

Architectural and Aesthetic Control: Except for the initial construction of Living Units, Neighborhood Common Area facilities, Common Area facilities, and related improvements by the Declarans or a Builder, no building, structure or other improvement shall be erected or altered, nor shall any grading, excavation, landscaping, change of exterior color, or other work which in any way materially alters the exterior appearance of any structure, Lot, Living Unit, Parcel, Tract, or Neighborhood Common Area be performed without the prior written approval of the ARB (Crestview Villas Association Architectural Review Board). In obtaining said written approval, an owner or any other person applying shall comply with all applicable requirements and procedures.

The Association requires submission to the ARB any complete plans and specifications for any modifications, samples of building materials or colors proposed, diagrams for any modifications including landscaping changes, contractor information, including proof of Florida State License and Insurance, and any permits required by Florida law.

All decisions of the ARB shall be enforced by the Crestview Villas Association, as well as by the Heritage Greens Community Master Association.

**Painting of houses/villas** – The Association is responsible for the exterior painting of the villas, including the lanai building wall/s, with the exception of the lanai deck. The most recent painting is: Body and trim of dwelling is Sherwin Williams is a custom body paint (details are held and can be obtained by Association for any touchup needed by a homeowner). The Association can, at the time of the next painting, modify the dwelling and trim color.

**Painting of driveway and sidewalk to house/front door** – This painting is the responsibility of the homeowner if desired although not required to be painted. The paint color should match the trim color on the dwelling. Should the Association modify the trim color at the next re-painting of the dwelling, the driveway/sidewalk color may change. The Association will ensure any future color changes on the dwelling will blend or be complementary to the current color palate.

**Hurricane shutters** – Homeowner responsibility. Must be white, beige or clear in color; no metal/aluminum color allowed. Can be single removable panels, accordion or electric rolldown. Can be fabric coverings if in approved colors. Timeframe for hurricane shutter closure is during hurricane season (June 1 through November 30). Closure of hurricane shutters for short absences for security purposes is allowed at the discretion of the Association. Any installation of hurricane glass must meet current Florida building construction code.

**Exterior Lighting** – The Association is responsible for the replacement of the (4) exterior lights (the pole light which is on a sensor to go on every evening), two lights on either side of garage doors and (1) light at the front door. Currently these lights are white. Association has the discretion to change the color and style of the lights so long as they are standard for all dwellings. The homeowner is responsible for monitoring and changing the light bulbs on the pole light to ensure it is on every evening. Homeowner is responsible for maintaining the sensor for the pole light.

**Pole Light fixture electrical issues** – Any issues with the pole light not coming on, other than a light bulb change, should be directed to the Association for investigation by an electrician.

**Landscaping** – Association will replace vegetation (ie shrubs) that were part of original plantings by the builder (ie ixoras, arbutus). Any landscape replacement for non-original plantings is the responsibility of the homeowner.

Any landscape changes (removal or planting) requires written ARB approval with complete documentation as stated above. ARB approval of landscape plantings is also Board approval for our landscape company to maintain those plantings according to regularly scheduled maintenance.

Tree removal will be in accordance with county guidelines. County guidelines state that there must be 1 hardwood/native tree per every 3,000 square feet. If a tree planted by the association or previously approved by the association is diseased, the Association will remove it and determine if replacement is needed according to county guidelines; this includes any palm trees and native hardwood trees that were part of original plantings by the builder.

If the homeowner wants a hardwood tree removed, it is the homeowner's responsibility to pay for the removal and planting of a new tree. Certain hardwood trees fall within the easement for the CDD (Community Development District) and will require their approval in writing to remove as well as part of the ARB application. The CDD written approval must be attached to the ARB application.

The Association approved list of replacement hardwood trees is: Magnolia, Guava, Hibiscus, Holly, Jatropha, Anderson Crepe.

Any replacement of palm trees will be at the discretion of the Association and will be self-cleaning/trimming (Foxtail palm, Christmas palm).

Association landscape contract includes tree/palm trimming up to 14 feet in height. Above 14 feet requires additional cost to association to trim. Association will contract for tree trimming every 1-2 years dependent on growth and proximity of branches to dwelling.

Irrigation is the responsibility of the Association. No additional heads can be added to a property except by recommendation of our Irrigation Company and Association approval. No additional watering can be authorized except for new plantings and sod.

Sod replacement is at the discretion of the Association and coordinated with our landscape contractor and irrigation specialist to install and water.

At certain times of downed irrigation system, homeowners may be requested to water sod and shrubs until the issue can be fixed.

Mulch is provided by the Association once annually. Any additional mulch provided by the homeowner must match the existing mulch.

Should the homeowner want any additional plantings, it can be done at their own expense and must be preceded by a written ARB application detailing the planting and must meet association guidelines for planting. No work can proceed prior to ARB approval.

**Pool/screen cage** – Must be white structure with black or grey screens. If a structure is in disrepair or damaged/torn down by casualty (ie hurricane, tornado, major wind event), it must be replaced to it's original condition by the homeowner, in accordance with our association guidelines.

**Pest Control** – Resort Pest Control provides a service under our Common Expenses in our budget. They will spray outside and inside your dwelling as needed. This is for ants and bugs only. Extermination of rodents or other animals is the responsibility of the homeowner.

**Roof Tiles (updated standard)** – Replacement of the roof tiles is the responsibility of the homeowner. Our original roof's tiles are no longer available. Each homeowner was given 15 replacement tiles in the original color/style for use in minor repairs. These tiles must be painted to match current roof tiles as closely as possible; they cannot be left unpainted or of another color.

**Roof Replacement (New updated standard)** – Because we can no longer secure the style and color of our current roof tiles, going forward, for full roof replacement, **our new roof tile specifications are: Manufacture: BORAL; Style: Estate; Color: Salmon Light Yellow Antique; SKU Number:1GOWS6213DM; Style: Estate.** In the event that either the homeowner or the association fully replaces the roof, the **current requirement is that there be installed a midline from front to back, made of barrel tiles, to delineate one villa from the other.** This needs to be done whether both sides are being replaced at the same time or at independent times. Reference house number 2012 Crestview Way roof if needed as a visual example of the new standard. Field harvest of tiles or use of reclaimed tiles from boneyards is not allowed under Collier County code and therefore unacceptable as replacement when more than 25% of the roof needs to be repaired. Florida State Law states that repair of 25% or more of the roof requires full replacement of the roof.

**Screen doors** – front door, frame must be white or beige in color to match trim of dwelling.

**Front door** – Can have a window but must be the same color as the original door/trim of dwelling. Door must be in accordance with fire code.

**Garage door** – Must be solid with no windows. It must be the same style of current garage doors designated by the association. Must be the color of trim on house.

**Gutters** – Subject to Roofing Rules in our Association guidelines. The Original standard was from the front door around the garage to the front door on the attached villa, as installed by the builder. Any other gutters (side and back) are the homeowners responsibility and subject to ARB approval. They must match the current gutters.

**Mailboxes** – Homeowners responsibility to replace if damaged and must be current style and color as the one replaced. They must be standard for all 30 homes.

**Security cameras/devices** – Subject to ARB application and approval as it is attached to the external structure of the dwelling.