

Ballantrae

HOMEOWNERS ASSOCIATION, INC.

DESIGN REVIEW CRITERIA

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 constructed on the rear of the Residential Unit or the existing lanai and may have screen walls and overhead ("roof"); or may be left open without screen walls.

Open patios may also be added to the rear of the Residential Unit, constructed of concrete, concrete surfaced with ceramic tile or pavers, bricks and interlocking pavers. Colors of tile, pavers and bricks shall be compatible with the colors of the dwelling unit.

Wood decks will be considered on an individual Lot basis.

Roofs on an extended or added lanai shall match the existing roof of the dwelling unit in type of materials and color or may be of the flat aluminum wrapped Styrofoam product "ELITE" or equal. By way of example but without being limited to, no tin, vinyl, aluminum "pan roof", plastic, or canvas roofs shall be allowed.

Extension of any lanai or patio 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.

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 front porches, of a Residential Unit dwelling (single family detached or townhome, attached) 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 remain as constructed by the builder.

SPAS

An above ground spa may be permitted on a single family detached Lot if it meets the following criteria:

1. Spa size shall not exceed eight (8) feet in diameter,
2. Location shall be in an enclosed screened porch or screened lanai area on the rear of the Residential Unit, or on a concrete patio attached to the rear of the Residential Unit.
3. No above-ground swimming pool shall be permitted.
4. No spa shall be made of vinyl, plastic, PVC, rubber or similar materials. Only fiberglass or concrete spas constructed and installed by a professional pool and spa company shall be permitted.

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.