

Deerfield Place Homeowners Association, Inc.

ARB Guidelines for External Appearance

The following guidelines were adopted by the Board of Directors at their Board meeting on October 1, 2009.

Pools: No above ground pools will be allowed. In ground pools must be enclosed by a fence and/or a screen enclosure (bird cage type). Non permanent above ground play pools/slides or water “events” (i.e. able to be set up and taken down on a day) are allowed so long as they are in the rear yard and do not cause lasting damage to sod/landscape. These above ground play pools/slides or water “events” are not allowed to remain in place for more than 1 day. Rented equipment may remain for reasonable drop off and pick up, not to exceed three business days.

Fences: Only white vinyl fences will be allowed. The existing wooden fence was approved by the developer- since that time no Board has allowed wooden fences. If the existing wooden fence needs repairs to more than 50% of its structure at one time it must be replaced by white vinyl.

ARB PROCESS RULES: Once homeowner submits application, the Board/ARB Committee will render a decision within 30 days. A letter from the Management agent will be sent within a reasonable window of that decision (no more than 15 business days). Within 2 weeks of the approval letter, the Homeowner must apply to the City of Winter Garden for a permit (if applicable)– if there is to be a city meeting where approval is discussed the Homeowner must notify the Management agent who will inform the Board of date and time of meeting.

Once the City of Winter Garden approves the application and issues the permit, the Homeowner has 3 months to start construction. Once construction begins the Homeowner has 6 months to finish construction. If this time line is exhausted the Homeowner has to resubmit to Board/ARB Committee for approval. If construction is not completed within the 6 month period the Homeowner can be sent to the Hearing Committee and fined up to \$100.00 per day.

All items not needing City approval/permitting still have to be started within 3 months of Board approval and completed within an additional 6 months or need to be resubmitted (original application and approval letter must be copied and sent to Management agent for Board/Committee review.)

These guidelines will go into effect for any applications received or projects begun after November 1, 2009.