



Country Village Homeowner's Association, Inc.

Architectural Control Guidelines

Standards and Criteria

1. **NO** building without a permit is a zoning violation
2. **NO** pool without safety barrier
3. **NO** Life threatening situations (junk, refrigerators with doors, etc.)
4. **NO** illegal signs (frame signs, revolving signs, portables, etc.)
5. **NO** Junk and trash on private property (junk vehicles, debris, etc.)
6. **NO** Business in residential district is "PROHIBITED"!
7. **NO** Maintaining or breeding animals or insects in residential district (Chickens, horses, pigs, bee hives etc.) no more than 4 dogs etc.
8. **NO** Commercial vehicle in a residential district (tow trucks, semi-tractor etc)
9. **NO** failure to obtain mandatory inspection
10. **NO** illegal boat storage/Improperly located, boat must not be more than 26 feet. Only one boat per resident and boat must be behind the fence
11. **NO** illegal storage of recreational vehicles
12. **NO** over height fences or hedges. Max height is 6ft
13. **NO** Engaging in major auto repair in a residential area
14. **NO** multi- family use
15. **NO** All other zoning violations not mentioned above

Country Village Homeowner's Association Inc.

Board of directors

COUNTRY CILLAGE HOMEOWNERS' ASSOCIATION ARCHITECTURAL CONTROL REVIEW PROCEDURES

The following is an outline of the procedure for submissions to the architectural control committee (ACC).

Homeowners are responsible for obtaining licensed and insured contractors, as well as any all required permits from Miami-Dade County for approved modifications.

To avoid any conflicts with the architectural theme of our community, please review the architectural control guidelines that list the criteria that must be complied with.

I-Application process

The homeowners shall submit

- 1) Complete application form
- 2) Set of plan/blueprints that shall include any of the following that are applicable,
 - A. Plot plan showing property lines, easements, driveways, walkways, foundation outlines, pools, decks, and patios
 - B. Floor plans
 - C. Exterior elevations including front, rear, all sides, doors, windows, and mechanical equipment.
 - D. Building sections, walls and roof
 - E. Electrical, mechanical, and plumbing
 - F. Exterior lighting
 - G. Specifications of materials
 - H. Landscape plans
- 3) Appropriate literature and brochures
- 4) Color chips, if not on the list of approved colors for your area
- 5) Appropriate samples
- 6) Time line for completion of work. (Approved modifications must be completed within 6months of receipt of ACC approval.
- 7) Other information as may be requested by the ACC. (such request by the ACC shall be made within 2 weeks of receipt of application).

The ACC will review all submitted documents and will be approved or denied said submission within thirty (30) days. The ACC will promptly notify the homeowner of their decision.

II- Approval/Denial

The homeowners will then proceed as follows:

- 1) If Approved
 - A. Work may start once appropriate permits are obtained and approved
 - B. Submit a copy of the appropriate permits to the homeowners office
 - C. The home owner has six months to complete the modifications as approved on the submitted plans. After six months the ACC approval shall be considered expired and the homeowner must reapply to the ACC
- 2) If Denied
 - A. The homeowner may resubmit modified plans.
 - B. The homeowners must remove any construction begun without ACC approval within thirty days.

III-Design Document Changes

The homeowner must notify the ACC prior to making any changes to the approved plans. A letter with applicable support data as required must be submitted to the ACC, any major deviation from approved plans (As solely determined by the ACC) will require ACC approval prior to commencement of changes.

IV- Periodic Inspections

The ACC reserves the right to observe construction in progress for conformance with approved design documents. Applications must agree to cooperate fully with members of the ACC.

ARCHITECTURAL CONTROL GUIDELINES STANDARDS AND CRITERIA

The following is not to be considered all encompassing. Provisions contained in the recorded association documents also apply.

- 1) **Setback Criteria**
 - A. Setbacks as determined by the local governmental zoning regulations apply.
- 2) **Elevations**
 - A. All elevation treatments shall follow the common architectural character of the surrounding community as nearly as possible.
 - B. Elevations on additions shall match those for the existing home.
- 3) **Roofs**
 - A. Roofs shall be according to the original construction.
 - B. Roof colors shall be in accordance with the ACC approved color codes.
 - C. Roofs shall have original pitch. Flat roofs are not allowed over the original construction or any structure added on, except for covered terraces and aluminum screen enclosures.
 - D. Roofs must be cleaned as needed at the ACC's sole discretion.
 - E. Estate Homes only: Roof material shall be tiles as per original construction. All changes in roof structure or tiles must be approved. Materials other than the original (i.e., cement tile or synthetic maxi tiles) must be submitted for approval. Orange and Red tiles must be non-asbestos type.
 - F. Shingle roofs may be upgraded to tile.
- 4) **Gutters**
 - A. Gutters shall be seamless type.
 - B. Strapping, hangers, etc., shall not be visible.
 - C. Gutters shall conform to fascia lines.
 - D. If the gutter is a structural type (attached to an aluminum screen enclosure), the color of the gutter and down spouts, if any, shall match the enclosure.
- 5) **Aluminum Structures/Screen Enclosures**
 - A. Screen enclosures made of aluminum or wood may have flat roofs.
 - B. All aluminum screen enclosures shall be constructed utilizing white or bronze anodized aluminum with charcoal screening.
 - C. Metal kick plates shall be limited to 24" in height.
- 6) **Awnings, Shutters, Canopies, Carports**
 - A. Canopies and carports shall not be permitted.
 - B. Awnings may be permitted, only if they are made of canvas and well maintained.
 - C. Hurricane storm shutters/ Accordion style shutters may be permanently affixed to the exterior of the house, but must only be shut when a hurricane warning is in effect. Shutters must remain open at all times otherwise.
 - D. Wood, metal, and canvas carport/driveway structures are not permitted.
- 7) **Pools and Decks**
 - A. Above ground swimming pools are permitted, provided they follow governmental regulations as in ground pools. (i.e., setbacks, permitting, etc.).
 - B. Swimming pools shall not be permitted on the street side of the house.
 - C. Pools, screened pool enclosures, & decks must be within local governmental zoning set backs requirements.
 - D. Pool pump equipment, heating equipment, etc., shall be shielded and hidden so that they shall not be visible from any street or adjacent property.
- 8) **Air-conditioning Units**
 - A. Window and/or wall air-conditioning units are not permitted.
 - B. Central air-conditioning units shall be shielded and hidden so that they are not visible from any street or adjacent property.
- 9) **Fences and/or Walls**

- A. Chain link fences are not permitted, except in the backyards of waterfront lots.
- B. Fencing must be P.T. wood, 1" x 6" horizontal shadow box, 6' in height, with P.T. 4" x 4" posts placed approximately 4' on centers.
- C. Fences must be painted or water sealed within thirty (30) days of construction. Color must be approved by the ACC.
- D. All fences require ACC approval.
- E. Concrete walls and iron fences are not permitted except in the front yards of lots on N.W. 199 Street for traffic safety reasons and with ACC approved.

10) Flagpoles

- A. Any unit owner may display one portable, removable United States Flag in a respectful way regardless of any declaration rules or requirements dealing with flags or decorations.
- B. Flagpoles shall not be used as antennae.
- C. Flagpole design must be in accordance with local governmental regulations to withstand hurricane force winds.

11) Exterior Lighting

- A. All proposed exterior lighting shall be detailed on the plans submitted for ACC approval. No exterior lighting shall be permitted, that, at the sole discretion of the ACC would create a nuisance to the adjoining property owners.

12). Mailboxes

- A. Mailboxes require ACC approval.

13). Paint

- A. Exterior colors that, at the sole discretion of the ACC would be inharmonious, discordant and/or incongruous with the community shall not be permitted.
- B. Colors, as originally applied by the developer may be maintained without prior approval of the ACC.
- C. Fascia, soffits, and trim shall be white, or an ACC approved complimentary color to the dominant wall color.
- D. Garage doors shall be painted white or the same color as the walls.
- E. Front doors, if other than the trim color, shall require review by the ACC for appropriateness.
- F. Colors may be chosen from those pre-approved by the ACC. These are available for review at the Association's office. Otherwise, it will be necessary to submit the manufacture's color chips with the application for ACC review.
- G. Color schemes requested, should be different from those of adjacent homes.
- H. Exterior paint must not be mildewed, chipped or faded.

14) Landscaping

- A. Front yard appearance should be natural in character rather than exotic. Use of native or complimentary species is encouraged. The overall effect shall be of a park like setting, with trees and continuous grass areas predominating.
- B. Large expanses of white rock, sand, pebbles, wood chips or similar materials shall not be considered an acceptable alternative to ground cover in lieu of grass in front yards.
- C. Shrub beds shall receive a layer of mulch/chips, bare ground is not acceptable.
- D. All landscaping shall be maintained on a regular basis and shall include watering, weeding, mowing, fertilizing, treating, pruning, removal and/or replacement of dead or diseased trees and removal of refuse and debris to present a healthy, neat and well-kept appearance at all times.
- E. According to Miami-Dade County, homeowners are responsible for maintaining the swale area (front and side) of their properties- mowing and watering.
- F. Tree planting/removal in the front yards requires ACC approval.
- G. When paving or extending driveways, 35% of your front property must be landscaped. Any extension to an existing driveway must be circular or an extension of the existing driveway to the easement. Circular driveways must be eight to ten feet (8' - 10') wide.

15) Docks

- G. No future docks are to be added to the Lake as of 01/01/00.
- H. Homeowners who have added docks before 01/01/00, must have the proper

permits, and must properly maintain them, in order to keep them.

16) General Items

- A. Replacement siding must be painted within thirty (30) days of installation.
- B. Window planter boxes need not be replaced when removed.
- C. No curb side parking areas may be created by extending any portion of the street pavement.
- D. Accessory structures, such as playhouses, tool sheds, etc., may be permitted. Homeowners must obtain ACC approval prior to erecting such structures. Said structures must be placed in the rear of the lot and within appropriate setbacks.
- E. Playground equipment shall be placed in the rear of the lot.
- F. Objects such as shrines, birdbaths, fountains, and the like shall not be placed or installed on the street side of any lot.
- G. Garbage and trash containers shall be stored behind the fence or an area not visible from the street.
- H. A maximum of three garage sales per year will be permitted.
- I. One front door entry per house is allowed.
- J. Garage doors must be maintained or replaced to give the impression of an existing garage when garage conversions take place.
- K. Boats and motor homes are permitted to park only behind fences or an area not visible from the street.
- L. Burglar bars are permitted with ACC approval, if they meet life safety code guidelines. The design must compliment the exterior facade.
- M. Clotheslines must not be visible from the street, except on waterfront lots, where clotheslines are not permitted. Hanging clothes on fences is not permitted.
- N. Ham antennae are not permitted.
- O. Permanent skateboard ramps are not permitted in the front of any lot.
- P. Reflective window tinting or mirror finishes on windows are not permitted.
- Q. Bug Zappers are permitted only in the backyards.
- R. Storing debris, garbage, trash, furniture, toys, junk cars (as defined by a vehicle incapable of moving under its own power and/or not possessing current tags, plates and/or registration) are not permitted within the property.
- S. Business activities of all types- child care, repair shops, landscaping, beauty shops, barber shops, group homes including, but not limited to Adult Family Care Homes (AFCH), Adult Day Cares (ADC), Assisted Living Facilities (ALF), Care Facilities for the Developmentally Disabled (ICFDD) - to name a few are not permitted.
- T. Advertising signs for businesses from the home, (i.e., Notary Public, Attorney at Law, babysitting, landscaping, roofing, ornamental fencing, etc.) are not permitted.
- U. Passenger automobiles, vans and light pick-up trucks that do not exceed the size of one parking space may be parked in the community. Boats, trailers, motor homes, recreation vehicles, mobile homes, buses, and commercial vehicles shall be parked in the back yard of a home, not visible from street. The following definitions shall apply for the purposes of this section:

"Vans and light pick-up trucks" means vehicles with less than a one-half (1/2) ton rated weight carrying capacity which is used solely as a passenger vehicle and not as a "commercial vehicle," as that term is defined elsewhere in this rule. This rule is intended to specifically permit the parking of passenger, cargo, and like vans such as Dodge Caravan, Plymouth Voyager, Chevrolet Astro, Ford Aerostar and all other vehicles of similar design and which are within 5% of the height, width and length of such vehicles. The term light pick-up trucks is specifically intended to include open bed vehicles not used for commercial purposes such as traditional pick-up trucks, El Caminos, Rancheros as well as vehicles commonly marketed as "Jeeps" such as Ford Broncos, Chevrolet Blazers, Jeep Wagoneers and the like. Vans and Pickup trucks or other trucks which are not contemplated by this section are prohibited.

"Commercial vehicles" means all vehicles of every kind whatsoever, which from viewing the exterior of the vehicles or any portion thereof, shows or tend to show any commercial markings, signs, displays, equipment, inventory, apparatus or otherwise indicates a commercial use.

"Bus" means all vehicles of any kind whatsoever, manufactured, designed, marketed or used as a bus, for transport of greater number of passengers or goods than automobiles are customarily manufactured, designed, marketed or used to carry, but excluding vehicles manufactured, designed or marketed as passenger, cargo or like vans.

"Campers" means all vehicles, vehicle attachments, vehicle toppers, trailers or other enclosures or devices of any kind whatsoever, manufactured, designed, marketed or used for the purpose of camping, recreation or temporary housing of people or their personal property.

"Mobile homes" means any structure or device of any kind whatsoever, which is not self-propelled but which is transportable as a whole or in sections, which is manufactured, designed, marketed or used as a permanent dwelling.

"Motor homes" or "recreational vehicle" means any vehicles which are self-propelled, built on a motor vehicle chassis, and which are primarily manufactured, designed, marketed or used to provide temporary living quarters for camping, recreational or travel use. Vehicles satisfying the foregoing criteria and which contain shower facilities, restroom facilities, and full cooking facilities shall be considered motor homes.

"Boats" means anything manufactured, designed, marketed or used as a craft for water flotation, capable of carrying one or more persons, or personal property.

"Trailers" means any vehicles or devices of any kind whatsoever which are manufactured, designed, marketed or used to be coupled to or drawn by a motor vehicle.

- V. Parking vehicles is not permitted on the lawn, sidewalk or swale area of any property.
- W. Paving of driveways require ACC approval. Circular driveways must be eight to ten feet (8' - 10') wide. (See landscaping criteria for more details.)
- X. Livestock (i.e., chickens, pigs, roosters, goats, etc.) are prohibited.
- Y. Flush mounted exhaust fans with automatic covers or similar types are permitted only if mounted on the back side of the roof gable. They must be painted and louvered to match the house.

These Guidelines are subject to revisions/modifications/amendments by the ACC from time to time. Please call the Association office for a current copy of the ACC Guidelines.

NOT PERMITTED

CATEGORY 3

