

BALLANTRAE

DESIGN REVIEW BOARD

**DESIGN REVIEW CRITERIA AND
ARCHITECTURAL GUIDELINES**

GENERAL PURPOSE

A properly designed and operated procedure for design review and architectural control in a community yields substantial benefits to all residents of that community. This procedure can create and preserve an attractive and livable community, preserve property values and minimize major problems in the form of misunderstanding and controversy among neighbors. To be effective an essential element of design review and architectural control is the recognition by all members of the community that this procedure is a benefit and not a burden.

ARTICLE VII of the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF BALLANTRAE (the "Master Declaration") provides for the review and written approval of all exterior changes and modifications to all Lots and Residential Units prior to the commencement of any construction or work. Furthermore, ARTICLE VII authorizes the establishment of a DESIGN REVIEW BOARD ("DRB") as a committee of the Board of Directors (Board). "The DRB may adopt such further rules and regulations as it deems necessary to carry out its functions and purposes hereunder provided all such rules and regulations shall be filed with and made a part of the Association's minutes".

The purpose of the DRB is to carry out the responsibility of the Board to assure that no exterior modification or changes shall be made to Residential Units, or improvements upon Lots unless they conform to the Master Declaration and that such changes will:

1. assure harmony of external design, materials and location in relation to adjoining or neighboring homes or other buildings and topography within the Property.
2. protect and conserve the value and desirability of the properties as a residential community.
3. be consistent with the provisions of the Master Declaration; and
4. conform to or enhance, in the sole opinion of the Board, or its designed committee (DRB), the aesthetic appearance of the properties and the community in general.

SCOPE OF DESIGN REVIEW CRITERIA AND ARCHITECTURAL GUIDELINES.

No construction, modification, alteration or other improvement of any nature whatsoever, except interior alterations not affecting the external structure or appearance, shall be undertaken on any Residential Unit or Lot or other parcel of land, unless and until the plans of such construction or alteration shall have been approved in writing by the DRB.

An Alteration Application must be completed fully with any and all accompanying plans, specifications, dimensions, color samples, Lot survey and such other information or

samples as the DRB may reasonable require. The Application will not be considered complete and therefore not accepted for review until all such information has been submitted. Delays and even denial of the request can occur when the DRB does not have enough detailed information to make an informed decision.

Modifications and changes subject to such approval specifically include, but are not limited to the following;

1. painting of a Residential Unit, including doors.
2. alterations to a Residential Unit or additions of rooms or porches.
3. alterations or modifications of windows and roof.
4. construction or installation of swimming pools, spas, whirlpools, fountains, or other pools.
5. installation of solar panels or other energy-generating devices
6. installation of skylights, roof exhaust devices, or rain gutters
7. installation of screen doors
8. installation of fences or privacy walls
9. additions of awnings, shutters, (including hurricane shutters), gates, flower boxes, shelves, statues or other outdoor ornamentation
10. installation of patios, railings or porch enclosures
11. installation of patterned or brightly colored internal window treatment
12. installation or erection of lattice work, air conditioning or garbage can enclosures or trellises
13. installation of satellite dish or tv antennas
14. installation of propane tanks
15. installation of "soft water" equipment
16. invisible dog fences
17. installation or modification of sprinkler systems
18. any alteration of the landscaping or topography of the Lot or homesite including, without limitation, the cutting or removal of trees in excess of three inches (3") in diameter at breast height

CHEST

19. planting or removal of plants
20. the creation of any pond or swale or similar features of the landscape
21. resurfacing or painting or repainting of driveways or privacy walls

OBJECTIVES AND PURPOSE OF ARCHITECTURAL REVIEW

The DRB evaluates all properly completed Alteration Applications on the merits of the individual request. Design approvals or denials are not based on subjective elements, but on the following criteria:

Conformance with Covenants and Design Guidelines: All applications are reviewed to confirm that the project is in conformance with the Declaration and approved Design Guidelines.

Design Compatibility: Compatibility is defined as similarity in architectural style, quality of workmanship, use of similar materials, color or colors, and construction details.

Location and Impact on Neighborhood: The proposed alteration shall relate favorably to the landscape, the existing structure, the surrounding homes and the neighborhood.

Materials: Continuity is established by the use of the same color or colors and compatible materials as were use in the original construction.

Relation to the Natural Environment: To prevent the unnecessary removal, destruction, contamination or otherwise harmful effects on the natural landscape or of the existing man-made environment.

Validity of Concept: The basic concept must be sound and appropriate to its surroundings.

APPLICATION FOR EXTERIOR CHANGE OR MODIFICATION

A homeowner wishing to make an exterior change or modification to his dwelling, unit or Lot must apply for and receive written approval for such change or modification prior to the start of any construction for the project.

Application is made by completing the **Alteration Application** and submitting it to the management company for the Ballantrae Homeowners Association. A copy of the Alteration Application is attached to these Guidelines.

STRAITON AT BALLANTRAE TOWNHOMES
ARCHITECTURAL GUIDELINES AND CRITERIA

In addition to the Ballantrae Architectural Guidelines and Criteria, of which Straiton Townhomes at Ballantrae is a part, the following guidelines are specific to Straiton and its townhome housing design.

No construction, modification, alteration or other improvement of any nature whatsoever, except interior alterations not affecting the external structure or appearance, shall be undertaken on any Residential Unit unless and until the plans of such construction or alteration shall have been approved in writing by the Design Review Board (DRB).

SCREENED LANAIS

Screened lanais may be extended up to an additional six (6) feet to the rear of the existing lanai. The frame shall be white and the screening shall be charcoal.

The floor of the newly added area must be constructed of concrete and may have screen walls and overhead ("roof"); or may be left open without screen walls and roof as an open patio.

By way of example but without being limited to, no steel, tin, aluminum, vinyl, plastic, PVC or canvas roofs shall be allowed.

Materials, other than concrete, may be considered for the floor, such as bricks, pavers, tile over concrete and stone if this material will be used to match the floor of the existing lanai.

Extension of the lanai area is subject to the elevation and topography of the Lot.

Homeowner shall be responsible for making certain that any required and necessary governmental permits for construction or building additions are obtained.

Homeowner shall be responsible for making certain that the additional lanai or patio area does not encroach onto any other Lot, Common Area or property owned by the Association or the Community Development District (CDD) **and does not block, obstruct or otherwise impede the originally designed and approved drainage flow on the Homeowner's Lot or any adjoining Lots.**

Homeowner shall make certain that the irrigation system on his Lot, the adjoining Lots, any Common Area property and any adjoining property owned by the Association operates in the same manner, to the same capacity and irrigates the same area as it did prior to the installation of his lanai or patio. The Owner, at his expense, shall be responsible for, including but not limited to, replacing, repairing and relocation of any sprinkler heads or irrigation pipes that have been damaged, changed to different type or size or dug out of the ground.

The Declarant reserves the right to construct or install lanais or patios outside the scope of these guidelines.

ENTRIES AND PORCHES

The front entry area, including the front porch, of a townhome Residential Unit shall not be enclosed by screen, vinyl, wood, aluminum, or windows whether glass or vinyl or enclosed with any other material. All front porches and front entries shall be left open as constructed by the builder.

GARAGE DOORS

Screens or screening shall not be permitted on any overhead garage door opening.

The Board of Directors may, from time to time, revise, amend, alter or otherwise change these guidelines per the authority given it in the Association's governing documents.

STRAITON TOWNHOMES FENCING GUIDELINES

No fence of any kind shall be installed or maintained on any Lot without prior written notice approval of the Architectural Review Committee (ARC).

1. Tan (beige) PVC fence, six (6) feet in height may be installed on an Owner's side property lines at the rear wall of each townhome unit. All such fences, for each building, shall terminate at the same point so that the ends of all fences will be the same or "in a line". Therefore, fences shall extend ten (10) feet, twelve (12) feet or fourteen (14) feet as determined by the rear wall offsets in each multi-unit building.
2. Rear lawns or any portion of an Owner's Lot may not be fully enclosed with fences or hedges in any way or with any items or materials that would restrict or impair the ability of landscaping maintenance personnel to have full access to each Lot for lawn care maintenance.
3. All fences shall be of the same style and design which is a "Tongue and Groove" solid privacy fence with straight top and no finials or other decorative tops on the posts per the attached picture.
4. The only color of fence shall be tan (beige) in PVC material.
5. Fence height shall not exceed six (6) feet.
6. Each Owner, is responsible for maintenance of his fence including but not limited to repair, replacement, pressure washing, edging, "weed-eating" and otherwise trimming grass and weeds from the edge of the fence. All fences shall be maintained in a like new condition. The Association is not responsible for maintenance of any Owner installed fence.
7. The Declarant reserves the right to erect fences and walls outside the scope of these fencing guidelines.
8. All fences shall be built to and conform to all manufacturers' specifications.
9. Homeowner shall be responsible for making certain that any required and necessary governmental permits are obtained.
10. Homeowner shall be responsible for making certain that the location of the fence does not encroach onto any other Lot, Common Area or property owned by the Association or the Community Development District (CDD) **and does not block, obstruct or otherwise impede the designed drainage flow on his or any adjoining Lots.**

11. Homeowner shall make certain that the irrigation system on his Lot, the adjoining Lots, any Common Area property and any adjoining property owned by the Association or the CDD operates in the same manner, to the same capacity and irrigates the same area as it did prior to the installation of his fence. The Owner, at his expense, shall be responsible for, including but not limited to, replacing, repairing and relocating any sprinkler heads or irrigation pipes that have been damaged, changed to a different type or size or dug out of the ground.

The Board of Directors may, from time to time, revise, amend, alter or otherwise change these fence guidelines per the authority given it in the Association's governing documents.

**BALLANTRAE
SPECIFICATIONS FOR STANDARDIZED
FOR SALE and FOR RENT SIGN**

There is only one approved and standard "For Sale" and "For Rent" sign for use in Ballantrae so that there will be uniformity in the design and look of this type of sign and it will not detract from the harmony and continuity of the aesthetics of the community. Therefore, any deviation or modification of the approved design is prohibited.

The design and specifications for the approved sign are:

1. There shall be only one (1) sign per Lot and shall remain only while the Owner of the Lot is actively trying to sell or rent the property but in no event more than 180 days unless renewed approval is obtained, in writing, from the Design Review Board of the Ballantrae Homeowners Association.
2. The sign post shall be a 4X4 pressure treated post with a protruding arm of 28 inches making it in the form of a half "T" or inverted "L" and painted in "One Shot" brand, or equivalent, in color black, gloss finish.
3. The post shall be set in the ground approximately 24 inches or sufficient depth so that the sign will not fall or blow over in normal winds. Overall height of sign shall not exceed 60 inches. Sign location shall be in the front lawn of the property, approximately "centered" between the edge of the driveway and the middle of the dwelling and four (4) to six (6) feet behind ("the house side") the public sidewalk. On corner Lots, the sign may be installed between the house and the point where the two public sidewalks intersect, staying behind the public sidewalks.
4. The sign shall be 24 inches by 24 inches including an arch or half circle on the top of the sign, by ½ inch MDO painted black (gloss) with copy on both sides.
5. The arch or half circle, shall contain the Ballantrae "B" logo in script (which can be provided by the developer/Declarant) with the word "Ballantrae" below it and will state the real estate company name and telephone number, including the agent's name if there is enough space on the sign, or the Owners name and telephone number if offered by the Lot Owner, and will state "FOR SALE" or "FOR RENT".
6. All lettering, phone numbers and the border around the sign edge shall be "Metallic Gold", by the brand, Avery, #A5732-M, vinyl.
7. The sign shall be attached to the protruding arm by 2 black chains and the bottom of the sign shall be approximately 30 to 36 inches above the ground.
8. No other signs, bills, posters, boxes, tubes or appendages shall be attached to the sign **except** that up to two (2) "riders" (attachments) may be secured to the **bottom** of the sign to indicate some special or particular feature of the property, ie; pool, spa, number of bedrooms, baths, etc.

These "riders" shall be in the same colors (black and gold) as specified in the above paragraphs 2 and 6 and each shall not exceed 24 inches long (or the width of the sign) by six (6) inches high.

AND, a black PVC tube or box may be attached to the post in which the owner or real estate agent can place information sheets about the home.

9. In the event of damage or vandalism Owner shall, immediately, have the sign restored to its original and approved condition or remove the sign until such necessary repairs or replacement of the sign have been made.
10. Attached is a drawing of an approved sign.
11. The Declarant reserves the right to erect signs outside the scope of these guidelines.
12. The Board of Directors may, from time to time, revise, amend, alter or otherwise change these sign guidelines per the authority given it in the Association's governing documents.