

ARCHITECTURAL GUIDELINES FOR FENCES, LANDSCAPING EXCEPTIONS AND EQUIPMENT ENCLOSURES AT OAKHURST RESERVE

The Board of Directors has adopted the following guidelines for the community:

FENCES:

- White PVC; 6ft in height
- Tongue & groove style
- (Note: This was modified on June 3, 2003 from originally adopted fence style due to cost of previous style)
- White flat New England style cap for posts

Fence should be located no further forward than mid side-wall of home, to side lot line, to rear of home lot line, entire lot to be enclosed, no partial fencing permitted.

A live hedge (viburnum) may be used for a fence. Maximum height is 6ft, and must be maintained by trimming at all times. One courtesy letter will be sent if live hedge exceeds 6 feet. Live hedge should be placed inside of your property line, cannot encroach on neighboring property.

A/C UNITS, POOL EQUIP. ENCLOSURES (includes vac-pak equipment, heaters, gas tanks):

- Must be surrounded by mature shrubs, that will (when planted) completely obscure equipment from street view. No other type of enclosure will be permitted, unless the rear yard is fenced in.
- Air conditioners and water softeners must be completely hidden by plants or a bush when viewed from the street.

MAIL BOXES:

- Black pole with black mail box, house numbers should be on both sides.
- Red flag, no decorative flags.
- Vines or plants that cover the mailbox or plants that are over 18 inches are NOT allowed.
- Decorating mail box for holidays: 2 weeks prior, take down no more than 1 week later.

LANDSCAPING:

- Switching out flowers and small plants in front planting bed DO NOT need ARC approval.
- No additional street trees (or other plantings) will be permitted between the sidewalk and street.
- The Board has chosen not to approve the planting of any papaya, banana, or other fruit bearing trees for the front or side yards. These trees do not do well in our growing zone in winter and present an unattractive appearance after cold weather. Citrus trees will be considered for rear yard planting only.
- No weeds permitted in planting beds or lawn as seen from street.
- Maximum plant height in front of house is 4 feet maximum plant height on side of house is 6 feet. (This pertains generally to bushes, as a general rule, because if a plant is maintained, it is possible that it may be taller than 4 or 6 feet, the exception would be a small palm or bird of paradise).
- No plants or bushes are allowed to grow onto house, i.e. vines or bougainvillea.

- No vegetable gardens allowed in front yard or planting bed.

Recommended Turf for Oakhurst Reserve

- St. Augustine grass is the recommended turf
- Bahia grass sod (not seed) may be used as an alternative only with ARC approval
- You may only have one variety of grass in the front and side yards of all lots. If backyard is NOT fenced and can be seen from the street, it must also be consistent with the rest of the lot.
- If you need to re-sod, you need to take care that the sod is laid even and smooth as to blend in with the existing grass.

MISCELLANEOUS:

Front Porches:

- Front porches may not be screened in.
- The only screen door allowed in Oakhurst is a “Roll-a-way” screen.
- Tile or pavers may be installed on front porch and walkway. No pavers on driveway.

Back Porches:

- Unscreened patios may not contain anything but patio furniture, barbeque grills and other related items. The open patio may not be used for storage.

Playground & Recreational Equipment, hot tubs, sheds & blow up pools:

- Playground and other outdoor recreational equipment are only allowed in a fenced backyard.
- The height restriction for the wooden type play sets is 12 feet, with the canopy being the tallest point.
- The height restriction for trampolines, including safety net, is 9 feet.
- No molded plastic or blow-up type pools may be left in the rear yard after use, unless yard is fenced.
- No sheds or other outbuildings (an outbuilding is a structure that is located on a property in addition to the house or other main building) will be permitted unless rear yard is fenced and outbuilding is in back portion of lot.
- The height restriction for sheds is 8 feet.
- Hot tubs should be in a fenced yard or a screened in porch.

Wells:

- Homeowner should submit ARC application with permit obtained from Seminole County.
- Homeowner needs to keep sidewalks, driveway, fences, and exterior of home free from orange iron stains.

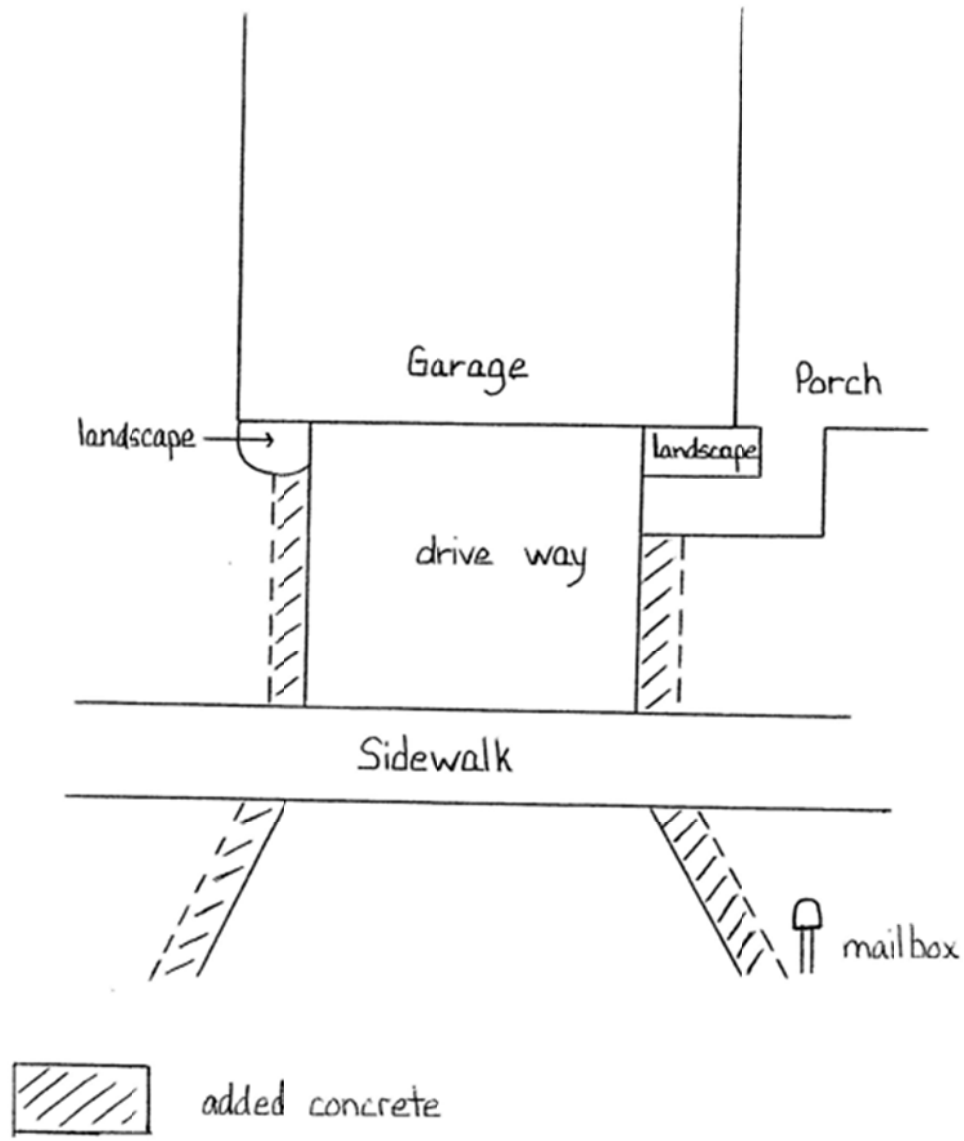
House ornaments and numbers:

- No ornaments allowed on front of house. You can have ornaments on the porch walls not facing the street.
- House numbers cannot exceed 8 inches in height. Numbers should remain in original position.
- Plaques with numbers may be considered and approved by the ARC committee.

DRIVEWAYS:

Widening:

- Landscape in front of house needs to stay the same (see diagram)
- The flare at bottom of driveway addition must reflect the same angle as original (see diagram)
- Homeowner needs to stake or use landscape marking paint to show area to be widened.



Electronic Equipment:

9.3 Antennas, Aerials, Satellite Dishes and Flagpoles. Outside antennas, antenna poles, antenna masts, satellite television reception devices larger than forty inches (40") in diameter, electronic devices, antenna towers or citizen band (CB) or amateur band (ham) antennas shall not be permitted except as approved in writing by the Board. Satellite television reception devices no larger than forty inches (40") in diameter are permitted without Board approval if the devices are affixed to the rear portion of a Residence. Owners shall use their best efforts to locate the satellite television reception devices so they are not visible from the street fronting the Residence. No antennae shall extend more than ten feet (10') above a Residence. A flagpole for display of the American flag or any other flag shall be permitted only if displayed in a respectful way and only if first approved in writing by the Board as to its size, placement, and safety.

Please reference Article VIII, 9.3 copied above from Oakhurst Reserve's Declaration of Covenants, Conditions and Restrictions.

After discussions with DirectTV and the ARC committee in 2004, concerning the use of two dishes for international reception, the committee was informed that the dish locations could be placed as the DCCR were written. Because Pulte placed all existing cable to the front of the house it is easier to do both dishes in front. To place the 2nd dish to the back of the home requires burying an additional cable to the back of the house and is an additional expense. **IT IS THE HOMEOWNERS RESPONSIBILITY** to notify DirectTV and the installers of the community DCCR so requirements are followed. Homeowners can have one dish at the front and as many as needed in the rear of the house.