



**THE HOMEOWNERS ASSOCIATION of
HIGHLAND LAKES, INC.**

**POLICIES, RULES and PROCEDURES
MANUAL – SECTION FOUR**

ARCHITECTURAL REVIEW STANDARDS



ARCHITECTURAL REVIEW STANDARDS

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PREFACE

The *SECOND AMENDED AND RESTATED DECLARATION OF RESTRICTIONS AND AFFIRMATIVE COVENANTS*, states:

“The Board shall establish and enforce architectural control and publish an implementing manual containing standards, procedures and guidelines, (“ARC Manual”). It shall have the right to appoint an Architectural Review Committee for consideration and approval or disapproval of Member applications for projects to change the exterior appearance of Encumbered Properties. Criteria for approval shall be based upon location, size, type, or appearance of the structure and/or the Encumbered Property, harmony of design, location and finished grade elevations with existing structures and topography. After notification, the Architectural Review Committee shall have authority to make onsite inspections of Encumbered Properties.

Subject to the ARC Manual and the following specific restrictions, all projects that will change the exterior appearance of an Encumbered Property, regardless of the reason, must be approved in advance by the Association.

(1). Sheds, Outbuildings and Other Similar Structures.

No shed, outbuilding, storage shelter or accessory structure may be constructed or maintained upon any Encumbered Property.

(2). Fences and walls.

No fence or wall may be constructed, replaced or repaired upon any Encumbered Property without prior written approval of the Association. The Board shall have the authority to prohibit such structures in their entirety or to allow such structures on the exterior boundary of Highland Lakes, as defined in the ARC Manual, or split rail fences bordering a golf course.

(3). Exterior Painting

No outdoor surface upon any Encumbered Property structure may be painted or repainted prior to written approval of the Association.

(4). Roofing

No roofing may be replaced prior to written approval of the Association.”



ARCHITECTURAL REVIEW STANDARDS

TV Antennas and Satellite Dishes

Meet the Standard, no formal application is required.

The Federal Communications Commission defines permissible antennas in the two bullets below.

- an antenna that is designed to receive direct broadcast satellite service, including direct-to-home satellite services, that is one meter or less in diameter or is located in Alaska; or an antenna that is designed to receive video programming services via multipoint distribution services, including multichannel multipoint distribution services, instructional television fixed services, and local
- multipoint distribution services, and that is one meter or less in diameter or diagonal measurement; or an antenna that is designed to receive television broadcast signals,

General Considerations:

Installation of an antenna described above is permitted.

Location:

Antennas must be attached to the building.

Impact:

The ARC is concerned with the streetscape of our community. Therefore, after considering receivability of signals one should attempt to hide the antenna from the street. TV antennas installed in the attic is a perfect solution.

Awnings and Decorative Shutters

Materials and Design: Materials must be corrosion resistant such as wood, aluminum, stainless steel, fiberglass, plastic, woven fabric, or treated canvas. Shutter design should be compatible with design of the house and adjacent houses. Shutters and awnings should be installed to withstand hurricane force winds.

Size: Shutters mounted next to windows must be no wider than half the width of the window opening.

Colors: Awnings and shutters shall be of a compatible with the home's body, trim, or accent colors.

Documentation required with Application: Applications must include the color number from the ARC's Color Book and a picture or sample.

Adopted: 2/14/14

Reaffirmed:

Revised: 05/25/2018, 05/21/2021



Awnings Shading Patios

Documentation required with Application: A sketch, photograph or catalog rendering, including all materials, and the color number from the ARC's Color Book and a picture or sample.

Building Height Limit

General Considerations: Additions, alterations, remodeling, or reconstruction shall not be higher than the original construction.

Approval is required for all room additions, lanais, patios, patio enclosures, or porch enclosures.

Clothes Lines

Meet the Standard; no formal application is required.

Standard: Residents may use outside lines for drying clothes only at the rear of the residence and only during daylight hours. Lines must be taken down at sunset.

Damage Repair

Emergency Repairs: Begin cleaning up and securing the property immediately. Notify Resident Services and submit an application as soon as possible. Complete the work within thirty days or in the time allotted through the application process.

Roof Repairs: Refer to the "Roofs" section on page 417.

Documentation required with Application: The application for permanent repair work must include a site or plot plan showing the exact location, shape and dimensions of construction. The plan must also show driveway, walkways, proposed landscaping and property easements along with color choices.

Adopted: 2/14/14
Reaffirmed:
Revised: 05/21/2021



Decks and Patios

General Considerations: When the deck or patio project includes other external changes, such as fencing, railing, lights, etc., those aspects must meet the appropriate standard. Permitted railings are described in the Fences section on page 410.

Location: Open decks and patios may be located only in the immediate rear or front of the house. The location and design of patios and decks may not unduly impair nearby neighbors' views or drainage.

Materials: Open decks and patios may be constructed of poured or pre-cast concrete or pavers, composite deck materials, redwood, cedar, or pressure treated wood or may be coated or surfaced with tile, flagstone, or slate.

Color: If painted, the color must be an approved color and must be harmonious with the body and trim colors on the house.

Documentation Required with Application: For decks, patios (and additions to them) a site plan showing the location of the construction, the distances to boundary lines and easements, the size and location of the residence, and a list of construction materials must be provided. For painted projects, applications must include the color number from the ARC's Color Book and a color sample with the manufacturer's color number.

Decorations (Seasonal)

Meet the time line, no formal application is required. Seasonal (Holiday) decorations must be removed no later than thirty days after the Holiday.

Doors, Entry (Other than Garage Door)

Materials: Doors of any design are allowed provided they are compatible with the design of the dwelling. Screen and storm doors may be installed on the same jamb as the entry door.

Color: Entry doors may be painted with an approved body, trim, or accent color and must be harmonious with the colors of the dwelling.

Adopted: 2/14/14
Reaffirmed:
Revised: 05/21/2021



Documentation required with Application: A sketch or photograph that includes materials along with the color number from the ARC's Color Book and a color sample with the manufacturer's color number.

Reminder: The homeowner needs to ensure that the county requirements are met.

Driveways

General Considerations: When changing the size or materials of the driveway, it must conform to the items below as well as meet the county requirements.

Materials: Except for existing pavement in sub-associations, asphaltting (blacktopping) of driveways will not be permitted. Driveways must be constructed of reinforced concrete, concrete pavers, or brick and mortar on a durable base. The driveway must consist of only one of the above materials.

Size: The width cannot exceed 22 feet. At least two-thirds of the driveway must be in front of the building.

Color: Driveways may be coated or plain. Black topping is not permitted. If coated, the color must be harmonious with the neighborhood and the house color scheme. The color must be in the ARC approved driveway color chart.

Reminder: **Pinellas County has rules, ordinances, etc. that must be accommodated. Depending upon the work a County Permit may be required. Some sub-associations own the roadways which eliminates Pinellas County and allows the sub-association to create its own requirements.**

Documentation Required with Application: A diagram showing location and dimensions must be provided for all changes to the driveway. A description of the materials used and their color, if any, must be provided. If colored, the color number from the approved ARC Color Book must be included.

Adopted: 2/14/14

Reaffirmed:

Revised: 05/22/20, 05/21/2021



Emergency Power Generators and Fuel Supply Location

Location: Emergency power generators shall be installed close to the water supply, heating, or air conditioning equipment.

Reminder: Propane tanks can be dangerous and must conform to National Fire Prevention Association standards and County requirements.

Documentation Required with Application: A description or brochure describing the equipment and a site map showing the location of the equipment, the house and easements must be provided.

Fences

General Prohibition: Fences at Highland Lakes are prohibited except for:

- fences along the external boundary of Highland Lakes, excluding the south side of Lake Pointe Road
- fences bordering the golf courses,
- fences used to screen outside utilities such as air conditioners, and
- railings around open patios.

CONSTRUCTION OR INSTALLATION OF FENCES IS SUBJECT TO THE VIOLATION PROCEDURE

Fences that do not comply with the Standards, no matter when constructed must be removed. Applications for replacement will not be approved.

Fences along the Perimeter of the Association

Location: Owners may erect sound proofing walls, fencing, or plantings along their property lines that form the exterior perimeter of Highland Lakes.

See the included map specifying the perimeter of Highland Lakes, page 423.

Adopted: 2/14/14

Reaffirmed:

Revised: 06/15/2018



Design and Size: Fencing or walls must be harmonious with existing fencing or walls on nearby properties and be no higher than six feet above ground.

Documentation Required with Application: A detailed description and sketch of the proposed barrier and adjacent barriers must be submitted with the ARC application.

Fences Bordering a Golf Course

Location: Owners of properties bordering a golf course may erect a split rail wooden fence within the owner's property lines. If a fence is to extend to a side lot line, then each property owner must leave an 18" opening at each property corner.

Materials and Design: Only split rail fences of natural wood construction are acceptable. Two horizontal, 10-11 foot rails, 16" on center from the ground level shall be used. The ends of the horizontal rails shall be inserted into vertical posts, which extend 42" above the ground level. The buried portion of the vertical post must be treated with a preservative coating before installation. See the included sketch for details of construction on page 424.

Color: The owner may coat the fence with a clear preservative; however, the fence is to remain its natural color.

Documentation Required with Application: The owner must provide a sketch and description of the property and proposed fence.

Fences Screening Air-Conditioners and other Utilities

Location: Owners may erect barriers to conceal air conditioners, water softeners, portable propane tanks, next to their residence.

Materials: These barriers may be constructed of treated wood, fiberglass, vinyl, or decorative masonry.

Color: If painted, the color must be harmonious with the house color scheme.

Adopted: 2/14/14
Reaffirmed:
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Size: The screening device is to be no more than six feet high nor wider or longer than necessary to provide working room around the device.

Documentation Required with Application: A sketch or photograph that includes materials along with the color number from the ARC's Color Book and a color sample with the manufacturer's color number.

Railings Surrounding an Open Patio

Location: A railing or open style fence at the edges of an open patio is permitted.

Design and Size: The railing must be unobtrusive to neighboring properties and be no higher than three and one-half feet above the ground. Picket fences are not allowed. Only balusters one inch or thinner are allowed. See the sketch on page 425 for details of permitted construction.

Color: If painted, the color must harmonious with the house color scheme.

Documentation Required with Application: A detailed description and sketch shall be submitted with the ARC application including color choice codes, color chips, or actual samples, if the railing is painted.

Flags and Flag Poles

Meet the Standard, no formal application is required.

Location and Size: Flags may be mounted on the building.

Homeowners may erect a freestanding flagpole no more than twenty feet high on any portion of their property as long as it does not obstruct sightlines at intersections and is not in an easement.

Allowed flags are,

- Statutory flags
 - Official United States Flag,
 - Official State of Florida Flag,
 - United States Army, Navy, Air Force, Marines, Coast Guard, Space Force, or POW-MIA flag,
- The current flag of a college or university,
- The current flag of a sports team



- A decorative flag with no specific meaning conveyed,
- Holiday and seasonal flags.

All other flags are prohibited.

Front Entry Enclosures

Location: Dwellings may have front entries enclosed with screening or windows if the screening and windows are inside the exterior soffit (overhang.)

Color: Metal framework must be colored to harmonize with the house or may be plain anodized aluminum. Painted wood frames must be of an approved color.

Documentation required with Application: A sketch or photograph that includes materials along with the color number from the ARC's Color Book and a color sample with the manufacturer's color number.

Garage Door

Construction and Design: Garage doors must be a functional design that will allow use of the garage for vehicle parking. Existing two car garage doors may not be replaced with multiple doors. Translucent doors are not acceptable.

Color: Garage doors can be any combination of approved body and trim colors; other adornments are not allowed.

Documentation required with Application: A sketch or photograph that includes materials along with the color number from the ARC's Color Book and a color sample with the manufacturer's color number.

Garage Door Screens

Construction and Design: Garage door screens must be a functional design that will allow use of the garage for vehicle parking. Garage door screen may move horizontally or vertically. The screen color may be plain aluminum, white, black or an exact match to the house body or trim color. Other adornments are not allowed.

Documentation Required with Application: A sketch or photograph that includes materials along with the color number from the ARC's Color Book and a color sample with the manufacturer's color number.

Adopted: 2/14/14

Reaffirmed:

Revised: 11/20/15, 05/21/2021, 08/27/2021



Grillwork on Windows or Doors

Color: Security bars and grillwork color must be harmonious with the house colors.

Documentation required with Application: A sketch or photograph that includes materials along with the color number from the ARC's Color Book and a color sample with the manufacturer's color number.

Gutters and Downspouts

Location: Downspouts are to be installed so that water does not drain onto adjacent property.

Material: Gutters are to be of corrosion resistant material and must be installed with sufficient, corrosion resistant hangers to prevent sagging.

Color: If painted, the color of downspouts and gutters color must be harmonious with the house colors.

Documentation required with Application: A sketch or photograph that includes materials along with the color number from the ARC's Color Book and a color sample with the manufacturer's color number.

Hedges

Location: Hedges between houses and along major or boundary roadways (Alderman Road, Highland Boulevard, Highland Boulevard North, and Fish Hatchery Road) may be of any height.

Hedges between houses must not extend beyond the front plane of the house. Hedges and trees may not impair the visibility of traffic control devices or a driver's view of traffic at any time.

General Conditions: All hedges must be properly maintained and neatly trimmed on both sides and the top. Hedges with sparse foliage where mostly bark is visible on either side or top must be removed or replaced. **Lack of trimming can be reported as a violation of the ARC Standards.**

Adopted: 2/14/14
Reaffirmed:
Revised:05/21/2021



Hot Tubs, Spas, and Jacuzzis

Location: Hot tubs, spas, and Jacuzzis may be installed at the rear of the house and may not extend beyond the side plane of the house

Design: A hot tub, spa or Jacuzzis may be screened or enclosed as long as it is harmonious with the house.

Color: Metal framing shall be white, black, bronze, or plain anodized aluminum. Painted framing shall be compatible with the house color scheme.

Documentation Required with Application: A drawing showing the location of the hot tub, spa or Jacuzzis, the house, and easements must be submitted with the application. Applications must include the color number from the ARC's Color Book, color chips, Manufacturer's number or actual samples.

Hurricane Window Protection

General Considerations: Each protective device is to fit the individual window on which it is placed.

Color: Each permanently installed protective device or device installed for the hurricane season must be compatible with the color scheme of the house. Removable devices may be unpainted, clear or colored to match the wall.

Documentation required with Application: A sketch or photograph that includes materials along with the color number from the ARC's Color Book and a color sample with the manufacturer's color number.

IRRIGATION SYSTEMS (UNDERGROUND)

No formal application is required.

Adopted: 2/14/14
Reaffirmed:
Revised:05/21/2021



Lanais

Refer to the “Room Additions, Lanais, and Patio Enclosures” section. (Page 418)

Landscaping

This Standard addresses: lawns, plantings, ponds, rocks and stepping-stones, seasonal decorations, trellises, yard ornaments and equipment.

Lawns

Meet the Standard; no formal application is required.

Standard: The grounds around a home must be covered with at least 50% grass and natural plantings. Artificial grass is not permitted.

Plantings

Meet the Standard; no formal application is required.

Location: Grounds must be covered with at least 50% grass and natural plantings. Planting may not impede the visibility of traffic control devices or driver’s view of traffic. Plantings may not unduly impair neighbors’ views, amount of sunlight, natural ventilation, or natural drainage at any time.

Size: Plantings of garden areas and trees are not restricted in size except as provided above.

Ponds (Artificial)

Location: Artificial ponds may be installed at the front or rear of dwellings. Ponds may not be installed within any easement area.

Size: Artificial ponds shall not exceed 60 sq. ft. in area.

Documentation Required with Application: Site plans showing the dwelling, the easements, and the proposed ponds must be provided.

Adopted: 2/14/14

Reaffirmed:

Revised:



Rock and Stepping Stones

Meet the Standard; no formal application is required.

Standard: The size of rock gardens is limited by the standard requiring lawns to be at least 50% grass and natural plantings. Walls around plantings may not be higher than 12 inches. Predominantly gravel or stone yards are not permitted. Paved borders, gravel, or stepping-stones shall be limited to walkways, paths, edging and plant surrounds.

Seasonal Decorations

Refer to the Decorations Standard (page 406)

Trellises

General Considerations: Trellises may be erected only to support climbing plants. They may be constructed of any material and must be kept in good repair.

Color: The color and finish of the trellis must be harmonious with the house color scheme.

Documentation Required with Application: A drawing showing the location of the trellis, the house and easements must be submitted along with a sketch or photograph that includes materials along with the color number from the ARC's Color Book and a color sample with the manufacturer's color number.

Yard Ornaments and Equipment

General Considerations: Submit an ARC Application for fountains, statues decorative items, gliders and swing sets only if they will be visible from the street. An application is not required for benches or swings that seat three people or less.

Documentation Required with Application: A site plan or drawing for items visible from the street with a sketch or photograph that includes materials along with the color number from the ARC's Color Book and a color sample with the manufacturer's color number.

Adopted: 2/14/14
Reaffirmed:
Revised:05/21/2021



Lighting (Exterior)

Meet the Standard; no formal application is required.

General Considerations: Flood or focused lighting shall be directed well inside the applicant's property and shall not be of such intensity as to disturb the neighbors. Motion detector lights are not to exceed 15-minute duration.

Mailboxes

Meet the Standard; no formal application is required.

Standard: Enclosed mailboxes shall be less than 54" high, 20" wide and 24" deep and must conform to USPS requirements.

Painting and Exterior Colors

General Considerations: Body, trim and accent colors must conform to the ARC's Color Book. The Book may be reviewed at the Resident Services Desk, or on the HOA's website. The approved color samples and numbers are used for reference only and do not imply or require the use of any specific manufacturer's product.

Dwellings may be painted with up to three colors: body, trim, and accent. The combination of colors must be harmonious. If painted, downspouts and gutters must use the same color scheme as the house.

Suggestion: As a rule of thumb the main or body color should cover approximately 60% of the exterior with the trim color, if any, covering approximately 30%. The accent color should be limited to approximately 10% of visible surfaces. All colors must be harmonious.

Documentation Required for Approval: Applications must include the color number from the ARC's Color Book and a color sample indicating that the "same" or "previous" color has been chosen is not acceptable.

Adopted: 2/14/14
Reaffirmed:
Revised:05/21/2021



Patios

Refer to the “Decks and Patios” section on page 406.

Patio Enclosures

Refer to the “Room Addition, Lanais, and Patio Enclosures” section on page 418.

Rain Barrels

Appearance: Rain barrels must be harmonious with color scheme of the house.

Documentation Required for Approval: A sketch or photograph that includes materials along with the color number from the ARC’s Color Book and a color sample with the manufacturer’s color number.

Roofs

General Considerations: All re-roofing requires ARC approval, regardless of color or style. Roofs or erected covering for golf carts, vehicles or boats are not permitted.

In an emergency: Emergency roof repairs may begin as needed. Resident Services must be informed as soon as possible. An ARC application must still be submitted to obtain Association approval of the work.

Materials: In neighborhoods having tile roofs throughout, roofs must be replaced with tile roofing or metal roofing of a similar tile-style design. In neighborhoods having asphalt shingle roofs throughout, roofs must be replaced with asphalt shingle roofing or metal roofing of a similar design. In neighborhoods having a mix of roofing, roofs may be replaced with tile, asphalt shingle or metal roofing with a tile-style design or with a design similar to asphalt shingles. Roofing materials and architectural style must be harmonious with that of the house. Buildings with more than one living unit must be uniformly roofed with the same material and color. The use of flat, composite, bonded top and bottom aluminum-Styrofoam-aluminum roofing panels for screened porches, lanais and patios is acceptable. Corrugated, ribbed or flat metal roofs are not acceptable.

Adopted: 2/14/14
Reaffirmed:
Revised:05/22/2021



Color: Roofing colors must be compatible with the house color scheme and conform to the ARC's Color Book that can be viewed at the Resident Services desk or on the HOA's website.

Documentation for Approval: The application must include the color number from the ARC's Color Book. **Indicating that the "same" or "previous" color has been chosen is not sufficient.**

Room Additions, Lanais, and Patio Enclosures

General Considerations: Due to the high profile of additions, it is best if the homeowner addresses the ARC committee prior to investing time and resources. Framing shall be attached to existing building structural members. The roof overhang on all sides must equal or exceed roof overhang on the main structure. Additions other than garages may not have a door that opens vertically. The roofline of any addition must not be higher than the original roofline of the house.

Location: The location of the addition must not unduly impair neighbors' view or drainage. Additions may be built onto the rear of houses.

Roof Materials: Refer to the 'Roofs' standard above.

Pitched roofs are to be compatible in material with the existing roof. Flat roofs may consist of composite aluminum-Styrofoam-aluminum panels bonded top and bottom.

Wall Materials: The walls of the addition must be of wood, concrete, metal, or structural plastic.

Construction Noise: Construction noise that a neighbor can hear is only allowed between 7:00 a.m. and sundown Monday through Saturday.

Color: If the walls of the addition are of wood or concrete (stucco), they must use the same color scheme as the rest of the house. If the walls of the addition are metal, the color can be white, black, bronze, or natural aluminum. Pitched roofs are to be compatible in color with the existing roof. Roof fascia of the addition must match or blend as closely as possible to existing roof fascia.

Reminder: The homeowner needs to ensure that the county requirements are met.

Adopted: 2/14/14
Reaffirmed:
Revised:05/21/2021



Documents Required for Application: Submit site plans showing easements, the existing building, streets, and proposed addition, with elevations. Applications must include a copy of the engineered drawing that includes materials along with the color number from the ARC's Color Book and a color sample with the manufacturer's color number, and a drawing containing the size of the lot and the finished size of building in square feet.

Room Additions to the Front

General Considerations

Due to the high profile of additions, it is best if the homeowner addresses the ARC committee prior to investing time and resources.

Room additions to the front of a house must use block and stucco construction other materials may be used for decoration and highlights. Entry and front porch additions must compliment the streetscape and improve the curb appeal. Additions must not result in any point of the house being substantially closer to the street than the adjoining houses.

Construction Noise: Construction noise that a neighbor can hear is only allowed between 7:00 a.m. and sundown Monday through Saturday.

Documentation required with Application.

Submit site plans showing easements, the existing building, streets, and proposed addition, with elevations. Applications must include a copy of the engineered drawing that includes materials along with the color number from the ARC's Color Book and a color sample with the manufacturer's color number, and a drawing containing the size of the lot and the finished size of building in square feet.

Sheds, Outbuildings, and Storage Structures

Standard: All buildings not attached to the house are prohibited.

Construction or installation of prohibited structures is subject to the Violation Process.

Shutters

Refer to the "Awnings and Decorative Shutters" on page 404.

Signs

General Conditions:

All Signs must be placed on your deeded property



- Small signs such as “Please keep off the grass” or “No dogs allowed on grass” are permitted.
- Garage sale and special event signs are allowed and may be placed no more than 48 hours prior to the start of the event or sale and must be removed immediately on the last day of the event or sale.
- Contractor signs may be erected only during the period of active work.
- Commercial advertising signs are not permitted.
- While the house is actively on the market, “For Sale” or “For Rent” signs are permitted.

Reminders:

Local Governments allow;

1. Signs notifying the public that the house has a security system.
2. Signs as defined in the Pinellas County Political Sign Ordinance.

The property between the sidewalk and the street is county property (publicly owned land.) However, some sub-divisions own their streets negating the above statement.

Contained within the Pinellas County, Florida Code of Ordinances, Part III, Chapter 162, Article III, Section 162-77 is the statement;

(a) Signs shall not be located on publicly owned land or easements or inside street rights-of-way except signs required or erected by permission of an authorized governmental agency. "Signs" shall include, but not be limited to, handbills, posters, advertisements, or notices that are attached in any way upon lampposts, telephone poles, utility poles, bridges, and sidewalks.

This ordinance prohibits all signs such as For Sale, Garage Sale, Open House etc. from publicly owned land.

Skylights

No formal application is required.

Solar Light Tubes

No formal application is required.

Solar Panels

Meet the Standard; no formal application is required.

Location: Solar panels must be roof-mounted.



Swimming Pools

General Considerations: Above ground or partially above ground swimming pools are not permitted. Swimming pool areas must be enclosed or screened on all sides. Construction must be completed within ninety days of the start of the project.

Location: On ordinary lots pools must be installed to the rear of a residence between the extended sidewall planes of the home. On unusual or larger lots the pool may be offset to one side of the residence, but must be set back at least ten feet from the front wall of the house. The location of the pool, appurtenant structures, and plantings are not to unduly impair nearby neighbors' views or drainage.

Enclosure and Color: The design of enclosure is to be compatible with the architecture of the residence. If painted, the enclosure framing color shall use the same color scheme as the house.

Documentation Required for Application: Submit site plans showing easements, existing buildings, streets, and the proposed swimming pool as well as the color choice codes, color chips or actual sample.

Reminder: County safety regulations apply a permit may be required.

Adopted: 2/14/14

Reaffirmed:

Revised: 08/25/2015, 05/25/2018, 01/31/2020, 05/21/2021

Trellises

Refer to the "Landscaping" section on page 415.

Trees

A formal application is not required.

However, Florida state law states that to prune, trim, or remove a tree on residential property the property owner needs documentation from an arborist certified by the International Society of Arboriculture or a Florida licensed landscape architect that the tree presents a danger to persons or property.

Trees being removed must include the entire tree to at least the grade level. The Association encourages Members to plant trees somewhere on their property to replace the removed trees.



Vehicles, Parking

General Considerations: Vehicles, such as Cars, Trucks, Boats, Golf Carts, Personal Watercraft or Trailers of any type may not be parked on unpaved areas.

A resident or resident's guest may park a recreational vehicle or a boat on a trailer in the resident's driveway for a maximum of forty-eight hours in order to load or unload the RV or boat.

Walls

General Considerations: Removal or modification of all walls requires prior ARC approval.

Walls are permitted at Highland Lakes only in five specific applications:

1. **Along the perimeter of Highland Lakes:** Walls up to six feet high may be erected along the perimeter of Highland Lakes, excluding the south side of Lake Pointe Road. The wall must be harmonious with existing walls on adjacent properties.
2. **Screening of Air Conditioners and other utilities:** Walls up to six feet above the ground are allowed. They must not be wider than necessary to give working room around the device. They must not be longer than necessary to screen the devices.
3. **Walls around Plantings:** Other than original decorative knee walls, walls around plantings may not be higher than twelve inches.
4. **Retaining Walls:** used for ground movement control must be no higher than ground level at their highest point.
5. **Original construction, front yard knee-walls:** Homeowners may retain or remove these walls.

Documentation Required for Application: A detailed description and sketch as well as the color choice codes, and a color sample shall be submitted with the ARC application.

Wall Decorations

Complete all sections of the ARC Application Form if, and only if, the wall decoration is visible from the street.

Documentation Required for Application: Provide a picture of the decoration and a sketch of its proposed location.



Wells

No formal application is required.

Windows

General Considerations: No formal, written application is required for replacement windows where the rough opening is not changed.

Documentation Required for Application: Where the rough opening is changed, literature describing the windows and the final wall finish must be submitted with the ARC application.

Reminder: County permits are required for window replacements, no matter what size.

Adopted: 2/14/14
Reaffirmed:
Revised: 05/21/2021

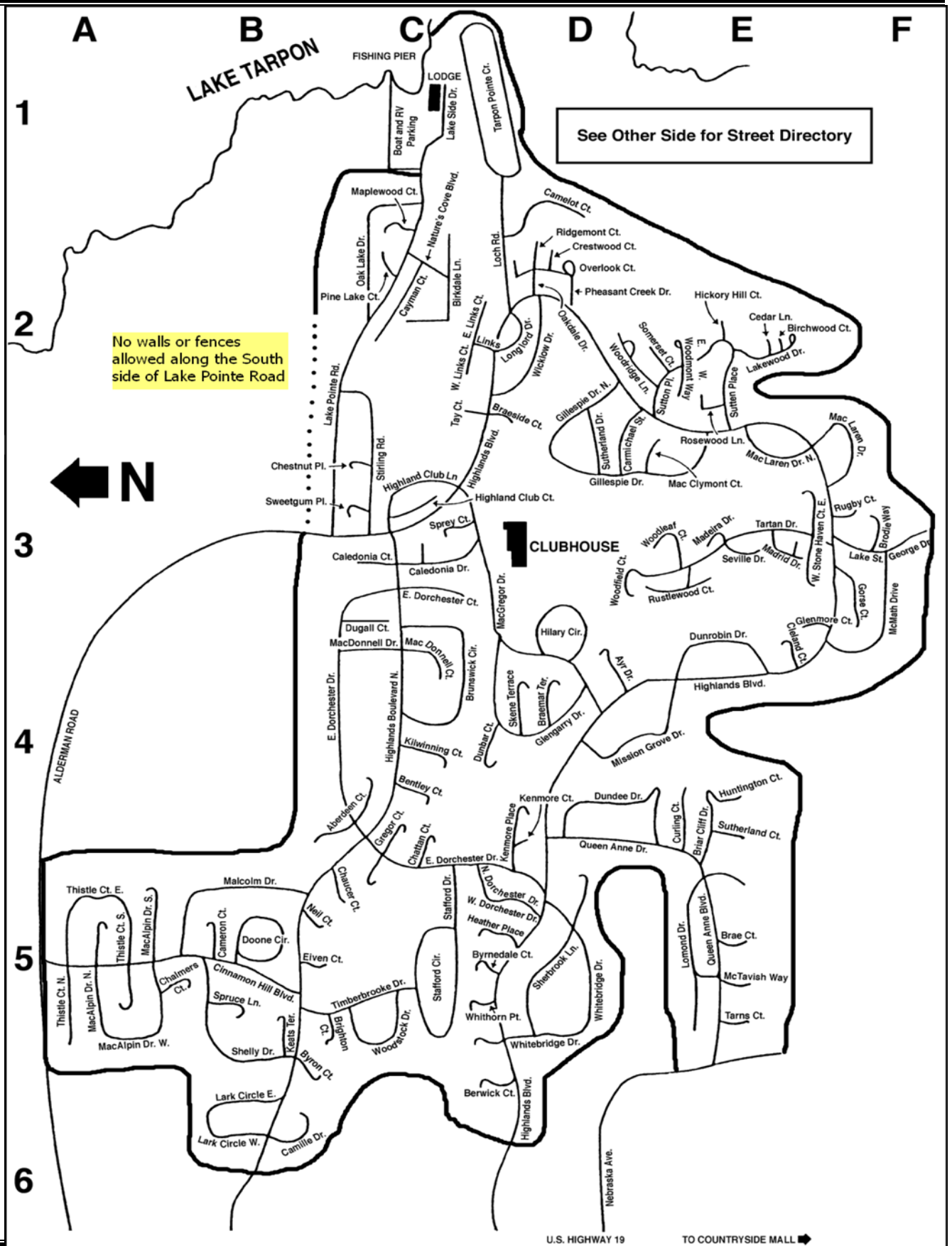
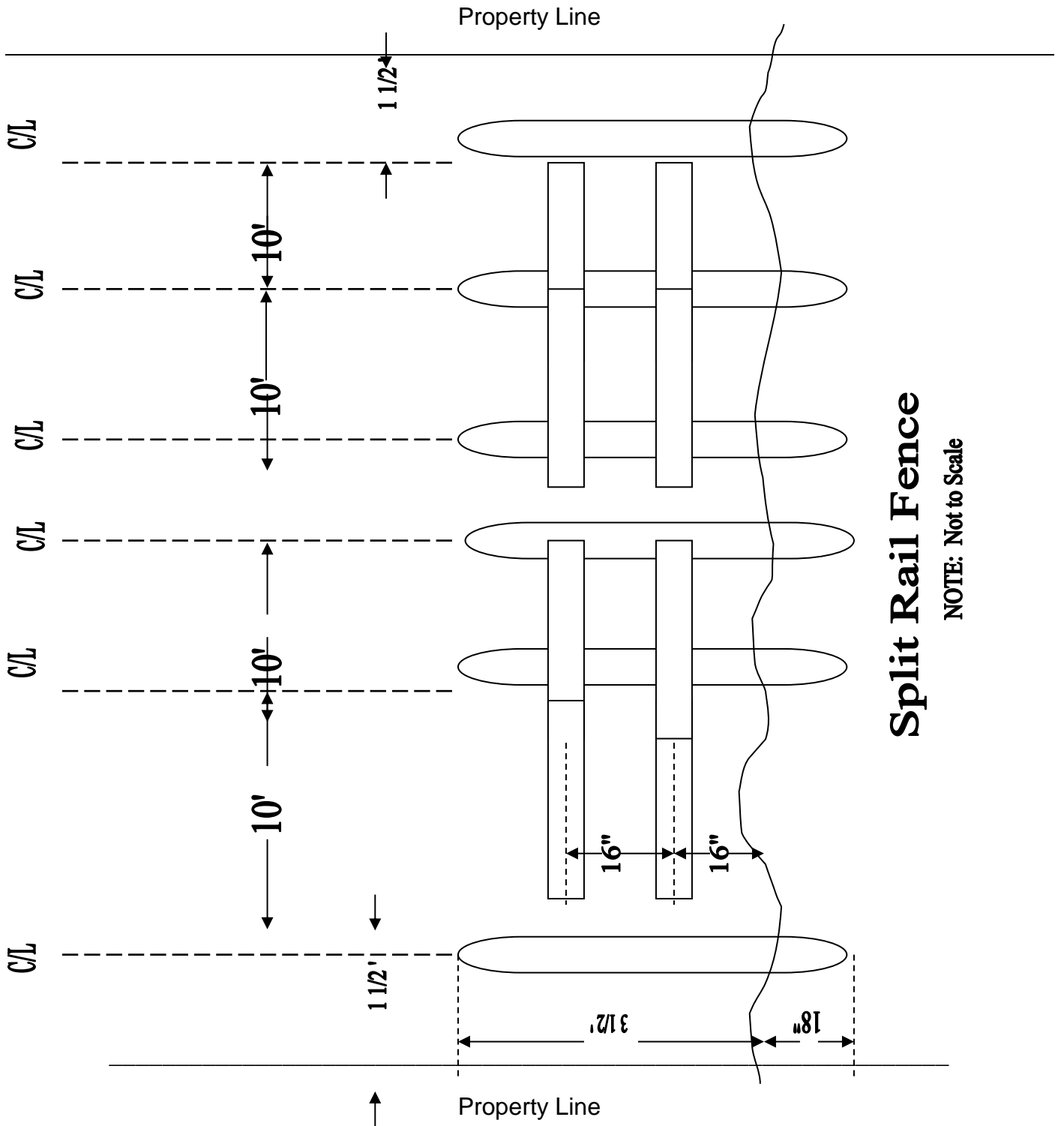




Diagram of an appropriate split-rail fence adjacent to a golf course





Typical Allowable Railing

