

Architecture and Landscape Committee Criteria Guidelines & Recommendations

These guidelines are published on the UPCA website to assist residents with their plans for exterior changes. By following these guidelines applications will be reviewed and approved quickly.

- Additions to Home – Structural
- Driveways and Walkways – Curbing
- Driveways and Walkways – Concrete Staining or Resurfacing
- Driveways and Walkways – Paver Brick Design
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- Washingtonia Palm Removal and Replacement
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- Whitebridge Court – Paver Brick Installation
- Whitebridge Court – Roof Tile Replacement

Approved and adopted July 1st, 2020 by the Architecture and Landscape Committee in accordance with Article 12 of Declaration of Covenants, Conditions and Restrictions for University Park. Received and acknowledged by the UPCA Board on July 16th, 2020.

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Additions to Home

The following additions and extensions of a structural nature all require approval by the Architectural Committee.

- ✚ Extensions to the home in the front, side and/or rear yards
- ✚ Bonus room additions over garage or main body of home
- ✚ Two-story extensions or additions
- ✚ Enclosing and / or extending lanai area
- ✚ Adding a pool and deck and pool cage



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When submitting your application to the Committee please make sure to include the following:

- ✚ Site plan or copy of the house survey with dimensioned setbacks showing the proposed new work in relation to the house and property lines. Setback considerations to the property line and to neighbors are an important part of the review process.
- ✚ Detailed plans and elevations from your contractor showing the proposed work.
- ✚ How contractor will access the property.
- ✚ Acknowledgement that any damage to common areas or neighboring property will be repaired at applicant's cost.

If the application is approved, you are asked to notify your neighbors / neighborhood chairperson of the work to be done and approximate time to complete the work.

The jobsite needs to be kept clean & free of debris to the extent possible during construction. Any external dumpster needs to be emptied on a regular basis.

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Driveways & Walkways – Concrete Finish Staining & Resurfacing

University Park neighborhoods vary in the driveway construction material used, predominantly concrete or paver bricks.

For those neighborhoods that have **concrete** driveways the following criteria apply for approval of applications to stain or resurface a concrete driveway.

Plain Concrete: The pre-approved stain is H & C's "Bombay" (HF-16 Stain). All other color selections will be reviewed on a case-by-case basis.

Concrete banded with pavers: Care should be taken to choose a color that blends with the banding. Too much contrast will draw attention to the driveway and away from the home.

Driveway Engraving & Staining: It is recommended that engraving patterns be kept simple so as not to draw undue attention to the driveway. Any proposed engraving must have the design submitted for review.



Patterned Staining: This is not an approved application.

Sidewalks: Staining of street sidewalks is not permitted.

Each submission must be accompanied with a sample of the stain that is actually to be used.

Some neighborhoods have a mix of concrete and paver bricks. Please be aware that a paver brick driveway would not be approved for staining a different color.

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Driveway and Walkway Edge Curbing- Paver Bricks and Poured Concrete

Residents seeking to create a barrier between driveways, walkways and planter beds to reduce mulch or similar washout are urged to consider natural solutions in place of raised paver or concrete barriers. The ALC does not regard this type of curbing as an appropriate architectural element that enhances the home or the natural landscape setting of the home. Additionally, there are concerns over the maintenance issues of curbing. Concrete curbs show cracking, discoloration, staining, lifting, and splitting and drainage may be affected.

Preferred materials for use to border driveways and walkways include low hedge form material (*such as dwarf podocarpus, ilex shilling*) or the use of ground cover to buffer between the landscape and hardscape (*such as parsonii juniper and Asian jasmine*). This natural approach is complimentary to the design philosophy of University Park.

If a hardscape solution is requested, then the following criteria must be followed:

- ✚ No poured concrete edging is permitted. Only paver bricks or similar stone material may be used.
- ✚ The color, style and/or finish should blend with the home, driveway and walkway.
- ✚ If the driveway and/or sidewalk currently consist of paver bricks, the landscape bed edging should be of the same style and color.
- ✚ The curbing shall be no greater than 4” in height.
- ✚ The curbing is to border the driveway and walkway adjacent to planted bed locations only.
- ✚ Maintaining the curbing in good condition will be a requirement of any approval.







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“Driveways & Walkways – Paver Brick Design”

At the time of original construction each neighborhood had its own guidelines for paver driveways and walkways relating to an approved color matrix. With remodeling taking place residents may wish to change their paver brick selection and these guidelines are designed to assist in the selection.

General guidelines are as follows:

-  The preferred pattern for paver brick selections is in the style of cobblestone or old world. Some contemporary patterns would not be in keeping with the style of the neighborhoods. Please indicate the pattern on your application.
-  Walkways from the driveway to the home are preferred in the same material as the driveway. However, upgrading a walkway to paver brick in place of concrete may be done in isolation from the driveway.
-  Pavers should harmonize with the color of the roof and the main body color of the home.
-  Pavers should be consistent with the color palette of the neighborhood.
-  High contrast paver colors and patterns (including banding) are discouraged as they draw the eye away from the home.
-  A paver brick sample is always needed when submitting to the Architectural Committee for approval.

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External Lighting

- ✚ **Coach or Carriage Lights:** Generally coach lights should be consistent with the prevalent look in the neighborhood and in the color ranges of black, white, verde or bronze. Some neighborhoods have specific criteria for color and style so please contact the ALC before purchasing your desired light.

Approval of contemporary style lights are becoming more popular and approval may be given if it complements the design of the home.

- ✚ **Yard Light:** The yard light style and color is an established model per neighborhood. Maintenance is performed twice a year, but repairs are the responsibility of the homeowner. Repairs and replacement are handled by Gaslight Services who can be contacted at 941-232-8668.

- ✚ **Landscape Lighting:** Lightbulbs are to be white or clear. No colored lights are permitted. Lighting must be directed at the house and landscaping and should not face the street or neighboring homes or spillover onto a neighbor's property. Any lights at the rear of the property should be directed only at the house and landscaping and not toward common areas.

- ✚ **Security Lighting:** Floodlighting or lighting controlled by motion detectors should follow the same guidelines as landscape lighting. The potential of frequent and continual illumination means the lighting locations must be considered carefully in order to respect neighboring property. Lights must not point at neighbors nor cast light (spillover) to neighbor window openings or similar. Lights must be downcast to avoid long view issues.

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Statues, Sculpture, Fountains, Exterior Art

Statuary, sculptures, fountains and all other exterior art forms are a matter of personal taste and the Committee is careful to consider such applications in the context of the size, scale and type of statuary proposed. Classical ornamentation is compatible with the overall design philosophy of University Park and will be taken into consideration when reviewing submissions.

Generally external statuary is for the enjoyment of the homeowner and therefore it is important that the overall streetscape view of your home is not compromised by the inclusion of the statuary. What one person likes another may dislike. So the positioning and visibility of any art form is something the Committee will review with care and consideration of neighbors and the neighborhood.

It is recommended that statues be screened from the street view to the extent that they are not dominant to the front of the house. Set in the landscaping or screened with material like podocarpus or Italian cypress would be compatible.

Fountains can be an appropriate feature that suits a neo-classical design. They can take many design forms from tiered structures to flow over ceramic designs. These and all forms of external art will be reviewed on a case-by-case basis.

Wind driven art is considered for placement at the rear of a property as its very nature draws the eye and should therefore be sited for the personal enjoyment of the homeowner.

Some residents prefer a contemporary look to external art forms, and these, too, can be considered recognizing that blends of styles may well be acceptable.

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External or Tankless Water Heater Units

Tankless water heaters may be installed in an external location (*similar to the location of A/C or pool equipment*) and must be located as low on the wall as possible. One to two feet of clearance from ground level is preferred although installation higher on the wall will be considered on a case by case basis if necessary. Screening by a wall and/or vegetation of sufficient size to block the view from the street is required.

Sufficient space should be left between the ventilation outlet and any plants or shrubs to prevent damage to the vegetation.

Each submission will be reviewed relative to the visual impact from the street and neighboring homes. Landscaping material must be approved by the ALC at the time of submittal.

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Fencing including Dog Runs

Fencing may be used at the rear of the home and, to a lesser extent, to the side of the home subject to meeting proper setback requirements, respecting easements and meeting approved color selection.

Generally fencing up to 48" in height will be considered in two materials – PVC (or Vinyl), and Aluminum in wrought iron effect. Wooden fencing is discouraged for maintenance difficulty.

Specific designs that that may be approved include the following.

White PVC or Vinyl Fencing:

- Diamond Picket # 1



- Victorian Pool Fence # 1



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Fencing including Dog Runs contd.

- Princeton Style # 1



Black or Bronze Aluminum in wrought iron effect:

- Prestige Top Rail



The Committee has approved these materials in the colors referenced above.

In all cases of fencing requests applicants are advised that a landscape plan will be required showing screening to the proposed installation. Hedge form material is to be the dominant landscape material in order to screen the fence from neighboring property. Tree forms and larger shrub material may be required to assist in minimizing the impact the fence may have on surrounding property.

Maintenance of the fence and of the entire area enclosed by the fence, including sod, landscaping and irrigation, is the responsibility of the homeowner. The yard maintenance companies operating in “landscape maintained” neighborhoods are not responsible for maintaining within these fenced areas and each homeowner must make their own arrangements for upkeep.

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Flag Poles

In response to interest from the Community as a whole, and to minimize requests for flagpoles on individual home sites, a 30' flagpole was installed at the entrance to University Park to fly the American flag. The flying of the American flag should be managed according to correct and proper protocol including lighting.

Large metal flagpoles are not appropriate to the scale of homes within University Park and they are therefore not permitted.

Individual flags, as approved, may be flown on a home and the following criteria for the placement of smaller poles is recommended for best exposure:

-  Angled off the garage using a 6-foot pole with a 3'x5' flag at approximately 5-feet from the ground.
-  Angled off the front pillars of the home using above criteria.
-  Courtyard Home: Angled off the front corner at a right angle to street.
-  Neighborhood Entrance: Angled above entrance monument using a 6-foot pole with a 3'x5' flag (fixing to be sealed to prevent water penetration to the cast stone cap).

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Front Doors and Entries

Entry doors in either single or double format with sidelights and transom over are visually important to the home. When making door selections please consider the relationship between the door (solid or with glass inserts), the side lights and the transom above. The design and shape of each section should be complimentary so that the entry reads as one architectural element. The use of frosted glass, leaded inserts and similar treatments to door panels is common.

In the examples below the doors, adjoining windows and transom all relate to each other in shape and style.



This home demonstrates the relationship between the doors with insert glass panes, the circle top transom and the window to the side.



This home shows the relationship between the doors with inserts **and** side lights, the curved transom and the window to the side




When the home was first built, the relationship between the glass in the transom and the door panels was consistent. Homeowners should be aware that a change in the style of the door may require a change to the glass or style of the transom.

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Fruit Trees – Installation and Maintenance

Residents who are interested in planting fruit trees in their yards should follow these guidelines.

-  Fruit trees may only be located to the rear of the property in areas that will not restrict or obstruct sight lines from neighboring homes.
-  The homeowner is required to personally maintain these trees so that fallen fruit does not attract unwanted animals or interfere with regular lawn maintenance.
-  Fruit trees are accent trees and should not be over planted.

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Garage Doors – Repainting or Replacing

If you plan to repaint or replace your garage door, please submit to the Architectural Committee. Please include the paint color you plan to use for the garage door and any banding color, taking note of the requirements below.

- ✚ If the doors are banded with a trim detail to all 3 sides, then the doors may be painted either in the same color as the trim / band color of the home **or** in the body color of the home. Please note that in each case the banded returns to the doors should be painted in the trim / band color so that the banding reads as a 3 dimensional element.
- ✚ If the doors are not banded, or are only banded along the top, then the doors may be painted the main body color of the home **or** may be left white in the delivered door state.



*Garage door banded on 3 sides
Note banded returns painted in trim color*



Garage door banded top only



Garage with no banding



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Garage Doors – Contd.

- ✚ In some cases doors in courtyard style or outside entry garages may be painted in the same color as the front entry door where such color is in the family of deep mahogany or brown and the overall home design, including roof color, supports this. Front entry garage doors may only be considered for this approach where the home design has sufficient mass and the width of façade together with the color of the roof supports such an approach. Please contact the ALC for direction in this respect.



- ✚ If you plan to **replace or modify your garage doors**, please include the manufacturer and style number of the new door together with the proposed garage door color in your submission to the Architecture and Landscape Committee.
- ✚ The preferred choice in garage door design is for it to be windowless so as not to attract more attention to the door over the architectural design of the home facade. In the event that windows are required then the style Stockton may be approved.



Stockton Style Windows in Garage Door

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Generators - Installation

Portable emergency generators used during power outages must not be stored outside the home and only operated exterior to the home for those periods of time when power outages are occurring.

Permanent emergency generators may be installed in an external location (*similar to the location of A/C or pool equipment*) and must be screened by a wall and/or 10-gallon hedge form style landscape material (*planted on 24" centers*) that have the capacity to screen the equipment.

Recommended materials are Viburnum Odor or Suspensum, Podocarpus (not dwarf), or Walter's Viburnum. All hedge-form material requires ALC approval.



Each submission will be reviewed on a case-by-case basis relative to sound issues and neighbor impact. Landscaping material must be confirmed at the time of submittal.

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Gutter Installation

All homes are approved for the installation of gutters provided the following Criteria are adopted:

- ✚ Gutters should match the fascia color (generally white).
- ✚ Downspouts should be painted in the house body color.
- ✚ Downspout extensions should ideally be set below the mulch line.
- ✚ In cases where the soffit or fascia are painted in a color other than white consideration will be given to the gutters and downspouts being painted in a matching color.



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Hurricane Shutters & Storm Protection

Hurricane shutters and similar protective devices are approved for use at University Park. ALC approval is required before installation.

There are many types of devices available, such as Accordion, Roll Down, Bi-Fold, Metal Panel, Fabric/Lexan/Kevlar and Twin Wall Polycarbonate types as well as more traditional Shutter Style applications.

Accordion Shutter



Roll-Down Shutter



Lexan Shutter



Fabric Shutter



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Hurricane Shutters & Storm Protection contd.

Permanent Shutter



Your home insurance company can help you determine what devices will meet their standards and requirements. This is a general guideline for the use of devices commonly requested and adopted within University Park.

The application to the ALC should include the type of device or shutter and the locations where it is proposed that the shutters will be installed. Please submit a drawing showing the proposed locations. Supporting photos or manufacturer catalogues of the product will assist the ALC in understanding the nature of device requested.

The ALC reviews the external color of the devices proposed and, generally, approves shutters or similar installations to be painted the trim/band color of the home for exterior openings (windows and doors). For shutters enclosing glass sliding doors opening onto the lanai and pool areas inside the pool cage, the body color of the home may be used as the paint color.

Any permanent hardware (*wall anchors, mounting tracks, etc.*) must be painted to match the color of the surface to which they are mounted.

Painted devices are required to be maintained in good condition and repainted in the event of flaking or peeling.

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Hurricane Shutters & Storm Protection contd.

Clear, transparent or translucent style shutters or screens are not required to be painted.

Generally ALC approvals are granted on the condition that the basis that these devices may be used only during periods of tropical storm or hurricane watches or warnings and related activity, and that the devices are to be removed once a storm has passed.

The ALC however recognizes that many homeowners are not in residence all year round and therefore a dispensation is given in the case of homes where the shutters or protective devices meet the criteria for color as described above, or are of a clear, transparent material. This dispensation for devices to “remain in place” is available during the period of time generally referred to as “Hurricane Season” extending between June 1 and November 30 in each calendar year, but not at other times.

All other protective devices not meeting the color or transparency criteria must be removed after a storm has passed. The one exception is permanent shutters. Usually, these shutters are in the accordion style and are non-removable. They may be opened and closed but they cannot be removed from the tracks. This type of shutter often cannot be painted because paint may cause the hinges to become inoperable. They typically are marketed in only two or three colors, so it is often difficult to match the shutters and hardware to the trim or home colors. As a result, permanent shutters will be approved on a case-by-case basis. If approved, they must be left in the open position except during tropical storm or hurricane watches or warnings and related activity. Landscape screening will be required in areas where the shutters are visible to neighbors or neighboring property.

The ALC acknowledges that wind screens installed over sliding glass windows onto lanai and pool areas are available in limited colors, often brown. Provided these devices are located inside the pool cage then they may be left in position during the dates referenced above. All others however must be removed once a storm or watch/warning has passed.

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Hurricane Shutters & Storm Protection contd.

All such protective devices require ALC approval. In addition, if a homeowner is unsure whether their devices meet the criteria to “remain in place” then please contact the ALC who will review a request for clarification. Simply email the ALC (ac@upcai-fl.com) with the details of your devices to enable a review to be made.

A number of the wind screen devices are impervious to UV deterioration. The ALC has heard that not all threads used to sew these fabrics are of the same standard and so homeowners may wish to verify this with their installers/manufacturers.

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Invisible Fencing

Invisible fencing for animal control that is buried in the ground is pre-approved, subject to the following:

- Any changes to landscaping require Architecture and Landscaping Committee approval.
- Signage to identify the fence must be small and discreetly located.

Please note that the installation of an invisible dog fence does not relieve the owners of their responsibilities for proper dog control per Manatee County & Sheriff's Department ordinances which states:

“Dogs residing in yards with invisible fences may be outside while under direct control by their owner or some other individual but may not be left outside unattended. Dog owners leaving their dog outside unattended, even with an invisible fence, may be subject to fines and/or subsequent arrest. Any dog outside its own yard must be on a leash.”

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Irrigation Zone Protocol

The installation of minimum two irrigation zones (with a maximum of 3 zones) is required for all home sites in University Park.

Any variations will be required to be modified at the homeowner's expense to meet the established criteria.




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Retention Material to Lake Banks

Homeowners who wish to install retaining walls or use other means of lake bank retention on their lots must adhere to the following criteria and submit their plans to the ALC for approval.

Approved materials are:

-  Wood retaining walls
-  Rip-rap covered with fill and sodded to maintain a consistent look with other grassed lake banks.
-  Geotube or Enkamat with Bacopa planted on top to stabilize the material.

In the event of a wood retaining wall being employed, the owners/installers must ensure that the installation does not negatively impact the drainage from the adjoining home site, particularly at the lot line. The banks immediately adjacent to the ends of the retaining wall must be stabilized to assure the proper drainage from both their home site and that of their neighbors. Those homes that are on the curved part of the lake should angle the wall in segments to follow the curve of the lake bank.

Each submission to the ALC must include details of how this is to be achieved. The homeowner must submit a detailed plan and cross-section of the proposed installation for the ALC to review.

Docks, decks or any other structure are not permitted to be attached to the retaining wall.

Rip-rap may not be used in isolation and left as an exposed element.

Rip-rap may only be used if it is covered with fill and then sodded to provide a grassed finish to the lake bank. Landscape fabric may be required to stabilize the rip-rap and the adjoining bank areas. As with a wooden

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retaining wall, the homeowner must ensure that such installation does not compromise the drainage from the adjoining home site. The submission to the ALC must include details of how this is to be achieved.

These methods of retention of a lake bank may be adopted independently in the same neighborhood. It is acceptable for adjoining home sites to use any of the methods described. ALC's preference will always be toward a consistent approach, but the ALC recognizes this is not always practical or attainable.

Early contact with the ALC is advised to determine the approach to be taken.

An ALC submission and an approval are required in every case before work is undertaken. Once installed, the maintenance and repair or replacement of the installed material is the responsibility of the homeowner.

The policy for individual home sites is also applicable to lake banks falling under Association control or ownership. The same procedures apply with respect to ALC submission and approval. Maintenance and repair or replacement will then be the responsibility of the Association.

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Landscape Bedding Material

University Park has experimented with a variety of materials for landscape bedding since its inception. Based on this experience the ALC is firmly committed to the use of natural materials wherever possible. The preferred approved materials comprise various mulch and/or nuggets as follows:

- ✚ Cypress Mulch (*Grade A or B*)
- ✚ Pine Bark Nuggets (*Large and/or Small*)
- ✚ Cypress Mulch (*Grade A or B*) colored chocolate brown
- ✚ Melaleuca Mulch (known commercially as Florimulch)
- ✚ Eucalyptus Mulch
- ✚ Pine Straw may be used in natural settings but is not suited to landscaped beds

The Architecture and Landscape Committee no longer approves the use of volcanic rock or other stones as a bedding material. Stones do not contribute to the soil's nutrient content or water holding capacity. The occasional use of River Stone **as an accent** may be approved. Be aware however that the use of any stone presents a potential hazard to windows when edging equipment or weed whipping equipment is being used around the house. Residents have advised of broken windowpanes on a regular basis!

The Architectural Committee does not approve the use of:

- ✚ Colored Mulch *other than chocolate brown* (“red” mulch had been experimented with in the past but did not meet practical or aesthetic standards and is no longer approved)
- ✚ Cocoa Mulch, which is toxic to pets
- ✚ Rubber Mulch or other composite mulch material

Residents should be aware that chocolate brown mulch may be more expensive than the regular cypress mulch. Neighborhood budgets for “landscape maintained” neighborhoods are generally based on the use of cypress mulch.

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Landscape Bedding Material contd.

These neighborhoods may not provide any additional allowance for the use of chocolate brown mulch. If a homeowner wishes to use chocolate brown mulch then they may be responsible for additional costs over and above the neighborhood budgeted mulch allowance per home. Homeowners are advised to discuss this option with their landscape maintenance contractor so as to avoid any surprises over cost.

Information concerning the use of mulch and the varieties suited to Florida landscaping can be found at the University of Florida Institute of Food and Agricultural Sciences – see link below.

<http://gardeningsolutions.ifas.ufl.edu/care/planting/mulch.html>

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Landscape Bed Edging - Paver Bricks

Paver brick landscape curbing is not an architectural element that enhances the home or the natural landscape setting of the home. Additionally, the ALC has concerns over the maintenance issues of such curbing. Cracking, discoloration, staining, lifting, splitting and other issues appear over time. Drainage may be affected, small beds encircled in concrete will hold water, and ground cover may die.

Preferred materials for use to define landscape beds include low hedge form material (*such as dwarf podocarpus, ilex shilling*) or the use of ground cover to buffer between planted beds and sod (*such as parsonii juniper and Asian jasmine*). This natural approach compliments to the design philosophy of University Park.

If a hardscape solution is requested, then the following criteria must be followed:




- ✚ No poured concrete edging is permitted. Only paver bricks or similar stone material may be used.
- ✚ No partial bed installations. Installation to be around the main beds of home only. This is especially relevant to landscape beds that may be shared with a neighbor.
- ✚ No small circles (*such as around a single tree*)
- ✚ No installation around mailbox, yard light or utilities will be approved.
- ✚ If the driveway and/or sidewalk consist of pavers, the landscape bed edging should be of the same style and color.
- ✚ If the driveway is concrete, the preferred style is a 2-1/4" x 6" x 9" tumbled Belgian paver as shown below in a neutral color. These may be installed up to three pavers high depending on the purpose and location.



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Architecture and Landscape Committee Criteria Guidelines & Recommendations

Landscape Bed Edging - Paver Bricks

-  If the driveway is of StampCrete material, the pavers should match the color of the StampCrete as closely as possible.
-  Submission to include a sketch of the home and the beds to be incorporated.
-  The applicant's agreement to maintain the curbing in good condition will be a requirement of any approval.






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Architecture and Landscape Committee Criteria Guidelines & Recommendations

Landscape Changes including Perimeter Planting and Mulching

Landscape improvements are encouraged, and the Architecture and Landscape Committee is pleased to work with homeowners in providing guidance to assist in developing their plans.




All landscape changes that alter the original or existing landscape plan to a home require approval. The following criteria should be adopted in considering plans to make changes.

-  All homes should have full perimeter planting to the four sides of the home together with mulched beds throughout. Over time planting to the sides of homes can become neglected resulting in bare, open expanses of wall. These areas are required to be replanted to maintain a consistent perimeter
-  Mulching can also include the use of pine bark nuggets as well as pine straw in more natural areas.
-  If you are replacing like with like (due to a dead plant) then you do not have to submit for approval. The container size of the replacement plant should match the size of the other plants in the bed.
-  If you are trimming or pruning or cutting back to accepted horticultural standards, then you do not have to submit for approval.
-  If you are making changes then you should submit your application along with a landscape plan showing the proposed changes. You should identify the bed areas in relation to the home that you plan to change and may submit a preliminary sketch for early guidance. Plants and tree materials need to be defined by type and size. Photographs of existing conditions are required.

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Architecture and Landscape Committee Criteria Guidelines & Recommendations

Mailbox Replacement/Repairs

-  Mailboxes are to remain consistent with the neighborhood.
-  In the event of a damaged mailbox, please contact your Neighborhood Chairperson or Park Boulevard Management who will furnish you with the mailbox model number and vendor who can repair or replace your mailbox (at homeowner expense).
-  All mailbox numbers must remain consistent with the neighborhood.

Architecture and Landscape Committee Criteria Guidelines & Recommendations

Ornamental Urns, Decorative Pots and Other Plant Holders

Many homeowners enjoy the attraction that urns, decorative pots and other forms of plant holders bring to their garden in planted beds and in driveway and entry areas.

The Committee is careful to consider the use of these decorative items such as statues, sculptures, pots, and benches.

Classical ornamentation is compatible with the overall design philosophy of University Park and is a guideline for the Committee when reviewing submissions. Many residents prefer a more contemporary look to these items and these can also be considered recognizing that blends of styles are equally acceptable.

Plant holders planned to sit in landscape beds or within the landscaped sections of a home should generally be earthen in context; rustic colors, terracotta and stone styles are permitted.

Plant holders on hard surfaces (at entries, on driveways etc.) offer variety as display items with or without plants. Ceramic and stone are ideal choices.

Plant holders should be considered as accents to the home and compliment the area in which they are situated.

Small transfer pots and containers along pathways or intermittently arranged in landscape beds are unlikely to be approved. Wheeled urns and pots are discouraged.

Examples of styles and designs that would meet approval are shown below.

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Architecture and Landscape Committee Criteria Guidelines & Recommendations

Pool & Pool Cage Installation

Homeowners who wish to install pools must adhere to the following criteria.

A drawing showing the pool design, including setbacks from the property line to the deck, are required to be submitted, together details of any raised planter areas around the pool.

- ✚ The pool cage is required to be white frame and the pitch is to be mansard to match the pitch of the roof of the house.
- ✚ A landscape plan is required at the time of submission showing continuous planting around the pool cage of hedge form material. Tree forms at corners or centered on the cage may be required to offset the mass of the screen.
- ✚ Pool equipment is to be screened by #10 plant material.
- ✚ Generally, the décor within a pool cage or lanai does not need to be approved by the Architecture and Landscape Committee. However, any substantial embellishments as well as paint colors which differ from the body color of the home will need to be reviewed and approved.
- ✚ It is recommended that you advise your neighbors (*and /or neighborhood chairperson*) of the work that is to take place and the proposed means of access. A condition of any approval will be to assure your neighbors that any damage caused to their property during construction (*to sod or landscaping, irrigation lines etc.*) will be repaired at your cost upon completion of the installation.

You are asked to be considerate in limiting the site work hours, noise and construction debris in order to minimize disturbance.

Pool Cage Installation for two-story homes

University Park is committed to maintaining a single-story pool cage design (in white, with mansard sides to match the pitch of roof) in order to minimize the impact that pool enclosures have on the architectural design of the home.








In certain circumstances a pool cage may be elevated to meet a second-story component of the home. In each and every case, a preliminary design must be submitted for approval and the final design must be approved before installation.

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Architecture and Landscape Committee Criteria Guidelines & Recommendations

Pool Cage Installation contd.

The following criteria will apply:

-  A specific pool cage design for the home to reflect the characteristics of the rear profile and roof pitch will be required.
-  The pool cage is not to extend above the second story fascia line.
-  The pool cage may start at a single-story fascia level on the home and rise to meet the elevated section.
-  The pool cage must not exceed the height of the second story.
-  Additional landscape screening will be needed to the areas of increased elevation.
-  The pool cage design submitted should show the design detail of the structure and bracing.
-  Impact to and views from neighboring properties will be taken into account in the review process.

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Architecture and Landscape Committee Criteria Guidelines & Recommendations

Rain Barrels

Local government and other authorities have encouraged the use of rain barrels to provide limited, supplemental water for irrigation purposes.

The Architecture and Landscape Committee has reviewed the types of barrels suggested and provides the following criteria and information for homeowners wishing to install barrels at their homes:

- ✚ The rain barrel must not exceed fifty-five gallons in size corresponding with the size available through authorities such as Manatee County.
- ✚ The rain barrel must be either green in color or painted to match the wall color of the home.
- ✚ The preferred material to be used is plastic.
- ✚ The best location to site a rain barrel is directly under a downspout. This will impose limitations on where the barrels can be placed. The preferred location is at a corner of the home, at the rear or side of the property so as not to be visible from the street. The barrel should be located where the aesthetics will not directly impact neighbors or the neighborhood.
- ✚ The barrels may be elevated no more than two or three feet above ground for ease of use and access for maintenance. The elevation provides a nominal increase in water pressure for use but no meaningful increase. Without the use of a pump the rain barrel will only provide local water uses sufficient to provide hand type water for the immediate area.
- ✚ Rain barrels may be situated at ground level.
- ✚ Manatee County and other authorities recommended anchoring the barrel to the wall to prevent tipping. If a homeowner wishes to anchor the barrel to prevent it from falling over one option would be to strap it to the exterior of the home. The strapping and any other associated material would also need to be painted in green or the body color of the home according to the color adopted for the barrel. If a full barrel were to leak, fall over or lose its seal causing the water to wash out the landscape beds or the soil around the home, the owner will be directly responsible for all repairs and/or re-landscaping.

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Architecture and Landscape Committee Criteria Guidelines & Recommendations

Rain Barrels contd.

- ✚ A submission to the Architecture & Landscape Committee for approval is required for use of a rain barrel. Applicants should clearly show the proposed location with a sketch and identify the size, material, the color of the barrel proposed for use and the method of anchoring or securing the barrel.

Associated Information supplied by Manatee County and SWFWMD:

A primary purpose of a rain barrel is to provide a small and localized supplemental water source for irrigation. However, there will not be enough pressure in a rain barrel to irrigate any significant parcel of land.

Mosquitoes are a concern because they are attracted to standing water. The simple way to avoid a mosquito infestation is to place a lid on the rain barrel and affix the drainpipe from the roof tightly into barrel's opening. According to the SWFWMD guide, "*If you have a tight fit where the downspout enters the barrel, there should be little problems with mosquitoes getting into the barrel. Small gaps or holes can be filled with caulk*".

Issues have been raised at the stability of rain barrels. Will a rain barrel tip over? Water weighs a little over 8 lbs. per gallon, so a 50-gallon rain barrel will weigh over 400 pounds when full. This can create a potentially hazardous situation. The SWFWMD guide suggests that the owner "*strap or attach the barrel to a nearby wall or other stable structure (fence, tree, etc.). Any type of frame can be built around the barrel, or straps can be wrapped around or screwed to the barrel and then anchored to a wall or other stable structure. If an anchored barrel sits on a level and stable platform, tipping over is not a problem*".

For additional information homeowners may wish to contact SWFWMD or Manatee County. The following links will assist in obtaining more information:

http://www.swfwmd.state.fl.us/publications/files/rain_barrels_guide.pdf

http://manatee.ifas.ufl.edu/lawn_and_garden/fvn/rain-barrel.shtml

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Architecture and Landscape Committee Criteria Guidelines & Recommendations

Repainting Exterior of Home

Whether a homeowner is repainting in the same color or a new color, color selections require ALC approval. Paint fades over time and a request to repaint a home in the “same color” and using a color match may not achieve the goal. Paint a sample of the “same color” bordered by painter’s tape to show where the new paint is located.

Your submission should include your paint choices with the paint manufacturer’s names and numbers, along with paint chips. Also, a full height sample (from the ground to the fascia board) of the proposed colors must be applied to the home in a position visible from the street to determine the impact to the home (in relation to the roof tile color and driveway color and to the neighborhood).

A specific application form for repainting is available on the website.

Site reviews may be conducted to determine if the submitted paint will coordinate with your roof tile, walkway and driveway pavers (*if applicable*) as well as the homes to either side and the neighborhood palette.

If the garage doors and windows are banded their returns must be painted in the trim / band color.

Paint colors inside the pool cage or lanai that differ from the body color of the home will need to be reviewed and approved.

Architecture and Landscape Committee Criteria Guidelines & Recommendations

Satellite Dish Installation

The following criteria apply for the approval of applications to attach satellite dishes to homes:

- ✚ Satellite dishes must have no greater diameter than one meter (3.2 ft.).
- ✚ For the protection of the neighbors' views and external appearance, dishes should be located on the left or right side elevation, to the rear of the property, and mounted low on the walls where they can be screened by appropriate landscaping. Dishes should not be mounted on the front elevation, or on the roof. Within the pool cage area, consideration will be given to mounting the dish at a higher level.
- ✚ Dishes should not be located in a freestanding position away from the constructed home, as this interferes with proper lawn maintenance.
- ✚ Where possible, the dish and accompanying structure should be painted in the same body color as the house.
- ✚ Applications for approval should be submitted with appropriate landscaping plan when the dish is to be located in an external position.

Applying the above mentioned criteria will not diminish reception but will add to the aesthetic characteristics of each home.

Architecture and Landscape Committee Criteria Guidelines & Recommendations

Solar Energy Panel Installation

It is more and more common for the Architecture and Landscape Committee to receive applications for solar panel installation, as well as geo-thermal and heat exchange installation, as heat sources for swimming pools and also photovoltaic panels to generate electricity.

While the Committee cannot endorse any one method it does advise all applicants to carefully consider the costs and benefits of each energy saving device before making a submission to the Architecture and Landscape Committee for an approval.




The approval of the Architecture and Landscape Committee of any submittal relates only to the aesthetics of the installation and any specifications shown on the plans submitted to the Committee. The Committee makes no representation as to their sufficiency or adequacy. The approval of the Architecture and Landscape Committee shall not be construed or interpreted as a representation or determination that any governmental regulation or code has been properly met.

A detailed plan showing the proposed location must accompany the submittal. Initial site inspections will be carried out to ascertain the detail of the proposed installation.

Following an approval the installation shall receive a final inspection by the Architecture and Landscape Committee to ascertain compliance with the submitted plans.

Florida Statutes Section 163.04 allows for energy panels on a dwelling to be orientated due south or within 45 degrees east or west of due south.




The installation of the solar panels on the roof will be reviewed as follows:

-  Whenever possible, the first priority is to make every effort to ensure that no panels are installed on any roof or surface area facing the street. The second placement priority is to make every effort to minimize the visual impact of the panels to neighboring property.
-  Every effort should be made to consolidate panels into one element/location on any given roof section.
-  Screening (*tree form landscape material*) may be required to minimize the visual impact of the installation to neighbors, the golf course and/or the neighborhood. Such screening is not intended to impair the efficiency of the system.

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Architecture and Landscape Committee Criteria Guidelines & Recommendations

Solar Energy Panel Installation





-  The panels shall not overhang, protrude or be set at a higher or lower angle than the contour lines and slope of the roof on which they are installed.
-  All supports, frames, substrates, stringers, brackets and similar ancillary devices must be painted to match the roof color.
-  All piping to and from the solar panels must be painted the same color as the background roof, walls, or other parts of the building to which they are attached.

Energy panels are likely to collect debris from surrounding trees. The owner of the dwelling is obligated to keep the roof and panels free of unsightly debris to maintain the best possible appearance.

Architecture and Landscape Committee Criteria Guidelines & Recommendations

Solar Film Installation on Windows

Residents wishing to use solar film on windows to reduce sun glare must adhere to the following criteria.

-  Film must be in the gray or bronze color range only.
-  Visible Light Reflectivity must not be greater than 25% to avoid a “mirror” effect.
-  *Madico NG-50 XSR & LCL-800-XSR are pre-approved film colors available for use and also achieve UV protection.
-  Hurricane protection may require a different approach to type of film and requires detailed submission to ALC, including sample.

** Contact: Madico, Inc., 64 Industrial Parkway, Woburn, MA 01888; Tel: (617) 935-7850*

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Architecture and Landscape Committee Criteria Guidelines & Recommendations

Street Trees

This information is designed to help homeowners understand the requirement for street trees, their basic maintenance, and when they may be eligible for removal and replacement.

History:

Street trees were mandated by Manatee County as a part of the development approval process for neighborhoods in University Park. Almost all neighborhoods were required to install canopy trees, predominantly Live Oaks, or an equivalent as defined by the Land Development Code. Each neighborhood construction plan approved by the County included a detailed landscape plan that detailed the type and location of the approved street trees. The County required an average of 50 feet between street trees.

Street trees are intended to create an attractive streetscape and to provide a branching canopy the length of the street. They are not intended specifically for shade or to necessarily branch across a street. Their use and form are designed to be a soft lineal element in the streetscape design, which over time will create a visually pleasing effect.

Homebuyers have been drawn to University Park by the master plan design, the low density and the extensive landscaping that has been employed throughout. Street trees are an integral part of overall neighborhood design; moreover, they were a required element in the County approval process.

Location of Street Trees:

As street trees grow so does the potential for them to impact the hardscape of driveways and utilities. This is the downside of the street tree requirement and is an issue prevalent throughout the County, not just University Park.

County requirements for locating street trees stipulated they should be toward the front of the lot, behind the utilities and located on the property boundary between lots. The front right of way of every lot in University Park contains designated areas for utility services. Each utility has its own space for the installation of its pipe, wire or conduit. The gas, power, cable, telephone, water, irrigation and other utilities are all located in this right of way. To the rear of the utilities is an area designated for planting street trees. This location is approximately 21' to 25' back from the curb but does vary between neighborhoods. Where a sidewalk is in place the trees may be located further back from

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Criteria Guidelines & Recommendations

Street Trees contd.

the curb. Where there is no sidewalk the trees may be located closer to the curb. These requirements were established by County regulations.

Maintenance:

Please take note that Manatee County perform regular inspections to determine the management of street trees in communities like ours. Proper maintenance is expected.

Topping, or the lopping of limbs, or circle topping (lollipopping) of street trees is strictly prohibited (Section 714 of the Land Development Code) and may result in fines or other penalties.

As the trees mature regular maintenance by approved vendors will promote healthy growth. The yard maintenance contractors at University Park are required to obtain authorization before undertaking any work to street trees. Generally light trimming, pruning, and thinning should be done as needed to promote the leader limbs and allow the tree to develop properly.

Street Tree impact on utilities and driveways:

Tree growth results in root extension and this may impact utilities and driveways. In most cases utilities can be repaired, replaced or rerouted.

Driveways present a different issue depending on the material used in construction. Solid concrete driveways can be repaired from the effects of heaving or cracking through a variety of actions:

- ✚ Removal and re-pour of affected slab after root pruning the impacting roots and establishing a 6" gravel base
- ✚ Relocating sections of the driveway, or re-shaping sections to minimize further impact
- ✚ Installation of root barriers may help redirect growth although the use of a gravel base appears more effective in directing roots to grow downwards

Generally, these are short-term solutions and individual site inspections will determine what other options may be available.

Paver brick driveways are more adaptable as individual bricks may be removed, root pruning carried out, and the bricks replaced or repositioned.

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Architecture and Landscape Committee Criteria Guidelines & Recommendations

Street Trees contd.

Goals:

The primary goal throughout the community is to maintain the street trees in their present locations where possible.

It is also recognized that the growth of the street trees may also impact other trees planted in the immediate vicinity. With the rapid rate of growth experienced in Florida it is quite common to find faster growth palm trees growing into street trees over time. In the short term it is possible to manage this with appropriate trimming of the trees. In the longer term it is preferable to relocate the non-street tree, or to remove it to allow the street tree to mature properly.




Street tree removal:

When removal and replacement of a street tree is requested such applications will be dealt with on a case-by-case basis. A submission must be made to the Architecture and Landscape Committee with supporting reasons for any removal. Each submission will be reviewed on site and removal will only be permitted if there are sufficiently compelling reasons.

Any removal may require replacement of an approved tree. The replacement specifications will be given by the Architecture and Landscape Committee.

Street Tree Types:

The majority of street trees in University Park are Live Oaks. This tree will generally be the required replacement tree. In certain instances, street trees approved for removal may be replaced by the following species each of which is acceptable to Manatee County:

-  Black olive
-  Magnolia 'Little Gem'
-  Florida Red Maple

Street trees are defined as trees normally reaching a minimum of 30' at maturity.

Intermediate trees:

In some locations the space between neighboring driveways, or between utilities and driveways is insufficient to plant a tree having the required characteristics of a street tree.

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Street Trees contd.

In these instances, the Architecture and Landscape Committee has established a short list of “Intermediate Trees” whose role is to replace a removed street tree in the same location. See the trees listed in the University Park Landscape Committee Plant Resource List (www.upcai-fl.com > Architectural Control > Key Guidelines & Information > UPCA Plant Resource List)

The use of an intermediate tree may still require the planting of a replacement street tree in a different location.

In such cases a narrower branching, less dominant tree would be appropriate. Manatee County representatives advise they have had good growth success with the following species:

- Eagleston Holly
- Savannah Holly
- Foster Holly
- Walter’s Viburnum Tree Form
- Simpson Stopper Tree Form

Application process:

The University Park Architecture and Landscape Committee must provide written approval prior to removing any street tree.

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Architecture and Landscape Committee Criteria Guidelines & Recommendations

Street Tree Placement

- ✚ Street trees are an integral part of the look of University Park and were originally mandated by the County and required to be located in pre-determined locations and spaced according to code details.
- ✚ They are generally located behind the sidewalk within the right-of-way. Spacing is set at about 50' intervals but does vary within neighborhoods. The setback from the street usually at or around 25'.
- ✚ The positioning of the street trees on lot lines is in conformity with the original County Development Code.
- ✚ Should a street tree be required to be replaced then the location should follow the established criteria in the neighborhood to the extent possible.

Street Tree Pruning

- ✚ It is best to hire an arborist, a specialist in the care of trees, to prune your trees. Hire someone with an ISA certification. To find an arborist, go to www.treesaregood.org.
- ✚ Branches lower than 6 feet must be trimmed up.
- ✚ Removal of dead branches and Spanish moss is encouraged to promote new growth and the health of the tree.
- ✚ Make sure the lawn maintenance company in your neighborhood is familiar with the approved practices available for proper horticultural care.
- ✚ Manatee County requires that street trees be maintained to form a canopy. Shaping or “lollipopping” of the trees is strictly prohibited.

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Architecture and Landscape Committee Criteria Guidelines & Recommendations

Street Tree Pruning contd.

Other bad forms of pruning are “lion tailing” (big puffs of leaves left on the end of branches) and “stumping” (leaving a stump behind by failing to prune a limb back to the main branch).

- ✚ Although palms are not usually street trees, great care needs to be taken not to prune off leaves above the 9 o'clock – 3 o'clock horizontal position at the top of the tree.

Examples of bad tree pruning

✚ “Lollipopping”



“Lion Tailing”



✚ “Stumping”



“Hurricane Palm Tree Cut”



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Strobe Light / Burglar or Fire Alarm Exterior Light

Certain burglar alarm or fire alarm systems incorporate a strobe light designed to be installed exterior to the home. In such cases the criteria for installation is as follows:

-  Light to be installed under the eaves of roof at the corner of the house.

-  Lens color to be clear.

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Architecture and Landscape Committee Criteria Guidelines & Recommendations

Variance for Setbacks

Article 10.7 of each Neighborhood Declaration provides setback information and is shown below in its entirety for information.

Article 10.7 Setback Lines.

No home or other structure (which shall be deemed to include a porch, veranda, garage, pool cage, lanai, screen enclosure, and the like) shall be erected or placed upon any part of a Lot such that any portion of the home or structure (excluding eaves or overhangs): (a) encroaches on any “building setback line” or “landscape buffer” denoted on the plat of the Subdivision; (b) encroaches on any specific easement reserved unto or granted by Developer pursuant to the provisions of this Declaration or the plat of the Subdivision; (c) is closer than 20 feet to the front Lot line (25 feet as to any garage whose driveway entrance faces the front Lot line), 7.5 feet to either side Lot line, or 15 feet to the rear Lot line; or (d) is constructed in violation of any setback requirements of Manatee County then in effect. The setbacks described in Article 10.7(c) are minimum setbacks; the Architectural Committee may, in its sole discretion, require setbacks from particular front, side, or rear Lot lines greater than those specified in Article 10.7(c). Notwithstanding any of the above, construction of terraces, patios, low platforms or steps, decks, fences, walls, swimming pools, and similar low, open, unroofed and unscreened installations shall be permitted within any setback area, and construction of pool cages and screen enclosures shall be permitted within any rear setback area, provided that such construction: (1) does not violate any provisions of law; (2) in the opinion of the Architectural Committee, does not interfere with the exposure, view, or reasonable privacy of adjoining or facing properties; and (3) is otherwise approved by the Architectural Committee.

Provided therefore that the Architecture and Landscape Committee is able to approve a request then the Architecture and Landscape Committee is empowered to issue a homeowner with a Variance for Construction of:

Terraces	Patios
Low platform or steps	Decks
Fences	Walls
Low, Open, Unroofed & Unscreened Installations	Pool Cages
Screened Enclosures	Swimming Pools

A Variance issued by the Architecture and Landscape Committee should be recorded by the homeowner at their cost.

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Architecture and Landscape Committee Criteria Guidelines & Recommendations

Variance for Setbacks contd.

In the event of an extension to the home or a similar enclosed structure that extends into any setback area then Article 14 of the Neighborhood Declaration applies as shown below:

ARTICLE 14 VARIANCES

University Park hereby reserves the right, with respect to any Lot, to vary those conditions, restrictions, limitations, and agreements herein set forth which refer to setback lines, square footage content, areas of improvement, easements, construction of Improvements, landscaping, and signs, and any such variance shall be evidenced by written instrument executed by University Park. Such variance shall not constitute a waiver of any such condition, restriction, limitation, or agreement as to the remaining Lots, and the same shall remain fully enforceable against all Lots other than the Lot where such variance is permitted.

In this case a University Park approved variance is required. This Variance would be issued and recorded through University Park's attorney at homeowner's cost.

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Architecture and Landscape Committee Criteria Guidelines & Recommendations

Washingtonia Palms Removal and Replacement

Washingtonia Palms are noted for their high growth tendency. As landscaping to a home matures these palms may outgrow the environment and homeowners desire to remove and replace them with smaller or different tree forms. In most cases requests are for the removal of the palms and replacement with another species.

Each submission to the ALC will be considered & reviewed on a site-by-site basis. No blanket pre-approval is granted for the removal and replacement of Washingtonia palms.

If the palms have outgrown their environment, the ALC will consider their removal. If the tree is a part of a larger grouping of other tree forms, then a replacement may not be required. In many cases however it is likely that a replacement tree will be required. Homeowners wishing to replant a smaller Washingtonia Palm may do so.

Individual Washingtonia Palms can be replaced by other, slower growing palms such as Cocos (Queen) Palms or Sylvestris Palms. Canopy spread will be a consideration to ensure it is not too big against the house. Alternatively, consider a vertical growing canopy tree such as Holly or Magnolia.

Paired palms can be replaced with a pair of Cocos Palms or one Sylvestris Palm. Alternatively, a canopy tree of a minimum of 3" caliper may be considered subject to the surrounding environment. Canopy trees would include Live Oaks, Magnolias and Hollies.

When considering alternate palm trees, be aware that some palms such as Royal Palms or Foxtail Palms are not cold tolerant and in the event of severe frost damage may be required to be replaced at the homeowners' expense.

Approved and adopted July 1st, 2020 by the Architecture and Landscape Committee in accordance with Article 12 of Declaration of Covenants, Conditions and Restrictions for University Park. Received and acknowledged by the UPCA Board on July 16th, 2020.

Architecture and Landscape Committee Criteria Guidelines & Recommendations

Paver Brick Installation in the Whitebridge Court Neighborhood

When the architectural and streetscape design for Whitebridge Court was planned, an important element was the consistency of look and style to create a balanced approach throughout the neighborhood. Over time, this has succeeded well, and the streetscape maintains a balanced and attractive look.

In recent years homeowners wanted to change the material for the courtyard and walkway areas leading from the driveway to the home. Residents wishing to improve these areas through the use of paver bricks in place of the existing concrete can do so by adopting the following criteria on colors and textures and using a pre-approved color palette and pattern style. This is designed to maintain a proper balance in the neighborhood.

The ALC reviewed paver brick colors and patterns from the *Tremron* catalogue, focusing on subtle colors to blend with the colors of the homes and roofs.

General Provisions:

- ✚ Residents are not limited to using *Tremron* products. These selections are meant to be used as a guide and may be matched as closely as possible by other manufacturers or installers.
- ✚ Pavers may be installed within courtyards and on walkways leading from the driveway/apron to the front entry of the home, independent of the driveway/apron which can remain concrete.
- ✚ The paver bricks in the courtyard may be sized larger than those in the walkway. The walkway should be buffered at the courtyard with a soldier course which should also delineate the external line of the walkway.
- ✚ The paver pattern and color for the walkway and driveway (if driveway is paved) must be the same. The courtyard paver pattern may vary from the walkway and/or the driveway pattern and the size of the courtyard pavers may be different provided it is separated from the walkway by a soldier course. And finally, the paver color must match throughout.
- ✚ Due to the nature of the “paired” homes in Whitebridge Court, consideration has been given to consistency among the “paired” driveways. If a resident of a “paired” driveway wishes to apply for approval to install paver brick in the driveway as well as the walkway and courtyard then it is required that the “paired” neighboring home must follow suit with the same pattern and style at the same time. Any “paired” home resident proposing to install a paver brick driveway should consult with their neighbors and submit a joint application.

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Architecture and Landscape Committee Criteria Guidelines & Recommendations

Paver Brick Installation in Whitebridge contd.


Approved Colors:

The following colors from the *Tremron* catalogue have been pre-approved:

 Granite, Sand Dune and South Beach

Approved Patterns:

The following patterns from the *Tremron* catalogue have been pre-approved:

 Old Towne and Mega Old Towne

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Architecture and Landscape Committee Criteria Guidelines & Recommendations

Exterior Lighting in the Whitebridge Court Neighborhood

When the Whitebridge Court neighborhood was developed, exterior pendant lights and sconce (carriage) lights were included in the design of the neighborhood. Many of these lights are now in need of replacement; however, the original fixture styles have been discontinued and are no longer available.

In order to maintain balance in the neighborhood while allowing residents to replace the exterior lights, the Architecture and Landscape Committee has pre-approved an exterior pendant light and a sconce (carriage) light for installation in Whitebridge Court. Both lights are from the Monterey Collection from Livex Lighting and are available online and at most retailers. More detailed information on the approved lights is provided below.



Sconce (Carriage) Light

Livex Lighting Monterey #2051-03
Outdoor Sconce with White Finish



Pendant Light

Livex Lighting Monterey #2255-03
Outdoor Pendant with White Finish

These lights can be viewed at:

http://www.livexlighting.com/index.php?route=product/product&path=2_225&product_id=8546

http://www.livexlighting.com/index.php?route=product/product&path=2_236&product_id=8739

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Architecture and Landscape Committee Criteria Guidelines & Recommendations

Roof Tile Replacement in the Whitebridge Court Neighborhood

When the architectural design for Whitebridge Court was planned, an important element was the consistency of look and style to create a balanced approach throughout the Neighborhood.

Over time, many roofs have needed to be repaired or replaced and applications have been received for replacing roof tiles. This criterion has been developed to maintain the balanced look. Residents wishing to replace roof tiles will be give an approval of the Architecture and Landscape Committee in accordance with the following:

- ✚ The approved tile for use in the Neighborhood is **Entegra Tile - Natural Gray White Antique from the Plantation Collection.**

- ✚ Although it is not always possible, we would suggest that both neighbors replace their roof tiles at the same time to achieve a consistent appearance. If a neighbor is not willing to do so, please contact your neighbor before commencing work so that they are aware that the work will take place. Also, you will be responsible for any damage that may be caused to your neighbor's roof during the construction process.

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