lighting and Other Lighting.

AC UNIT, AND CLOTHESLINE:

No window AC Unit, clothesline, or similar device shall be erected or installed on any Lot.

Reference: Covenant-ACC Restrictions: Article III Restrictions On Use - Section 22. - Window Air Conditioners and Section 30. Outdoor Clotheslines

PETS AND ANIMALS:

Owners of a cat or dog shall be required to: a.) keep the same on a leash at all times unless kept in an enclosed area, b.) keep pets from making unreasonable amounts of noise, anytime of day or night, or to become a nuisance, and c.) Remove all forms of animal waste from the property immediately.

Upon written request of an Owner, the Board of Directors may conclusively determine in its sole discretion, in accordance with its rules:

1. Whether an animal is a domestic household pet
2. Whether such animal is making an unreasonable amount of noise
3. Whether an animal is being allowed to run at large
4. Whether an animal is a nuisance

The Board's decision in such matters is conclusive and shall be enforced as other restrictions contained herein.

Reference: Covenant-ACC Restrictions: Article III Restrictions On Use - Section 8. - Animals.

YARD ITEMS:

ACC approval is required for "the installation of any object within a front, rear, or side yard. This includes, but is not limited to, pottery, landscaping, landscape curbing, signage, or other forms of yard art." Any such items should be within the planting bed and 8 inches from the turf line to prevent the landscape vendor's risk of damage. The Owner is responsible for any damage to yard items caused by the landscape vendor.

Reference: Covenant-ACC Restrictions: Article III Restrictions On Use - Section 2b: - Purpose and Power of the ACC.

Adopted by the Board of Directors this 25 day of MARCH 2021.

By: James W. Griffith

James W. Griffith, President

