

Village In The Pines

Exterior Architectural Standards – March 15, 2017

NOTE: The alteration and modification of individual units and exteriors is highly regulated. In most instances, written approval of the Board of Directors is required *prior* to making an exterior alteration or modification. No exterior alterations or modifications shall be made unless performed in strict conformance with the requirements specified in the Exterior Architectural Standards and Declaration of Condominium. Exterior alterations and modifications requiring prior Board of Directors' approval are noted below.

House Numbers

- Street address and villa numbers should be mounted to the front of the villa on the exterior laundry room wall and in clear view from the street.
- Numbers should be between 4 and 7 inches in height and may be mounted directly to the exterior wall or on a plaque.
- If a plaque is used, it should not be larger than 10 inches in height by 20 inches in width and suitable for exterior use. Mounting height should start no lower than 60 inches from the cement floor and extend no higher than 78 inches from the floor and should be close to the front exterior light fixture for clear visibility.
- Choice of material and finish should be architecturally compatible with other approved villa finishes.
- No novelty numbers or letters are allowed.

Front Exterior Light Fixture

- New exterior light fixtures should be mounted at the existing electrical box.
- Choice of material and finish should be architecturally compatible with other approved villa finishes. Regarding size, all new lighting fixtures shall be no larger than 6 inches by 16 inches

Note: For security reasons, it is strongly suggested that exterior light fixtures be turned on every night.

Existing Fences

- Existing fences that require re-painting should be painted cream or white.

New/Replacement Fences

- New or replacement fences should be of composite, plastic or pressure treated wood material and shall be cream or white in color.
- Maximum height: 6 feet, 6 inches, installed no less than 6 inches off the ground.
- No work shall be performed until the owner submits a Request for Modification and also receives a written approval from the Board of Directors.

Mail Boxes

- Mail boxes should be surface mounted and positioned close to the villa street number.
- Mail boxes should be mounted in accordance with United States Post Office regulations. In particular, the slot or lid should be no lower than 40 inches or higher than 60 inches from the ground
- Choice of material and finish should be architecturally compatible with other approved villa finishes.
- Novelty mail boxes are prohibited.

Front Lanai

- The front lanai may be enclosed with screen or transparent acrylic sheet (or equal) at the owners' expense.
- Mullions shall be white, cream or bronze.
- Choice of material and finish should be architecturally compatible with other approved unit finishes and fixtures.
- No work shall be performed until the owner submits a Request for Modification and also receives a written approval from the Board of Directors.

Front Entry Doors: Color/Style

- Existing and replacement front entry doors shall be a single solid color.
- Replacement doors may have window areas.
- All replacement front entry doors shall be installed in compliance with all local building codes. Appropriate County permits shall be obtained.
- No work shall be performed until the owner submits a Request for Modification and also receives a written approval from the Board of Directors.

Side Entry Doors (not sliding doors): Color/style

- Single wide side entry or rear doors should be white or painted to match the trim or stucco villa color.
- Replacement side entry or rear doors may have window areas. However, all replacement doors must be in compliance with all local building codes and appropriate county permits must be obtained.
- No work shall be performed until the owner submits a Request for Modification and also receives a written approval from the Board of Directors.

Windows/Sliding Doors

- Replacement windows and sliding glass doors must comply with county regulations regarding hurricane impact standards.
- Frames should be white.
- If allowed by local authorities, windows shall be double hung.
- No work shall be performed until the owner submits a Request for Modification and also receives a written approval from the Board of Directors.

Front Entrance Covering:

- Unit owners may install one of the following front entranceway coverings:
 - Solid roof with a finished ceiling or,
 - Corrugated plastic.
- The construction and installation of a *solid roof* entranceway covering and any associated electrical shall be by a licensed and insured contractor and shall be in compliance with all building code requirements.
- *Corrugated front entry coverings* may be installed by the unit owner.
- Installed front entranceways coverings shall be painted to match unit color selections.
- Concealed lights, ceiling fans, and skylights are permitted.
- No front entranceway covering shall extend past the boundaries of a unit and into the common elements area.
- No work shall be performed until the owner submits a Request for Modification and also receives a written approval from the Board of Directors.

Carport Beam and/or Support Posts

- Complete carport beam replacement shall be by a licensed and insured contractor and shall be in compliance with all building code requirements.
- *Partial* repair of a carport beam may be done by an owner.
- Carport support posts may be upgraded from lumber to steel or another approved building code material and may be installed by unit owner.
- Carport support posts shall be painted to match the exterior of the unit.
- No work shall be performed until the owner submits a Request for Modification and also receives a written approval from the Board of Directors.

Unit / Building Painting

- Unit exteriors may be painted in one of the Board of Directors' approved colors. (Approved colors for walls and trim are available from the Architectural Committee.)
- The current color scheme of a unit/building shall not be changed unless all owners in a building submit a joint signed Request for Modification and provided that the painting is by a single painting contractor or owner and the painting is performed at the same time.
- No work shall be performed until the owners submit a Request for Modification and also receive a written approval from the Board of Directors.

Gutter Installation

- Unit owners may install six (6) inch gutters.
- New gutters shall match the color of the adjoining unit gutters and may either match the existing gutter color or one of the Board of Directors approved colors.
- No work shall be performed until the owner submits a Request for Modification and also receives a written approval from the Board of Directors.

Hurricane Shutter Installation

- Unit owners may install any commercially available hurricane shutters.
- The installation of plywood boarding on the units is prohibited
- Initial hurricane shutter installation shall be in accordance with all building codes requirements and in accordance with manufacturer's installation requirements.
- No work shall be performed until the owner submits a Request for Modification and also receives a written approval from the Board of Directors.

Roof Replacement / Repairs

- Roof (shingle) replacement and repairs shall be performed by an insured and licensed contractor.
- Roof replacement and repairs shall be with Board of Directors' approved roofing style and color.
- Unit owners sharing a building roof are strongly encouraged to replace the entire building roof at the same time. Failure to do so may result in warranty problems and errant water complications.
- No work shall be performed until the owner submits a Request for Modification and also receives a written approval from the Board of Directors.

Side and/or Back Patios – Slab Replacement and/or Enclosures

- Unit owners may replace side or back patio slabs. However, the current cement slab must have been in existence before March of 2012 and if modified in any way, must be returned to its original size, typically six feet deep by 10 feet long.
- Units originally designed for *REAR* patio enclosures may choose type 1, 2 or 3 configurations. *SIDE* units are limited to types 1 or 2.
 - Type 1 – Screened in room (see VIP unit 3 for example)
 - Type 2 – Three Season Room (see unit 12 for example)
 - Type 3 – All season Room (see units 7 or 15 for examples)
- NOTE: Drawings for replacement of side/back patio slabs and for enclosed rooms must first be presented to the Architectural Committee and, if approve, presented again to the Board of Directors for a motion of approval. All additions must be done by a licensed and insured contractor and be in compliance with all applicable building codes and regulations. Finally, any additions will not be covered VIP insurance but by the individual owner(s).

NOTES:

1. The Board of Directors reserves the right to amend, add to or delete any or all of the Exterior Architectural Standards as they deem necessary.
2. State and County code requirements always supersede Village In The Pines architectural specifications.

Questions? Please contact a Board member or any member of the Architectural Committee.