

**FORESTBROOKE COMMUNITY OWNERS' ASSOCIATION, INC.  
ARCHITECTURAL STANDARDS & GUIDELINES**

Pursuant to Article VI, Section 31 of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for ForestBrooke, hereinafter the "Declaration", the ForestBrooke Community Owner's Association Board of Directors has adopted these rules and regulations regarding the architectural standards and guidelines for the ForestBrooke Community. As provided in Article VI, Section 1 of the Declaration, nothing may be constructed, erected or maintained upon any Lot, nor shall any exterior addition to or change or alteration therein be made to a Lot or Dwelling Unit unless made in compliance with the covenants and restrictions contained in the Declaration and these standards and guidelines.

The Association's Architectural Review Committee (ARC) must approve all construction and exterior additions, changes and alterations to a Lot or Dwelling Unit in advance. The ARC shall evaluate each application based on its conformity to the Declaration, these standards and guidelines and the aesthetic harmony of external design.

The "aesthetic harmony of external design" is what makes ForestBrooke look and feel like a community. The ARC has been appointed by the Board to make determinations on the addition, removal or modification of any exterior aesthetic matters.

To ensure consistency in determinations, these Architectural Standards and Guidelines have been adopted by the Board of Directors, but no substantive modifications, amendments, or changes have been made to the Declaration. The Architectural Standards and Guidelines provide an overall framework and more comprehensive set of architectural and aesthetic standards consistent with our current Community: however, the document may be amended from time to time by the Board of Directors to allow the Community standards to evolve as the Community changes and grows and as unprecedented architectural and aesthetic matters arise, so long as said amendments are consistent with the provisions of the Declaration.

The ARC cannot rule on, nor is the HOA liable for, any structural, functional or safety aspects in regard to any modification, improvement or addition as the ARC's area of inquiry is limited to aesthetic compatibility and conformity to the covenants and restrictions contained in the Declaration. Further, ARC approval does not relieve a homeowner from obtaining all County and City permits, which shall be the responsibility of the homeowner and must be obtained after receiving ARC approval and prior to commencing any work, which must comply with all applicable State, County and City regulations.

Section 1. Lot Orientation - It shall be defined as follows:

- a. Front: Each Lot shall be deemed to have only one front for purposes of determining the required front setback even if the Lot is bounded by a roadway or other easement on more than one side. The "front" is defined as the plane of the Dwelling Unit that allows driveway garage entry. The "front yard" is defined as the area covered in vegetation or vegetation beds extending from the plane of the Dwelling Unit which allows driveway garage entry to the immediate common sidewalk used by Forestbrooke pedestrians.
- b. Rear: The "rear" is defined as the plane of the Dwelling Unit opposite of the "front" of the Dwelling Unit. The "rear yard" is defined as the area within Lot lines that is covered in vegetation, vegetation beds or pavement opposite of the "front" plane of the Dwelling Unit. The "rear yard" extends no closer to the front yard than the "rear" of the Dwelling Unit.
- c. Side: The "side" is defined as either or both of the two planes of the Dwelling Unit not the "front" or "rear." The "side yard" is the space between either or both "sides" of the Dwelling Unit and the Lot's property line which is/are not part of the "front yard" or "rear yard." If a home is on a corner Lot, the "side yard" extends only to the immediate common sidewalk used by Forestbrooke pedestrians.

Section 2. Modification - This shall mean to perceptively and materially change the form, function, or appearance of any structure, including the drainage or grading of the Lot, whether temporary or permanent.

Section 3. Improvements - The following shall be deemed to be consistent with the current scheme of development in the community and, depending on location, design, materials, and method of construction, in harmony with surrounding structures and topography:

- a. ACCESSORY ENCLOSURES – Attached accessory enclosures, including sunrooms, Florida Rooms and the like require the prior written approval of the ARC.
- b. FENCES – Fences shall comply with Section 10, Article VI of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for ForestBrooke with the following additions; in the case of wooden fences the Owner will stain all surfaces, white vinyl fences, and black decorative metal fences with flat top rail are allowed. All fences must be set back at least five (5) feet from the front of the Dwelling Unit as defined by Section 1(a). All fences on corner Lots must not extend beyond the side of the home closest to the street bordering the side of the Lot. All fences must be approved by the ARC prior to construction or installation.
- c. GARAGE DOORS – All garage doors must be of the Sectional Overhead type, constructed of steel panels. No more than one panel per door may have window inserts installed. All panels must be maintained, repaired and replaced as needed to maintain their original appearance and condition. Retractable screen doors of the overhead type, which are not visible when retracted from the outside of the home may be approved. All garage doors must be approved by the ARC prior to construction or installation.

- d. GUTTERS - Installation of gutters to any Dwelling Unit requires prior written ARC approval before being installed. Gutters and downspouts must match existing trim in color, style and design and must be constructed of aluminum. All gutters and spouts shall be inspected and maintained in a reasonable manner. All gutters and downspouts must be installed and positioned in a manner so as not to interfere with the established drainage pattern over any Lot or the Common Areas.
- e. HURRICANE SHUTTERS - All permanently installed hurricane and storm shutters must be approved in writing by the ARC in advance of installation. Temporarily installed hurricane and storm shutters must be removed within 72 hours of the hurricane or storm that precipitated their installation.
- f. WINDOW AWNINGS - No window awnings shall be allowed.
- g. MAILBOXES – All Mailboxes shall be the style available through Creative Mailbox and Sign Designs ([www.creativemailboxdesigns.com](http://www.creativemailboxdesigns.com)) listed as the following:
  - 1.) M1 – Box
  - 2.) MP-54 -5” Post
  - 3.) DB-30 Mounting CupMailbox replacement requires ARC approval.
- h. PAINTING – The selection of colors for the Body, Trim and Door of any home shall be from the “New Home Custom Color Selections” provided Color Wheel Paints & Coatings. The approved paint pallet is available from Sentry Management to assist the homeowner in making selections. Paint color selections must be approved by the ARC. Homeowners may use paints mixed by providers other than a Color Wheel Retailer as long as they match the ARC approved colors and are pre-approved in writing by the ARC. Garage door shall be painted the same color as either the body of the home or the trim color. NOTE: Sherwin-Williams purchased Color Wheel and the Color Wheel colors remain available by Color Wheel name/color number through Sherwin-Williams.
- i. PAVING DRIVEWAYS, WALKWAYS, AND PATIOS - Owner must receive written ARC approval prior to paving, or covering an existing pavement, with any paving material, including, but not limited to, concrete, brick, tile, stepping-stones, staining or painting, and prior to covering any area not currently paved. All paving material in the front of the house must be the same; driveway expansion may only be between the existing pavement and the nearest property line (not in front of the structure).
- j. ROOF COVERINGS - Changes in roofing requires prior written ARC approval. Roof coverings must be Architectural Composition Shingles, Clay/Concrete Tile, Slate, or metal; such as Standing-Seam Steel roofing (the term standing-seam describes the upturned edge of one metal panel that connects it to adjacent sections, creating distinctive vertical lines and a trendy historical look. But metal roofs can also be made to resemble wood shakes, clay tiles, shingles, and Victorian metal tiles. Aluminum or coated steel is formed into individual shingles or tiles or into modular panels four feet long that mimic a row of shingles or tiles).
- k. SOLAR PANELS / EQUIPMENT - Solar panels/equipment shall not be installed without the prior written approval of the ARC. Solar panels must be

installed by a licensed contractor and located on the rear of the Dwelling Unit unless a contractor attests under oath and in writing that such placement will prevent panels from operating satisfactorily, which does not mean optimum performance.

- i. BURGLAR BARS - No "burglar bars," steel or wrought iron bars, or similar fixtures shall be installed on the exterior of windows or doors of any Dwelling Unit, nor on the interior of same, if visible from outside the Dwelling Unit.
- m. GAME & PLAY STRUCTURES – All tree houses, play houses, platforms, basketball backboards and any other fixed game and play structures, including but not limited to skateboard ramps and trampolines, shall be located in the rear of the Lot as defined by Section 1(b), provided that they are not visible from any street. Any nonpermanent game structures including, but not limited to, basketball backboards, skateboard ramps, and trampolines, when not in use, shall be stored at the side or rear of the Dwelling Unit or on the inside portion of the corner lots within the setback lines.
- n. SWIMMING POOLS – All swimming pool construction must be approved by the ARC prior to construction, installation and/or alteration. No above ground pools are permitted. Pools may be made of reinforced concrete, either poured on the job or Gunitite sprayed. Safety enclosures must conform to State, County and City requirements. Pools without screen enclosures must have decorative safety fences around the pool deck consistent with all State, County and City Statutes and Codes.
- o. LANDSCAPING – All landscaping installation and alteration requires the written approval of the ARC. However, replacement with identical plants does not require ARC approval unless replacing trees, which requires written ARC approval.
- p. DECKS, GAZEBOS, PERGOLAS – All structures related to decks, gazebos, pergolas and the like must be approved by the ARC prior to construction. Decks and gazebos shall not be constructed on any part of the lot located in front of the rear line of a living unit constructed thereon. Pergolas may be constructed as part of a gate at the front fence line or in the rear yard.
- q. WINDOWS – Windows must be Double Hung or Fixed Panel styles (Casement or Awning Style windows are prohibited). All windows on the front side of any residence will include both vertical and horizontal muntins. All windows must be approved by the ARC prior to construction or installation.
- r. DOORS – Exterior doors must be approved by the ARC.
- s. EXTERIOR COVERINGS – All exterior walls of structure will be primarily covered with either Cement Stucco or Wood Clapboard. Additions or modifications to existing structures must match the original structure. Stone or brick veneers may be used to compliment the primary covering of the structures. All Exterior Coverings must be approved by the ARC prior to construction or installation.

Adopted by the Board of Directors - June 24, 2010  
Amended – June 25, 2015