

First Declaration of the Rules and Regulations/ARC Guidelines

Revised and adopted by the Board of Directors on January 16 2014

WHEREAS, the 'Declaration of Covenants and Restrictions of the Savannahs at Sykes Creek Homeowners Association, Inc. ' as recorded in the Official Records Book 5900, Page 9450 Public Records of Brevard County, Florida (hereinafter referred to as the "Declaration") states the requirements associated with homeownership in the Savannahs ; and,

WHEREAS, this Declaration includes architectural and aesthetic requirements; and,

WHEREAS, the Architectural Review Committee (hereinafter referred to as the "ARC") is established to oversee and process applications associated with architectural and aesthetic requirements.

NOW THEREFORE, the following are the architectural guidelines for the Savannahs at Sykes Creek Homeowners Association. These guidelines are in addition to, but may not conflict with, the Declaration. These guidelines will be used by the ARC as the basis for approval or denial of applications submitted by homeowners. Homeowners may appeal a ruling of the ARC to the Savannahs at Sykes Creek Homeowners Association Board of Directors. These guidelines are written to further define what Modifications, Improvements, or Alterations require an application and approval before any are made. Failure to obtain ARC approval before commencement of any modifications, alteration, or improvement may result in penalties, or other legal action.

Should any portion of these Rules and Regulations be declared by a Court of competent jurisdiction to be invalid or unenforceable, all remaining portions will continue to be in full force and effect.

For purposes of these guidelines, the homeowner, in the case of residential houses that are rented, is ultimately responsible for meeting these guidelines, and all Covenants and Restrictions (C&R). Residents with an existing condition that was not a covenant violation, but becomes a violation resulting from the adoption of these Rules and Regulations must submit a request for a variance to the Board of directors, via our property manager. If the BOD confirms that the existing condition was, in fact, fully compliant with the C&R they shall approve the request for variance.

The ARC Guidelines are as described in Appendix A.

APPENDIX A

1. There shall be a fee for plan review and enforcement of new home construction. The current fee is \$250.00 through the year 2009. The fee may be adjusted at any time by the Board of Directors.
2. Fences – The installation of fences must be approved by the Board of Directors, in addition to the ARC. Fences must be installed according to the Declarations with no exceptions. The Declaration defines the height permissible. Additionally, the intent of “Fully shrubbed” is to be interpreted as a hedge covering/shielding the entire fence, (but no higher than the fence) from view. Typically hedge plants are to be planted/placed no further apart than 2’. In order to maintain the hedge, fences are to be no closer than 4’ from any lot line.
3. Basketball Hoops – portable basketball hoops and single pole basketball hoops anchored in the ground are permitted. No hoops that are attached to any part of the home will be permitted
4. Driveway Coatings – The addition of decorative coatings or concrete paint to driveways is subject to prior approval of the ARC. Designs with the appearance of brick, tile, or marble are generally acceptable. Colors shall be kept in the neutral tones.
5. Screenings – Regarding paragraph 6 g of the Covenant and Restrictions, And only paragraph 6 g, fencing is meant to be screening for hiding equipment and may be either plants and/or approved buffering material such as white plastic panels or other materials that would normally be used for this type of screening. This screening shall be permanently installed (e.g., affixed to the ground or house) and be limited to four (4) feet or the height necessary to hide the equipment. Any height above four (4) Feet must be justified and approved by the BOD.
6. Pool enclosures – Either pool screens or ornamental metal enclosures may be used and must comply with state and county ordinances. The height of the ornamental metal enclosure may not exceed the minimum height requirement. Which ever enclosure is used, it may not extend beyond the concrete pool deck. No wood, plastic or PVC materials may be used for any pool enclosure. The installation of pool enclosures must be approved by the Board of Directors, in addition to the ARC.
7. Roofing Materials -- Other roofing materials other than asbestos, wood, tile, clay tile and fiberglass may be used upon approval by the Board of Directors. Metal roofing materials must look like 240 lb asphalt architectural shingles, clay tiles or wood/slate shakes. Vertical metal

panel styles will not be approved. Color selection must be considered conservative by the Board of Directors to be approved.