

Carlsberg Estates

Architectural Review Committee

Guidelines

for
Homeowners & ARC Committee

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PREFACE

Carlsberg Estates is an active adult community designed to respect the visual character of its development and to minimize environmental impacts. The Architectural Review Committee (ARC) Guidelines were initiated under the Declaration of Covenants, Conditions and Restrictions for Carlsberg Estates on Lake Suzanne. Under Article XI in the Declaration of Covenants, “....No improvement or structure of any kind, including without limitation, any grading, clearing, extensive interference with the landscape, building, fence, wall, swimming pool, tennis court, screen enclosure, sewer, drain, disposal system, decorative building, landscape device or object, or other improvement shall be commenced, erected, placed or maintained upon any Lot, nor shall any addition, change or alteration therein or thereof be made unless and until the plans, specifications and location of the same shall have been submitted to, and approved in writing by, the Architectural Review Committee hereinafter referred to as “ARC.” All plans and specifications shall be evaluated as to environmental compatibility, harmony of external design, and location in relation to surrounding structures and topography and as to conformance with standards of architectural and landscaping design, building setback lines and general plan for development which may be established as the Architectural Planning Criteria of the Association.

The ARC is a Committee appointed by the Board of Directors and shall serve at the pleasure of the Board of Directors of the Association. The ARC meets regularly to review and act upon homeowners' requests.

PURPOSE/MISSION

The purpose of Carlsberg Estates Architectural Review Committee is to “provide a systematic and uniform review of all proposed improvements and construction of any type or nature whatsoever within the Subdivision. ARC shall review all plans for said improvements, it being the intent to provide for sound and aesthetically pleasing development of the Subdivision....in order to prevent, to the extent possible, rapid and early deterioration. In addition, the ARC shall evaluate the proposed improvements with emphasis upon their harmonious incorporation into the community as a whole and with specific emphasis on external design, location of the improvement in relation to surrounding structures and/or improvements, topography, and conformity to the restrictive covenants imposed here-under.”

SECTION 1

Definitions

A **Door Pad** is an exterior hard surfaced (for example, built of concrete) area not exceeding four feet by four feet and immediately adjacent to an exterior door.

Front of the Residence is defined as the exterior perimeter plane of the Residence facing the street on which the address of the Residence is determined.

Front Yard is the area between the street on which the address is determined and the front of the Residence.

House Numbers/Name Plaque is a flat plate or tablet of metal, stone, tile, porcelain, plastic or wood that may include an inscription of a homeowner's name and house number.

A **Patio** is any exterior hard surfaced area that is not a driveway, walkway or door pad.

Rear Yard is the area between the rear property line opposite the side of the street on which the address of the Residence is determined and the rear most exterior perimeter plane of the Residence.

Setbacks are the minimum distance that a structure shall be placed from a property line.

Side Yard is the area that is not included in the front yard or rear yard.

Yard Art is any non-living, non-growing item or object in, on, or above ground and located outside of the Residence on the lot.

CC&R means Carlsberg Estates Declaration of Covenants, Conditions and Restrictions.

SECTION 2

Application Procedures

The homeowner must submit any proposed change to the Residence exterior or landscaping for ARC Approval. Yellow Architectural Change Request forms are available at the Clubhouse in the forms rack outside the office, or on our website at www.carlsbergestates.org

Plans, drawings, property lot surveys, photos, brochures and other information shall be included to help the ARC fully understand the requested change.

Some changes may require a building permit from the City of Lake Wales. The ARC's conditional approval does not relieve a homeowner of the responsibility for obtaining necessary permitting, nor does it imply compliance with the city codes or ordinances.

All physical construction, as approved, shall be completed within ninety (90) days of ARC approval. If more time is desired, a request for an extension must be submitted

to the ARC in writing.

Architectural Review Committee Review Process

The ARC shall review submittals based solely on the information contained within each submittal. The ARC shall respond within thirty (30) days of receipt of the application. (Refer to CC&R's Article XI, Section 5).

Upon completion of review by the ARC, the ARC's decision shall be rendered in writing in one of the following three forms:

1. **“Approved”** – The entire document submitted is approved in total.
2. **“Approved with conditions noted”** – The document submitted is partially approved. The Owner may proceed with the work to be performed and is responsible for compliance with **any and all notations on the submittal.**
3. **“Denied”** – The entire document submitted is not approved and no work may commence. Denials will include the ARC's reasons for denial.

The Owner may appeal the ARC's decision by submitting a written appeal to Carlsberg Estates Board of Directors (BOD) within thirty (30) days. The BOD will have thirty (30) days to make a decision on the appeal. The decision of the BOD shall be final on all matters submitted to it.

Should an Owner continue to be in non-compliance with the BOD decisions, the BOD under Florida Statute 720-305, has the authority to assess a fine of up to \$100 per day, and a total to \$1,000.00. If the non-compliance persists and the fine is not paid, the BOD may place a lien on the Owner's property.

SECTION 3

Building Permits/Contractors

It is the Lot Owners responsibility to ensure that all construction meets HOA rules, regulations, and permit requirements of the City of Lake Wales and/or Polk County.

If uncertain whether the City of Lake Wales requires a building permit, the homeowner should contact the Department of permits and Inspections at 863-678-4182, ext. 714.

In general, a building permit is required for any change that may impact the structural integrity of the residence. Since the City revises permit regulations from time to time, the homeowner is encouraged to contact the City to find out if the contemplated project requires a permit.

During construction, a building permit must be visibly displayed along with the ARC New Structure And/or Property Improvement Application. Contractors' signs are not allowed. Contractors' job boxes for documents relating to the work in progress may have the contractors' name on them and shall not be erected until the actual work begins.

Additionally, homeowners are advised to make sure any contractor hired has a current license and insurance. Contractors may assist the homeowner in filling out the ARC Request for and supply plans and drawings, but **ONLY** the homeowner shall sign and

submit the ARC Form.

3.1 Structural Changes

For changes or additions to the actual structure of the home, the Owner shall submit the following:

1. All pertinent information on the application plus contractor.
2. A plot or survey plan shall be drawn to scale and include scale of drawing, existing site features with labels and lot lines. The Owner or contractor shall draw the proposed changes or additions to the exterior elevation, along with any photos, detailed drawings etc. that will assist the ARC in making decisions.
3. The application must include a list of the materials the Owner plans to use in such changes or additions. Samples must be submitted if requested.
4. If changes affect the roof line, a roof plan must also be submitted.
5. An estimated completion date must be submitted. (No more than ninety (90) days after approval.

Any permit issued by the appropriate city or county agency shall in no manner whatsoever bind the ARC with respect to approval or denial of any application for items submitted for consideration. The ARC shall be fully independent and will have full authority for approval or denial of any such matters.

3.2 Exterior Modification to the Structure

Homes

The architectural design of any and all additions, alterations, repainting and renovations to the exterior of any home shall strictly conform to the design of the original home in styling, detailing, materials, and color. There will be no structural additions permitted to the front of any home extending beyond the original front line of the home.

Height

The height of any addition to an existing home shall not be higher than the original roof line.

Setback Lines

Any addition to a home shall be built within the front, side, and rear setback lines originally established.

Allowed Material

All materials used in maintenance, repair, additions, and alterations shall match those used in the original construction of the home as to color, composition, type and method of attachment. The ARC may allow substitute materials if it deems such materials to be compatible with the theme of the community.

Lot Drainage/Roof Drainage

When any addition, alteration, or renovation is performed to a home, the

established lot drainage shall not be altered.

No owner shall alter the natural drainage on any lot to increase materially the drainage of storm water onto adjacent property without the consent of the Owners and the ARC. All new or altered roofs shall drain to the ground solely within the deeded lot areas. No drainage shall flow into a neighboring property.

Covered Patio/Lanai

Owners with a covered patio or lanai may later enclose the same with standard charcoal color screen or a combination of windows and standard charcoal color screen. Any renovation of a covered patio to a screened patio or lanai shall be made only after application to, and written approval by the ARC.

When enclosing a covered patio with an existing roof, a knee wall must be added. The knee wall may be no more than twenty-four inches (24”) high, and may consist of aluminum, other metal, or concrete block with stucco to match the original structure of the home, or colors matching the metal framing.

Front Enclosure

No screen, vinyl window, acrylic, or glass-enclosed room may be added to the front of any residence extending beyond the original front line of the home.

SECTION 4

Exterior Modification to the Home

4.1 Outside/Ancillary Equipment – HVAC, Pool Pumps, Pool Heaters, and Water Softeners

All ground-mounted HVAC equipment provided with the home as well as any other Owner-added equipment, should be screened from view. Such screening shall be of a material and color compatible with the design of the home. All screens, whether landscape structures or plant materials, shall allow a minimum of two (2) feet clearance from the equipment for adequate air circulation around the equipment. Pool equipment must be located so as not to create either a visual or audible nuisance to neighbors. Roof-mounted equipment, including mechanical, air conditioning and heating equipment will not be allowed except as mandated by Florida Statutes.

Air conditioners may be replaced without prior ARC approval, provided it is placed in the same location as the unit being replaced.

4.2 Window Air Conditioning Units

No Owner shall construct, erect, or place on their lot any window or wall air conditioning unit.

4.3 Awnings

All awnings must be canvas or fabric and must compliment the home. No metal awnings are permitted.

4.4 Barbecues

Barbecue equipment must be placed on either a patio or a dedicated storage pad made from poured-in-place concrete, bricks or pavers. Dedicated storage pads are subject to ARC approval. If the stored barbecue equipment is easily seen from the street that passes in front or side of the home, additional landscaping may be required.

4.5 Enclosures/Screens/Bird Cages/Pool Enclosures

Screening enclosure frames of many description for front entry-ways shall be bronze or white in color. Birdcage (full-screen enclosure over concrete pad) additions shall be allowed on lots if they meet setback regulations. Birdcages must be constructed of white, brown, tan metal framing with standard charcoal color screen. One side of the birdcage must be attached to the rear of the home and should have a minimum width equal to the width of the lanai and maximum width less than or equal to the width of the rear of the home. Roof style of the birdcage should complement the roof style of the home. Florida Glass screen is allowed for the roof of the birdcage. All birdcage additions must be constructed on a poured-in-place concrete footer or pad and be anchored in accordance with local building codes. Birdcage structures must have a knee wall or kick plate. The knee wall may be no more than twenty-four (24) inches high, and may consist of aluminum, other metal, or concrete block with stucco to match the original structure of the home, or colors matching the metal framing.

4.6 Garage Screens

Screens must be of the motorized (Skeeter Beater) type, or solid screens that slide up inside the garage door when not in use, are the only approved screens. The screen colors on garage and entry screen doors shall be white, tan, brown or match the color of the home.

4.7 Pergolas

A pergola is an open-air slat style shade structure, one full side of which must have the appearance of being attached to the rear of the home. The structure must fit underneath the eaves of the roof. Vertical members must be pressure-treated wood, redwood, composite materials, painted vinyl, or aluminum treated to give the appearance of wood and be set in concrete. Structure color must complement the home. No solid roof is permitted in a pergola. Any decorative lattice work may extend no further than fourteen inches (14") down from the top of the pergola frame.

4.8 Pools/ Spas/Jacuzzi's

All pools, spas, and Jacuzzi-type units must be installed according to applicable government ordinances and will also require an approved totally enclosed screen structure (birdcage), attached to the dwelling and subject to applicable setback standards. Birdcages may not exceed the width of the rear of the Home. Spas and Jacuzzi-type units may be installed on lanais enclosed with standard charcoal color screen and/or windows. No above-ground pools, spas, or Jacuzzi-type units may be constructed except for those spas and Jacuzzi-type units installed on lanais or enclosed courtyards.

4.9 Stone Veneer on Front Elevation

A limited amount of stone veneer may be used to accent the front elevation of a home. Stone veneer is to be used as an accent only and therefore not cover more than fifty percent (50%) of the front elevation. A sample of the stone must accompany the ARC Request Form. Approval will be made if the Committee feels the veneer will meet community upgrade ideals.

4.10 Clotheslines

In order to maintain high community appearance standards, clotheslines are allowed only within the garage or screened lanai. If a clothesline is in the garage, the garage door or garage screen must be down.

4.11 Driveways/Door Pads/Patios/Walkways

A patterned and/or colored driveway, sidewalk, entry, or patio using stain, paint, textured coatings, pavers, or sculptured concrete requires ARC approval. The colors must compliment the colors of the home. Samples of the colors and design must accompany the application. When patterns, letters, etc. are included in the design, these should also be included in detail in the application. The ARC will approve designs on a case by case basis. Changes to the width of a driveway cannot extend beyond the width of the garage. Patios may only be located at the rear of the home.

4.12 Flagpoles and Flags: Freestanding

A homeowner may erect a free-standing flagpole no more than 20 feet high on any portion of the Lot owner's lot, if the flagpole does not obstruct sight lines at intersections and is not erected within or upon an easement.

The homeowner may further display in a respectful manner from the flagpole, one official United States flag, not larger than four and one-half feet by six feet, (4 ½' x 6') and may additionally display one official flag of the State of Florida or the United States Army, Navy, Air Force, Marines, or Coast Guard, or a POW-MIA flag. Such additional flag must be equal in size to or smaller than the United States flag.

Mounting Bracket for Flags

If the flag is to be mounted on the home using a flag-mounting bracket, then the end shall not protrude more than six feet (6') from the mounting surface. The flag for this type of mount should be three feet by five feet (3' x 5') in size.

Banner Style

Flags may also be displayed banner style from the front of the home during national flag holidays. It is expected that the Owner will follow the United States **Flag Code when displaying the American Flag.**

Flags that can be flown in Carlsberg Estates are restricted to the United States flag, the State of Florida flag, US Military flags and POW-MIA flags. College or professional team flags may be flown on special occasions, (i.e., during a national championship or other special college or professional team event). These flags may be flown from five (5) days before the event until the special event is complete.

Any other question on flags or flagpoles, please refer to Florida Statute 720-304.

4.13 Fences/Gates

All fencing requires ARC approval. Fences should be white vinyl and can be no more than four feet (4') high. Fence gates must be wide enough for lawn service mowers to enter. Otherwise, the homeowner will be responsible for yard mowing and maintenance. Gates should measure at least forty-eight (48") inches.

Invisible pet containment systems do not require ARC approval; however, flags normally used in training can be visible for no more than thirty (30) days.

4.14 Outdoor Furniture

No foldable or stackable furniture is allowed in the front of the home unless actively being used. This type of furniture may be left out in the rear of the home. If a resident is out of the area during hurricane season, June 1 to November 30, prior to leaving, resident is responsible for moving lawn furniture and ornaments inside for the safety of the community.

4.15 Generators

Permanently affixed house generators must be on a concrete pad and properly landscaped per ARC Guidelines for outside equipment. The homeowner or the contractor must obtain all permits prior to installation. (See CC&R's. Article XII, Section 23)

4.16 Roofs

Any residence repairing or replacing a roof must have ARC approval prior to the work being done. All repaired/replaced roofing shingles shall be Architectural shingle as per the builder's original specifications. Repairs must be made with the same color shingles as the surrounding shingles. If repairs are made for more than 25% of any panel, the entire panel must be re-shingled.

SECTION 5

Storage

5.1 Prohibited Structures/Storage

No building other than the residential home is allowed. No storage sheds are allowed. (CC&R's, Article XII, Section 4 and 5)

5.2 Storage of Tools/Machinery

The storage of lawn tools, supplies and equipment outside the home is prohibited. Garden hoses may be stored outside the home if they are enclosed within a hose reel box located in a planting bed, or mounted directly to the home, or inside of a decorative pot designed for hose storage. No hose and/or its container shall be placed in front of the home unless the hose is in use.

SECTION 6

Adornments/Additional Items/Non-living

All adornments may not suggest or represent lewd, immoral, or obscene characteristics.

6.1 Bird Feeders/Birdhouses

Bird feeders or birdhouses shall not be located in the front yard. There shall be no more than a combined total of two bird feeders and/or birdhouses on a property.

6.2 Birdbaths

A stand-alone birdbath must be no more than thirty-six inches (36") in height. Birdbath materials must be of color and design compatible with the home. Birdbaths can be on any side of the home but must be within a planting bed. No more than two (2) birdbaths are permitted per lot.

6.3 Birds

Only natural appearing replicas of birds are permitted as additions to landscape plans and must be within planting beds. No more than three (3) birds are permitted per lot.

6.4 Artificial Flowers

Artificial flowers are prohibited as part of the landscaping.

6.5 Flowerpots/Planter Pots

Flowerpots shall not be considered yard art and do not require ARC approval. A total of three (3) planting pots may be used as landscaping decorations at the front or rear entrance to the home. However, a figurine, statue, sculpture or animal shall be considered yard art even if it contains a flowerpot. Flowerpots must be maintained and contain live plants/flowers at all times. No artificial flowers. All flowerpots must be in the plant bed or on the driveway/walkway.

6.6 Trellises and Arbors

Trellises and Arbors shall be constructed of wood, vinyl or aluminum with color to compliment the home. A drawing or picture must be submitted with the ARC form. Trellises and Arbors are designed for growing vine-type plantings and shall be no more than eight (8) feet high by four (4) feet wide and three (3) feet deep.

6.7 Wall Art

Wall art is any non-living, non-growing item or object attached to an exterior wall. Wall art shall not be included in the yard art. Wall art shall not exceed a depth of eight inches and a total of 16 square feet on each side of the Residence.

6.8 Water Features/Fountains

Fountains are considered a semi-permanent decorative landscaping addition capable of producing a continuous recirculating flow of water from a self-contained reservoir. Fountains shall be limited to a height of four (4) feet above the finished grade of the lot. A fountain can be placed on any side of the home or in a courtyard. Fountains outside the home must be in a planting bed. Only one (1) external fountain per residence is permitted.

Water features must be kept clean and operational. When water features are not in operation, they must be drained. No standing water shall be permitted in inoperable water features.

6.9 Ponds

Decorative small ponds may be used in landscape areas. Size and location will be considered on an individual basis, but, in general, ponds shall be limited to the rear of the home. Submitted plans must include specifications for recirculation of water and a method used for mosquito control.

6.10 Window Boxes

Window boxes shall not exceed a depth of eight (8) inches, a height of eight (8) inches, or the width of the window adjoining the window box by more than three inches on each side. All window boxes must be maintained with live plants at all times.

6.11 Yard Art/Statues

Statues and figurines are considered yard art and shall be less than three (3) feet in height. Furniture is not considered yard art. Statues on outside walls

will be limited to two (2) statues per home and must be placed in the plant bed. Artifacts less than twelve inches (12”) or less may be placed in the front plant beds and not exceed five (5) in number. Any additional twelve inch (12”) statues can be placed in the plant bed at the rear of the home providing the backyard is not visible from the street.

6.12 Holiday Decorations / Holiday Lighting

Holiday lighting and decorations are allowed so long as the lights and decorations are unobtrusive and do not constitute a nuisance. Holiday lighting should not interfere with lawn maintenance.

Christmas or Hanukkah holiday lighting may be displayed from Thanksgiving until January 8th. All other holiday lighting may be displayed from two (2) weeks before the holiday until three (3) days following the holiday.

The determination of what constitutes obtrusive, a nuisance, or a hazard will be determined by the BOD on a case-by-case basis.

SECTION 7

Gutters/Drainage Downspouts

Gutters shall be six (6) inches, seamless and be the same color as the fascia of the home. Super gutters that are part of a screen enclosure shall match the color of the screen enclosure framing. Drainage downspouts shall be directed so water flow is away from neighboring houses.

SECTION 8

House Exterior

Any change to the color, shape, footprint, or external appearance of the Residence, in any manner, must have ARC approval prior to implementation of such change. Any permit issued by the appropriate city or county agency does not guarantee approval by the ARC with respect to the approval or denial of any application for items submitted for consideration. The ARC shall be fully independent and will have full authority for approval or denial of any such matters.

8.1 House Painting

All exterior painting must have ARC approval **prior** to any painting, even if it is the same color as the original. Color sample books, including previous color books, of approved color schemes are available for review in the Clubhouse office. Only colors from these books will be approved for a change in color. Trim colors **must** match the color scheme in the book and trim must not be the same color as the body. The colors scheme in the 2018 book may be reversed. Door color may be selected by the owner but must be approved by

the ARC. Sample color swatches must be provided with all applications and the finished home must match the swatch.

8.2 Garage/Pedestrian Doors

Garage doors and garage pedestrian doors must be painted the same color as the Residence exterior body color.

SECTION 9

House Numbers/Name Plaques

House numbers are required and must be visible from the street in front of the Residence. The characters shall not exceed and be no larger than six (6) inches in height. Name plaques shall be no larger than six by fifteen (6 x 15) inches and must be located in the front plant bed.

SECTION 10

Landscaping/Living Things and Mulch Materials

10.1 Lawns

Turf Grass (Sod) does not require an ARC Approval Form when replacing sod. It is the responsibility of the Owner to control the spread of turf if different from your neighbors. When re-sodding or re-planting, all grass in a lawn within a lot shall be the of the same variety; St. Augustine is the preferred variety. Lawns are maintained for St. Augustine and contractors will not alter methods to accommodate other turfs.

Lawns that have substantial bare or brown areas are an indication of insect infestation or lack of irrigation. These types of lawn problems require treatment and re-sodding.

A request must be submitted if replacing sod with landscape beds.

10.2 Florida-Friendly Lawns

The design and aesthetics of any Florida-Friendly lawn installation should be in keeping with the continuity of the Carlsberg community. This designation applies to landscape practices and materials that use little or no water by means of irrigation, use plant materials for a specific site, use what is known as micro irrigation when applicable, minimize the use of fertilizers and other supplemental maintenance practices, promotes the use of native plant materials which are drought tolerant, prohibits the use of non-native invasive species, and promotes landscape packages which minimize harmful environmental occurrences such as storm water runoff. Landscape patterns cannot alter the storm water patterns of the applying lot, or any properties within Carlsberg Estates or the master storm water plan.

Any lawn area (front, side or back) that is being developed under the Florida

Friendly Landscaping Statute requires maintaining at least 50% live plants. Dead plant materials must be removed. Stone or mulch or a combination of the two may surround the plants. A significant portion of the plants must be ground cover to give the same appearance as a green turf lawn.

10.3 Landscaping Beds

A landscaping project that adds a new bed or changes the size of an existing bed requires a landscape plan. The landscape plan must be to scale or show the distance to lot boundaries. The plan must show the existing features as well as the proposed additions.

All work must be within the owner's lot boundaries. Replacing or adding plants with other plants of like size to an existing bed does not require ARC approval. No invasive plants (such as honeysuckle, bamboo, or mimosa) are permitted. New or existing plantings shall not impede the line of sight at street intersections.

10.4 Planting Bed Mulch and Maintenance

Landscape beds shall be covered with mulch materials as described below and must be maintained and replenished as needed. Mulch must be uniform in color and material in the front yard. Rock must be clean and free from weeds, dirt and mildew. Plant materials in mulched areas should be pruned, disease free and weeded.

Materials used as mulch may be:

- (1) Wood– tan, red, black or brown in color.
- (2) Stone – river rock (various sizes and natural colors), lava rock, or chipped marble.
- (3) Rubber – black or brown in color.
- (4) Pine bark and/or pine straw.
- (5) Mulch – shall be approved organic material such as pine straw, cypress mulch, pine bark, or similar materials that compliments the Florida-Friendly concept. Inorganic material such as stone, river rock, and gravel are not recommended for use and will be determined on a case-by-case basis as long as enough plant material is installed to eliminate any appearance of a “rock yard”. Inorganic mulches such as synthetic rubber mulches that resemble their organic counterparts are not recommended. ARC reserves the right to deny mulch materials based on composition and/or color. Individual placed stones and/or rocks for the purpose of creating aesthetic value will be reviewed on a case-by-case basis.

10.5 Landscape Curbing/Plant Bed Edging

Landscape curbing may be used around landscape beds. Curbing must be constructed of ribbon concrete or brick design not to exceed eight inches in height above ground, unless necessary to control erosion. The curbing color

must be a beige, brown, or red earth tone. A diagram showing the proposed curbing on the plot plan must be submitted with the ARC Request Form. Curbing must be uniform in color and material as seen from the street. Brick designs must be secured so individual bricks do not separate. Wood and metal materials shall not be used as landscape curbing.

10.6 Trees/Tree Removal

Trees with edible fruit are permitted only in the rear yard. Fruit trees must be planted a minimum of five (5) feet from any permanent structure or property line. No fruit or leaves are allowed to accumulate under or around the tree. A minimum of two (2) trees is required on each lot. Parts of trees encroaching upon a neighboring property may be trimmed by either Owner. ARC approval is required to remove a tree(s). The remaining stump must be removed or cut level to the ground.

10.7 Shrubs

Choice of shrubs is up the lot Owner. Florida-Friendly plantings should be considered. Shrubs used as screening should be mature at about four feet (4') tall. Major changes in shrubbery and plantings, including and planting outside the original areas designed by the builder, require ARC approval. See Appendix A and B.

10.8 Dead or Diseased Landscape

Dead or diseased trees, bushes, plantings, and sod shall be removed within thirty (30) days of discovery, this includes weed-infested lawns. Replacement will be by the Owner at the Owner's expense. If the replacement item is the same species as that being replaced, no approval is needed. However, changes in landscape design require ARC approval.

10.9 Rock Yards

Decorative rock yards, paved yards, or yards (front, sides or back) in which the principle ground cover is other than grass sod is prohibited.

SECTION 11

Mailboxes

11.1 Mailbox Colors

Lot owners are responsible for the maintenance and appearance of their mailboxes. If a mailbox is damaged in any way or has to be replaced, it shall only be replaced with the same design, color and materials originally used. Mailbox and Newspaper holder color shall be Rust-Oleum Hunt Club Green #249074 (satin finish). Mailbox Flag shall be Rust-Oleum gloss protective enamel #7762 Sunrise Red. These are all available in spray can.

11.2 Mailbox Numbers

Mailboxes should be maintained so that the home numbers are clearly displayed. Mailbox numbers shall be a stick-on 1" x 2" (1 inch by 2 inch) white with a black background or 1" x 2" (1 inch by 2 inch) black numbers with a white background. No gold numbers or gold background number decals will be permitted.

11.3 Planting at Mailboxes

No vining plants shall be planted at the base of the mailbox or any other type planting that will interfere with mail delivery.

SECTION 12

Outside Lighting (Holiday Lighting, see Section 6.12)

Low-voltage light fixtures for low-level landscape and path lighting are allowed. Tree-mounted lights (adjusted to shine downward) shall be shielded from street and neighbors view. No lighting shall be permitted that constitutes a nuisance or hazard to any owner or neighboring property. No spotlights, floodlights or similar high intensity lighting shall be placed or utilized upon any lot, which in any way will allow light to be reflected on any other lot.

12.1 Motion Detector Lights

Lights activated by motion detectors are permitted provided the area illuminated does not reflect on any other lot.

12.2 Low Intensity Lighting

Low intensity lighting or solar powered lighting may be used for low-level garden, landscape or path lighting and does not require ARC approval. However, the globe of the light shall not exceed twenty-four (24) inches in height above ground level with a minimum spacing of four (4) feet between lighted units and must be uniform in color.

SECTION 13

Roof-mounted Fixtures

Any roof-mounted structures or installations such as attic fans, solar panels, solar tubes, and their respective non-transparent parts must be black or bronze in color. These fixtures require ARC approval.

13.1 Satellite Dishes

No antennae, aerials, or other devices for the transmission or reception of television, radio (including ham or amateur radio), or internet signals of any kind will be allowed outside the home, except as protected by federal law. To continue to maintain the appearance of our neighborhood, it is suggested that antennas be installed in the attic.

Satellite dishes may be no more than one meter (1m) in diameter. Satellite dishes are to be installed in a planting bed in the rear or no less than five feet (5') from the front corner of the home in the side yard, mounted on a pole not to exceed fifty inches (50") in height and should be properly landscaped to minimize visibility from the street and neighboring property. ARC will permit satellite dishes to be affixed to the exterior of a home when it is the only available location to allow reception. The service provider must verify that this is the only location that will allow adequate reception.

13.2 Lighting arrestors

Arrestors are allowed and must be Florida UL approved in either copper or aluminum.

SECTION 14

Signs

Exterior signs are not permitted with the exception of home-security signs. Name plaques are not considered signs and are permitted pursuant to Section 12.

14.1 Home Security Signs/Window Security Stickers

Home-security signs may be displayed in a planting bed no more than ten (10) feet from any entry. Such signs are limited to no more than one at each entry door and they can be no larger than ten inches by ten inches (10" x 10") in size. Window security stickers are limited to one at each window and can be no larger than five inches by 2 inches (5" x 2").

SECTION 15

Storm/Hurricane Shutters

Storm/Hurricane shutters of all types, excluding temporary shutters as described below, require ARC approval.

Permanent hurricane shutters are either accordion, track or roll-up style, shall be white, beige, bronze, the house color, or the house trim color, and must meet current City of Lake Wales building code standards for hurricane shutters.

15.1 Accordion and Track Style:

One or two-piece shutters shall be housed beside the windows or doors when not in use. This type unfolds accordion or track style to cover the protect during a storm and is typically made of steel or aluminum.

15.2 Roll-Up Style:

Attached as a head rail and are opened and closed vertically along the window or door opening.

15.3 Clear/Opaque: Clear (or opaque) hurricane screens or storm panels.

15.4 Clear: typically, polycarbonate plastic (LEXAN) panels are transparent,

may be flat or corrugated shape and are typically affixed to the Residence with an anchoring system.

15.5 Hurricane Screens: Geo-synthetic textile (trampoline fabric) and typically affixed outside of the window opening.

15.6 Storm Panels: Galvanized steel or aluminum and typically affixed with a type of anchor system.

15.7 Temporary storm and hurricane shutters, such as unpainted plywood, shall be installed only within 72 hours of an official local NOAA named storm/hurricane warning. These temporary shutters must be removed within 72 hours after the cancellation of said warning. (Refer to CC&R's Article XII, section 15).

SECTION 16

Window Coverings/Window Tinting

External window coverings, except the standard window screens and the aforementioned hurricane shutters, are prohibited.

16.1 Window Treatments

Temporary or permanent window treatments of bed sheets, newspapers, trash bags, etc., are strictly prohibited.

16.2 Window Tinting

Clear UV coating, gray or black may be applied to windows without ARC application and approval as long as no bubbles are visible. “Mirror effect” tinting is not permitted.

SECTION 17

Trash and Yard Waste

All garbage or trash containers must be placed in walled-in areas or garage so that they shall not be visible from adjoining lots or public areas. (Refer to CC&R's, Article XII, Section 19).

Call the City of Lake Wales contracted vendor, Republic Services 863-678-0010, for trash, recycling, yard and bulk waste, scheduled pickup, arrange for an unscheduled pickup, or tote/container requests.

APPENDIX A

City of Lake Wales

Permit Requirements

We often receive inquiries from residents as to whether or not they need a permit for various types of construction. The city building codes require a permit for any new building, addition, structure, remodeling work or demolition work. The city requires a permit so that construction plans can be reviewed and work can be inspected for compliance with all city building and zoning codes.

Checklists

The staff of the Permits and Inspections Department facilitates the permitting process through the provision of [checklists and worksheets](#) describing what is required for various types of improvements. Failure to obtain a permit will result in the homeowner or contractor being required to pay double the permit fees as a penalty for non-compliance with city building codes.

Work Requiring a Permit

All of the following require a permit:

- Air conditioner change-outs
- Awnings
- Demolition
- Driveway aprons (must be approved by Building Department and Streets Department)
- Driveways and parking pads
- Electrical services change-outs
- Exterior door or window replacement
- Fences
- Fire sprinkler systems
- Fire Suppression Hood System
- Fireplaces
- House siding
- Interior alterations and renovations
- Masonry walls
- Mobile home set-ups
- New buildings including storage buildings, boat houses, docks, greenhouses, and screen enclosures
- New electrical, plumbing, gas, and air conditioning systems
- Patios and decks
- Reroofing
- Room additions

- Signs
- Structural repairs
- Swimming pools (in-ground or above-ground) and spas
- Temporary buildings (construction, etc.)
- Temporary power poles
- Tents

Contact Us

Permits & Inspections Department

Contact the Department

Physical Address

201 W Central Avenue
Lake Wales, FL 33853

Mailing Address

P.O. Box 1320
Lake Wales, FL 33859

Phone: 863-678-4182, ext. 714
Fax: 863-678-4050

Business Hours

Monday - Friday
8 a.m. - 5 p.m.

www.cityoflakewales.com

APPENDIX B

Suggested Ornamental Landscaping for Carlsberg Estates

Large Trees:

Space thirty feet (30') to forty feet (40') apart and twenty feet (20') minimum from buildings:

Southern Magnolia
Chinese Pistache
Swamp Chestnut Oak
Willow Oak
Live Oak
Bald Cypress

Palm Trees:

Various palm trees are available and is basically the Owners choice, with the ARC approval, however. Palms should not be placed next to the home, sidewalk, or driveway and space for palms to grow must be considered.

Small Trees:

Space fifteen feet (15') to twenty feet (20') apart and ten feet (10') minimum from buildings:

Japanese Maple Saucer Magnolia
River Birch Sweet Bay Magnolia
Rosebud Calloway Crabapple
Nelli R Stevens Holly Tree Form Wax Myrtle
Foster Holly Spruce Pine
Savannah Holly Japanese Flowering Cherry
Weeping Yaupon Holly Yochino Cherry
Goldenrain Tree Aristocrat Pear
Crape Myrtle Palmetto
Tree Form Wax Leaf Windmill Palm
Little Gem Magnolia Tabebuia Tree

Shrubs:

Most types of shrubs will be approved by the ARC. It is prudent that you plant shrubs that are drought and frost tolerant. Large or accent shrubs should be planted at least ten feet (10') from a building and six feet (6') apart. Small or medium shrubs should be spaced three feet (3') to four feet (4') apart and at least two feet (2') from the building.

Florida Friendly Plants:*

D — Drought Tolerant N — Native

Texas Sage -D
Flame Vine
Hibiscus Groundcover Mimosa — N
Hydrangea-Endless Summer Muhly Grass — N
Zinnia Butterfly Bush
Black-Eyed Susans — N
Mandevilla
Daylily Canary Island Date Palm
Hollyhock Pindo Palm
Geranium Amaryllis
Gerbera Daisy Gloriosa Lily
Yesterday, Today, Tomorrow Loblolly Bay Tree — N
Mahonia-Leather Leaf Tecoma Stans — N
Loropetalum Lily of the Nile
Salvia Pineapple Guava
Pine Cone Ginger New Zealand Tea Tree
Beautyberry — N Purple Leaf Plum
Blanket Flower — N
Florida Flame Maple — N
Bottlebrush Contorted Mulberry
Bulbine Winged Elm — N
Rain Lily — N
Weeping Yaupon Holly — N
Angel's Trumpet Golden Dewdrop — N
Mexican Sunflower Verbena
River Birch

* www.floridayards.org