

Architectural Control Committee (ACC)

1. DEFINITIONS

- 1.1 "Architectural Control Committee or "ACC" shall mean the committee appointed by the Board of Directors.
- 1.2 Architectural Application or "application form" is the form used by a homeowner to submit a request for alterations to the home or lot.
- 1.3 ACC Project Form or "project form" is the yellow card a homeowner received upon ACC approval. Said form is placed in the homeowner's window during alterations to home or lot.
- 1.4 A "Setback" is the distance measured from the property (lot) line inward, within which a building or structure is prohibited."
- 1.5 "Fence" shall mean a white vinyl picket style fence and used to enclose a patio, AC unit or irrigation pump. Fences should have at least 50% air space except for AC units where they may be solid.
- 1.6 "Lattice" shall mean white PVC strips in a crisscrossed pattern, or other vinyl, decorative panel designs.
- 1.7 "A Site Plan" shall mean a property survey, or, if not available, the homeowner must provide, along with the Application Form, an accurately drawn site plan showing all perimeter measurements for lot boundaries, improvements, including house, driveway, carport, patios, sidewalks, easements if pertinent to the application (see 3.3).
- 1.8 "Structure" is any vertical element, building part or support permitted on the property.
- 1.9 "Door" a usually swinging or sliding barrier by which an entry is closed or opened.
- 1.10 "Trim" the material (such as wood or vinyl) in the finish of a building especially around openings, i.e., door trim, fascia's, window trim, soffit's, downspouts, and gutters must be white unless originally installed brown by developer.
- 1.11 A "Concrete Surface" is a poured concrete surface which is not part of the driveway.
- 1.12 A "Shed" is a building designed as a storage for yard equipment, electric golf cart, household effects or as a hobby or non-commercial workshop.

- 1.13 A "Garage" is a building for storage as in a shed in addition to housing a motor vehicle or vehicles such as cars, trucks, motorcycles, or golf carts.
- 1.14 A "Carport" is an aluminum covered structure used to offer limited protection to vehicles from the elements. Carports shall be open on at least one side.
- 1.15 A "Driveway" is a private road connecting a house, garage, or other building with the street.

2. INTRODUCTION

2.1 Savanna Club is a "Deed Restricted Community." The goal of the restrictions is to maintain the integrity of our community and the property value of the homes we live in. The strength of the deed restricted community lies not only in its rules and regulations but also in the community's commitment to live by and enforce its rules.

2.2 The Architectural Control Committee (ACC) of the Savanna Club Homeowner's Association (the "SCHOA") was established by the Declaration of Covenants and Restrictions for Savanna Club, Article VIII. The ACC is charged with regulating the external appearance, use and maintenance of the lots and any improvements thereon. The ACC is empowered to create reasonable enforcement guidelines for the community.

This document contains the Architectural Control Rules and Regulations, which may be amended from time to time, as developed by the ACC and procedures required to make alterations to homeowner's property. All changes to ACC Rules and Regulations are subject to Board of Director Approval.

2.3 SCHOA reserves the right to evaluate specific homes and instances to determine the best course of action needed for the upkeep and preservation of the aesthetics of the community. This set of rules and standards in no way limits the authority granted to the ACC in the governing documents.

3. ACC APPLICATIONS/APPROVAL

3.1 Residents are required to submit plans for exterior alterations including but not limited to windows, doors, roofs, AC units, etc. to the ACC by submitting "Architectural Application" form which is available at the SCHOA office or on the Savanna Club website. Applications must include plans and specifications showing the nature, kind, shape, height, materials, colors, and location of the proposed alteration.

This form and applicable supporting documents will be submitted to the SCHOA office. It will then be forwarded to the ACC for review.

3.2 The ACC has the right to disapprove any plan which, in its sole discretion, is not suitable, desirable or conflicts with the design guidelines outlined below or in the Declarations. An application will be denied if it lacks information needed or if the request conflicts with or is not suitable with the SCHOA's guidelines, rules, or Declaration.

3.3 Site Plan – A site plan will be required if the application indicates that proposed changes have the potential to impact existing setbacks (See 5.) to lot boundaries. If a survey is not available, the homeowner shall provide an accurately drawn site plan which indicates the

proposed alterations and locations, including but not limited to dimensions and distances from adjacent properties, houses and setbacks, other structures and easements, dimensions of current house, driveway, carport, patios, sidewalks, concrete slabs. The SCHOA office *may* have a copy of the lot's survey on file but ultimately it is the homeowner's responsibility to provide a survey or drawn site plan.

3.4 Materials and Color – Samples of the materials and colors to be used and an indication of the existing colors and materials should be provided. Approved colors are available at the SCHOA office. Homeowners must provide, on the application, the specific name for the materials and colors being used.

3.5 Drawings and Photographs – A graphic description should be provided. This may be in the form of manufacturer's literature or photographs, as well as freehand drawings. Any sketches or photographs should be accompanied by a written description.

3.6 Changes in grade or other conditions which will affect drainage must be indicated. The application will be denied if adjoining properties are adversely affected by changes in drainage.

3.7 ACC approvals granted to an individual homeowner, under the preceding guidelines, shall remain in effect and unchallenged. However, approvals granted under previous guidelines shall not be construed as implied approval for changes after the date of this document. Applications received after the date of this document must be in accordance with the guidelines contained herein.

3.8 The homeowner must have received the yellow "project form" from the SCHOA office prior to beginning any work. The yellow form will be placed in the homeowner's front window and be visible from the street while project(s) are ongoing. Project form must be returned to the SCHOA office by the homeowner when work is completed.

3.9 ACC members and SCHOA management may make periodic inspections of the job site to ensure that the alterations are in compliance with the approved application.

3.10 If there is any discrepancy between the "as built" modification and the approved application, the homeowner will be asked to remove or modify the "as built" modification to comply with the conditions of the approved application. A new application must be submitted if the modification is different from the prior approved application.

3.11 Failure of a homeowner to seek ACC review and approval may result in but may not be limited to the following remedies: issuance of a "stop work-order" demand, the levy of fines and/or legal relief seeking removal of unapproved or prohibited structures or improvements.

3.12 County Approval - Improvements or alterations may require County review and permits. It is the homeowner's responsibility to obtain all County approvals. The St. Lucie County Planning Department should be contacted prior to beginning any work in order to verify whether a permit is required and what procedures must be followed. County approval does not preclude the need for ACC approval and vice versa.

It is the responsibility of the homeowner to obtain both ACC approval and any required County permits before the commencement of any work.

3.13 Casualty Destruction and Structure Replacement. Reconstruction, repair, and replacement of homes damaged by casualty shall be reconstructed, repaired, or replaced as soon as possible but not to exceed twelve (12) months. Approval by the SCHOA must be obtained prior to replacing a home. An "Architectural Application" form and a plot plan must be submitted to the ACC for all replacement homes. The requestor must abide by all other regulations applicable.

Only manufactured homes shall be used for replacement. Installation must meet County code. Concrete slabs are not permitted to be poured under any manufactured homes.

3.14 Hurricane protection specifications: Must adhere to our existing rules regarding the external appearance of the structure or other improvements on the lot.

4. LOT COVERAGE

4.1 The maximum percentage of impervious area (i.e., building, paving, driveway, etc.) is to be 40% of the total lot area.

For example, a typical lot of 5600 square feet, the maximum total area of hard surfaced "impervious" area to be in compliance is 2240 square feet or less.

4.2 Any new application to request additional paved area (structure, patio, driveway, etc.) will be reviewed by the ACC.

5. SETBACK CRITERIA

5.1 New structures including, but not limited to, garages, sheds, screen rooms, fences and additions or attachments to existing structures may not extend further than 15 feet measured from the walls of the existing manufactured home nor encroach on the setbacks of fifteen (15) feet in the rear, twenty (20) feet in the front, and seven and one-half (7-1/2) feet on each side. For corner lots, the side setback is fifteen (15) feet on the street side.

5.2 Large lots, such as inside corners of cul-de-sacs, will be evaluated individually.

5.3 Roof lines over carports, sheds, and garages may not extend into the setbacks or extend further than 15 feet measured from the walls of the existing manufactured home.

5.4 Fences enclosing patios may extend into the setbacks providing they meet the other requirements in this document.

6. RULES AND REGULATIONS

The following rules and regulations address a broad range of exterior alterations and acceptable standards for Savanna Club. These define the limits of the size, location, quality of construction, materials and color based on intended use and relationship to adjoining properties and surrounding areas.

Note: Also, reference "Maintenance and Exterior Appearance Standards", as provided herein, which contain additional specific detail of essential property upkeep.

6.1 Pergolas, Trellises, Latticework, and Similar Structures

a) Latticework consists of white PVC strips in a crisscrossed pattern. Latticework may be used as a trellis if firmly mounted against a wall. Latticework may not be used as a free-standing privacy screen or to enclose a patio. Lattice may be used on carport if it is securely mounted.

b) Pergolas, trellises, and latticework are permitted subject to the following limitations: Free standing trellises and pergolas may only be placed in the rear, side or front of a home and will be limited to one per lot. These will be located no further than two (2') feet from the house, shed, garage or lanai at their closest point. They must not encroach on the setbacks. Design and construction must meet County building codes.

c) Pergolas are used to form a shaded sitting area. Pergolas can be up to fifteen feet (15') wide, ninety-six inches (96") high and not less than thirty-six inches (36") deep. Pergolas must be constructed of white PVC vinyl, aluminum, pressure treated lumber or cedar and set in concrete. Pergolas may be free standing and mounted on vertical supports no less than four (4) inches square and set in concrete.

d) Trellises used to support climbing plants must either be securely mounted against a wall or free standing. Free standing trellises must be mounted on vertical supports no less than four inches (4") square and set in concrete.

e) Trellises can be no larger than forty-eight inches (48") wide and sixty inches (60") high. Free standing trellises may not be used to enclose or screen in a patio or for a privacy screen.

f) Plants growing on trellises, latticework, pergolas, and arches will be maintained and are not allowed to obscure windows, doorways, or address numbers.

6.2 Trees

a) New trees, including replacement trees must be inside property lines by five (5) feet except in location of right of way where they may go on the property line. This, in most instances, will preclude trees being planted between two homes. Trees on homeowners' lot that are ant infested, dead or too close to the home may be removed without ACC approval. Homeowner may not remove or replace any trees in the common areas or right of ways. ACC approval is required for planting new or replacement trees.

Before any tree can be removed (cut down), the homeowner must contact the St. Lucie County Environmental Resources Department to fill out a "Notice of Vegetation Removal Application." Failure to do so may result in monetary fines.

6.3 Landscaping

a) All landscaping and planting proposed for a lot must be approved in advance by the ACC, except for the planting of hedges, shrubs, annuals, and perennials. Hedges cannot be over four (4) feet in height and will have a two (2) foot break every ten (10) feet in length. Additionally, hedges and shrubs within three (3) feet of the home must not obscure windows or house number.

b) Care should be exercised in the selection, planting and maintaining of trees and shrubs to prevent obstruction of sight lines required for vehicular traffic. Trees must be kept trimmed to prevent interference with street traffic.

c) Up to eight (8) inch high concrete edging or curbing may be used as a landscaping tool. Installation requires ACC approval. When painting or staining, the colors and designs must be submitted to the ACC for approval.

6.4 Fences

a) A fence is permitted immediately adjacent to and surrounding a patio or other improvements on a lot, such as irrigation, air conditioning equipment or immediately adjacent to an area where there is a significant variation in elevation bordering a walkway or driveway.

b) Only white picket style fences are permitted. Fences must comply with setback rules. Grassed or mulched areas, flower beds or trees are not permitted within any fenced area surrounding a patio. Fences may not be installed in any other areas or used for any other purposes except as provided for in these rules. White PVC material will be used for all fences.

c) Fences used for the above must have at least fifty (50) percent air space and be no more than four (4) feet in height, except for AC enclosures installed for noise reduction, which may be solid, no more than fifty-four (54) inches in height with enough distance from the AC to allow for air circulation as recommended by the manufacturer.

d) The use of natural landscape, such as hedges and shrubs, should be considered when enclosing a patio, central air conditioning units, irrigation pumps or trash containers.

6.5 Patios

a) Patios should be located in rear yards. Front or side locations will be evaluated individually. Patios are not to exceed 350 square feet and may extend no further than fifteen (15) feet from the back of the home or lanai. When constructing a patio or extension of an existing patio consideration must be given to adjoining properties to ensure that they are not adversely affected by changes in drainage. Patios may extend into the setback provided other requirements of this document are met.

b) Decks, or the use of decking materials for patios, are not permitted. Porches that were installed by the developer may be replaced with like materials or with a composite decking material as an alternate to wood.

c) Front patios must provide for a dedicated front planting area as required in the Maintenance and External Appearance Standards.

d) Patios may be covered by roofs or roof extensions. (see roofs) Any changes must comply with 6.5 par a. above.

e) Patio surfaces must be concrete, pavers over concrete or a compact granular base, cobblestone, or pavers only.

6.6 Wells

Wells must have a filter for removing iron and the filter must be changed at the first sign of discoloration (rust) on the driveway, sidewalk, or house. Pumps and tanks must be shielded from view on at least three (3) sides with shrubs or fencing. Installation of a new well shall be no closer than five feet from the house and at least two feet from the property line.

6.7 Flagpole

a) Freestanding flagpoles are not allowed to exceed twenty (20) feet in height, and must be sectional, telescopic, or hinged so that it can be lowered or removed in the event of a hurricane warning or when the residence is not occupied. Only commercially manufactured flagpoles are allowed. The flagpole must be located no less than five (5) feet from the property line. Only one (1) flagpole per lot is permitted. Installation requires ACC approval.

b) As an alternative to a freestanding flagpole, a flagpole may be mounted by bracket to the house or carport.

c) Flags: A resident may display one (1) removable United States flag or official flag of the State of Florida, and one (1) removable official flag which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag. Flags may not be larger than four and one-half (4 ½) feet by six (6) feet and must be hung in a respectful manner. Gold star families are permitted to fly an official United States Gold Star Honor Flag.

d) Other Permitted Flags:

Sports Flags- during the season for any professional or college sport, a resident may display one (1) portable, removable flag, or one (1) flag on a freestanding flagpole, for a professional or college sports team. Only one (1) sports flag may be displayed at any time.

Holiday Flags- During the month of a holiday, and up to three (3) weeks before and one (1) week after the holiday, a resident may display one (1) portable, removable flag, or one (1) flag on a free-standing flagpole for the holiday. Only one (1) holiday flag may be displayed at any time.

No flag may be larger than 4 ½ feet by 6 feet. Flags must be in good condition and replaced when they become tattered or faded.

All other flags, including without limitation, commercial or institutional flags, are strictly forbidden.

6.8 Shutters and Awnings

a) Shutters

1. Decorative shutters and/or outside doors and trim of homes must conform to the ACC approved colors.

2. Fabric awnings, canopies, sails, or similar structures (either fixed or retractable) are not allowed.

3. Exterior roll up sunshades that meet the following specifications may be used for privacy or sun blocking in an area such as a carport or open porch. Shades must be the type that roll all the way up; installed straight up and down (at an angle it would be considered an awning); made of nylon, plastic coated or similar material that will not easily rot or hold water (cotton is not approved); must be attached to a secure beam of the carport or porch with heavy duty hardware such as screws or lanyard clips (no open "J" hooks)

b) Hurricane Shutters

1. Approved hurricane shutters may consist of clamshell awnings, Bahama shutters, accordion shutters, and storm panels (metal or clear). The purpose of these shutters is

to provide hurricane protection. Plywood sheathing is not approved in place of hurricane shutters except in emergency situations in which case they must be removed within 72 hours of the storms passing.

2. Clamshell awnings, accordion shutters and Bahama shutters will not be placed in the closed position. Accordion shutters will remain open **at any time the home is occupied** unless in response to hurricane conditions in the area.

3. The normal hurricane season is June 1st through November 30th. Hurricane shutters may be activated at any time that a hurricane warning is issued for the area) If the home is occupied shutters must be opened/removed within seventy-two (72) hours of the storms passing.

4. Seasonal residents who will be away between May 15th and January 15th may activate their shutters prior to departure. Seasonal residents who will depart before or return after these dates will notify the SCHOA office.

5. For full time residents, should the home be unoccupied at any time period during the hurricane season, the owner may activate their hurricane shutters between June 1st through November 30th during their absence or when a hurricane warning is issued in which case, they will be allowed to have their hurricane shutters remain activated for seven (7) days of the storms passing. Residents may not activate their shutters in an occupied dwelling before June 1st or leave them activated after November 30th (unless a hurricane warning is issued.)

6. Installation of hurricane shutters must conform to the Florida Building Code R301.2.1.4 and St. Lucie County codes.

6.9 Sheds, Garages and Storage Bins

a) The ACC may approve installation of one, and only one, Garden Shed or Bin, or similar product providing it is anchored to the concrete. The unit may not exceed ninety-two (92) cubic feet. Specific location of the bin must be included on the application.

b) A shed that was part of the original home's design may be replaced providing it conforms to the original construction, size, location, and roof line.

c) Alterations/Expansion to an existing shed or garage must comply with the original appearance, design and roof line and must be built in accordance with the St. Lucie County building codes. ACC approval of any addition/expansion of the shed or garage is required prior to installation and must meet all setback requirements.

Addition/expansion of a shed is permitted to encroach into the carport providing a minimum of eighteen (18) feet of carport space remains.

d) Sheds or garages must include at least one window, and an exterior door. Poured concrete or concrete block structures (CBS) are not permitted under any circumstances.

e) Free standing sheds of any kind, whether pre-built or built on-site, are not permitted.

6.10 Exterior Painting

Approved colors for exterior painting projects are available at the SCHOA office. Periodically the ACC may review color choices and modify the approved color list. In the event a color is

removed from the approved color list, when the surface needs repainting it must be painted with a current ACC approved color. All exterior painting projects must be submitted to the ACC for approval.

6.11 Skirting

Skirting on either a new home or replacement skirting on an existing home must be either faux brick, faux stone, or slate, or horizontal, or vertical vinyl or aluminum. The faux brick, faux stone or slate, vinyl or aluminum skirting must be no more than twenty (20) inches high, and vinyl or aluminum skirting must be painted white, black or the same color as the house.

6.12 Gates

Residents may not erect a gate or fence of any kind for the purpose of blocking the entrance to a driveway or carport. One (1) gate may be erected for access to a patio that is enclosed with a fence. Gates on front porches are not permitted.

6.13 Concrete Surfaces, Pavers, Driveways and Carports

a) Concrete Surfaces

Only concrete pavers over concrete or a compacted granular base, and cobblestone surfaces are permitted for driveways, carports, vehicle parking, sidewalks, and patios.

b) Pavers

Pavers not on concrete or a compacted granular base are permitted for patios and sidewalks.

c) Driveways

1. Driveways may be constructed of concrete, pavers over concrete or a compacted granular base, or cobblestone.

2. Concrete for driveways may extend to within five (5) feet of the side yard property line. The maximum width allowed for any driveway is 20 feet wide at the front property line. No driveway may be extended into a utility, drainage, or access right of way easements (as per St. Lucie County Land Development Code 7.05.06).

3. A minimum of eighteen (18) inch clearance from the edge of the driveway to a lamppost or mailbox must be maintained. When extending or increasing the width of a driveway consideration must be given to adjoining properties to ensure that they are not adversely affected by changes in drainage. Driveways may not be widened such that the driveway extension is directly in front of the house.

4. Fencing may be installed along a driveway for safety reasons adjacent to culverts and drop-offs. Existing driveway fencing may be replaced as originally installed.

5. Driveways and concrete surfaces may be painted or stained. Homeowner will include color, design sketch and specifications with application. For driveways, homeowners may include a border and/or fleck in their design and color scheme. ACC approved samples are available at the SCHOA office.

6. If for any reason it becomes necessary for the SCHOA to cut, remove and/or replace a driveway, the driveway must be repainted within 90 days by the homeowner. All costs incurred for repainting to the original color / design are the responsibility of the homeowner.

7. If the homeowner's driveway or other concrete surfaces are painted and the homeowner replaces/repairs a part of the driveway, or extends the driveway, it must be painted the same color as the existing driveway, providing the color had been approved by the ACC, within 90 days. If painting the driveway had not been previously approved, then the homeowner must submit an application to repaint the driveway.

d) Carports

1. Only aluminum constructed carports are permitted. Carports may be converted to garages provided the conversion meets all County requirements. An application must have a plot plan, detailed contractor specifications, and materials including ACC approved color selection.

2. Storage sheds may be extended into the carport area providing it meets all other requirements of the Rules & Regulations and that there is at least eighteen (18) feet remaining in the carport for covered vehicle parking.

3. All carports and supports must be white or brown (if original color was brown)

4. Carports are most susceptible to hurricane winds. Savanna Club residents are permitted to provide some protection for their carport by use of an Anchor system which must conform to County and State building codes. Anchors must use stainless steel cable lines attached to the beam on the carport and bolted into the cement of the carport no further than eight (8) inches from the carport posts. No cables are to run from the carport to the yard. Nylon straps are not allowed as a permanent fixture but may be used temporarily (72 hours prior to and after a named storm) to secure a carport.

5. To provide for added dwelling protection from hurricane winds, permission may be granted to allow for the installation of a roof tie-down system with the use of nylon straps over the roof to a County approved anchor system. Tie-down anchors shall be installed (below grade and covered with sod) within dwelling property and be uncovered for use only after a major hurricane warning is issued.

At such time, nylon straps may be installed over the roof and secured properly to the anchor system. Such protection must be removed within 72 hours after the hurricane event and the anchor system restored to prior condition and hidden from view.

6.14 Dry Racks

Removable drying apparatus are permitted but only in locations appropriately screened from view and approved by the ACC. The apparatus must be removed with a hurricane warning.

6.15 Hot Tubs & Pools

a) Hot tubs may be permitted in the rear of the property and located on a patio provided the installation does not encroach on the property setbacks. Structures must be adequately screened from the neighbor's view.

b) Pools must be inground only and cannot encroach upon the setbacks. Pools must meet all county safety requirements and standards. Pool decks must meet the square footage requirements of section 6.5.

c) A plot plan must accompany the request for ACC approval.

6.16 Propane Tanks

a) Propane tanks (other than 20 lb. refillable tank for a propane gas grill) are not permitted either above ground or buried underground. Existing buried propane tanks that are grandfathered under previous rules must be removed before the property is transferred to a new homeowner.

b) Homeowners with existing underground propane tanks and emergency generators must comply with all the conditions of the original permit and have a licensed contractor inspect the system annually for safety and operation and provide proof that it is in full operating condition.

c) A fixed sign must be placed at the tank location indicating the presence of a buried LP tank. The fill box must be clearly marked with brightly colored paint. The dome/lid of the tank must have a shut-off valve. A sign indicating the location of an emergency shut-off valve must be clearly visible.

d) If a leak occurs:

1. Shut Off the Gas

Turn off the main gas supply valve on your propane tank if it is safe to do so. To close the valve, turn it to the right (clockwise).

2. Leave the Area Immediately!

Get everyone out of the building or area where you suspect gas is leaking.

3. Report the Leak

From a neighbor's home or other nearby building away from the gas leak, call your propane retailer right away. If you can't reach your propane retailer, call 911 or your local fire department.

e) Removal of Buried Tank: If a homeowner decides to remove a buried tank, the Association will be immediately notified. Removal must be done in an environmentally safe manner and in accordance with government regulations. All piping associated with the tank must also be removed from the property. If the home is sold, these restrictions will be transferred to the new homeowner.

f) Homeowners of new underground propane storage tanks and emergency generators must have a licensed contractor inspect the system annually, at the expense of the homeowner, for safety and operation and provide proof to the HOA that it is in full operating condition.

6.17 Antennas

a) With the exception of a satellite dish or over the air antennae and SCHOA Board of Director's approved HAM emergency communication systems, no other television or other outside antenna system or facility shall be erected or maintained on any lot.

b) Homeowners may install a direct-to-home satellite dish antenna at their residence. The dish shall be no greater than 39.37 inches (1 meter) in diameter. In order to maintain the aesthetics of the community, the antenna will be positioned in such a way to limit its visibility from the street or other common areas.

The ACC suggests the following locations as preferable:

1. Fastened to the ground or patio, possibly mounted on a short pole.
2. Attached to the side of the house, garage, or shed.

If these locations substantially degrade reception, the antenna may be placed on the roof of the home as a last resort. While the ACC cannot restrict the installation of this antenna, ACC approval is still required before the installation begins.

6.18 Decorations

- a) Decorations on houses, sheds and garages must be permanently attached to prevent them from flying away. All permanent decorations must be approved by the ACC because they affect the aesthetics of the home.
- b) All lawn ornaments must be removed within 48 hours of a pending tropical storm or hurricane event.
- c) Seasonal decorations (Christmas, Halloween, etc.) may not extend above the homes' roof and must be removed within two (2) weeks of the holiday's passing date.
- d) Lawn ornaments, statutes, pots, decorative banners, or other outside decorations visible from common areas and/ or other lots must be limited in number in order comply with the Maintenance and Exterior Appearance Standards addendum (see attached).

6.19 Permanent Handicap Ramps and Railings

- a) Installation of a permanent handicap ramp is permitted with ACC approval and requires a County permit
- b) Handicap ramps are only approved for the use of the person with the disability.
- c) Handicap accessible home entry ramps must be built to the latest Florida Accessibility Code for Building Construction.
- d) All entrance steps to exterior doors of the dwelling may be provided with a safety railing provided they are constructed of aluminum or wrought iron and painted white or black.

ACC application is only needed for permanent ramps. A ramp is considered temporary if it will be in use for 90 days or less. After 90 days the resident must either remove the temporary ramp or apply with the ACC for a permanent ramp (see requirements listed above).

6.20 Rain Barrel

- a) A single rain barrel of neutral color may be installed. Barrel must be commercially constructed with a cover, not to exceed more than four (4) feet in height, and the capacity may not exceed sixty (60) gallons.
- b) Barrel must be located at the back of and next to the house to receive water from a downspout. During a hurricane warning the barrel will be emptied and moved inside.
- c) Appropriate shrubs or fencing will be installed to obscure the barrel.

6.21 Roofs

- a) Roof Repair: When roof repairs are made, the repair or replacement shingles must closely match what is currently on the roof as well as existing color.
- b) Preventative Maintenance/Restoration

1. The application of a product such as RoofGuard™, a clear monolithic polymer sealer and algaecide is permitted to be applied to roof shingles. This sealer, tinted white, may only be applied to white, light grey, or silver shingles.
2. Other roof restoration products, such as Spray Polyurethane Foam (SPF) insulation or Nutech, are not permitted as they produce a finish that distorts the existing roof color, texture, and appearance and is not in conformance with sound architectural standards.

c) Roof Replacements or extension

1. Homeowners may replace their existing roof with roofing material currently on their manufactured home (asphalt shingles), with metal roof shingles such as Decra® Shingle Panels or Decra® Shingle XD panels or with a Standing Seam metal roof. For flat roofs such as over a garage, Polyglass waterproofing and roofing system is allowed.
2. Roofs may be added to cover patios, provided they meet all provisions of Section 6.13, d), paragraphs 4 and 5.

e) Metal Roof Replacement

1. Standing Seam metal roof, only narrow twelve (12) inch of Standing Seam or 5-V crimped flat or striated panel metal roofs will be approved. These styles offer a clean look that is architecturally scaled for residential use. Sample colors are available at the SCHOA office.
2. Metal Shingles (Best Buy Metal Sentry Shingle or equivalent) 14.2" high by 39.5" wide are approved. Sample colors are available at the SCHOA office.
3. All applications for a metal roof shall contain proposed specification and product information for review by the ACC to verify that it is of the approved type. Roof color shall also be provided. Mill finish on metal roofs shall be allowed.

6.22 Siding & Accents

a) Residents may replace their siding with either vinyl, HardiePlank, or beveled cedar siding. If replacing aluminum or vinyl siding with vinyl siding, the color must comply with the ACC approved color selections. If HardiePlank siding is selected, only HardiePlank Lap Select CedarMill, or Lap Smooth siding with a five (5) or six (6) inch exposure will be approved. Only the following approved pre-finished colors may be selected: Artic White, Navajo Beige, Harris Cream, CobbleStone, Sandstone Beige, and Heathered Moss. If pre-primed HardiePlank Lap siding is used, it can be painted any color on the Association's approved paint colors list. Beveled cedar siding shall also have a five (5) to six (6) inch exposure. Cedar siding can be painted any color on the Association's approved paint colors list. A semi-transparent stain may be used in lieu of paint upon color approval from the ACC. Semi-transparent stains must be maintained every 3 to 4 years.

b) Brick or stacked stone accents may be used in lieu of siding upon approval from the ACC. Drawings shall be submitted to the ACC showing the proposed location of the accents on the home. Samples of the proposed materials, in the colors to be used, shall also be submitted with the drawings and application to make the improvements. Accents shall not exceed a total of eighty (80) square feet. The applicant agrees that the ACC shall have sole discretion to make the determination if the accents will compliment the appearance of the home.

c) A St. Lucie County building permit may be required for any siding replacement. ACC approval must be received for any material, style, and color of the siding before any work can commence.

6.23 Signs

For Sale/Lease/Rent Signs

- a) For Sale/Lease/Rent Signs
For Sale/Lease/Rent Signs: A maximum of two (2) signs will be permitted; one (1) sign in the front yard and one (1) sign in the back yard. Signs must relate only to the sale or rent/lease of that property on which it is located and must be at least five (5) feet back from street, lake, or golf course and at least fifteen (15) feet from any side yard property
- b) Two (2) types of signs are permitted.
1. Signs mounted on a 5' high, 4" x 4" wood, aluminum, or vinyl post with a 36" arm
 2. Metal framed yard signs.
 3. Coroplast® or corrugated plastic signs are not permitted.
- c) The sign shall be a maximum of twenty-four (24) inches wide by eighteen (18) inches high and limited to two (2) riders, four (4) inches in height and twenty-four (24) inches in length. The sign must read "For Sale", "Open House" or "For Rent or Lease" and only have the telephone number of either the Owner or the listing broker.
- d) All signs must be removed from the property within forty-eight (48) hours of the sale or lease closing.

Other Signs

- a) All other signs are prohibited on the lots, including but not limited to, political signs and contractor signs.
- b) Signs related to a holiday may be displayed during the month of a holiday, and up to three (3) weeks before and one (1) week after the holiday.

6.24 Mailboxes

- a) To ensure compatibility with a uniform community theme, the SCHOA will install all mailboxes. The SCHOA will be responsible for the repair of these boxes as well as affixing the house numbers on them. It is the responsibility of the resident to keep their mailbox clean.
- b) Damaged or rusted mailboxes or mailboxes with missing/faded house numbers should be reported to the Association for repair/replacement

6.25 House Numbers

- a) All homes in Savanna Club must have their addresses displayed prominently to aid emergency services and to assist others in finding their way.
- b) Homeowners are responsible for ensuring that a house (address) number is attached to their house, garage, lamppost, or carport and is visible from the street and not obstructed by trees or bushes. Faded or missing numbers must be replaced immediately.
- c) When selecting house numbers, they should be at least three and one-half (3½) inches high and be reflective to allow viewing at night.

These numbers should be of a color that contrasts with the background, e.g., if your house is painted a dark color, the numbers should be a light color. They should not blend with the background.

6.26 Air Conditioners and Irrigation Pumps

a) Except for units located in shed/garage windows or lanais, air conditioning units extending from windows which are visible from the street are not permitted unless a variance is approved by the Board of Directors.

b) Air conditioning units, irrigation pumps and other equipment must be screened from view on at least two sides by a fence or appropriate landscaping such that they are not visible from the street that fronts the home. AC units that can be seen from Bromeliad Circle must be effectively screened on all three sides. It is understood that some AC units may be visible from the next street, from across a lake or from the back of adjacent homes. In these situations, the screening of the AC units from a neighbor's view should be left to the homeowner's discretion.

c) Fences can be picket style, latticework or solid and be anchored to the house and adequately supported by posts such that they will withstand typical wind forces. They must be of white vinyl and subject to the same maintenance standards as the dwelling exterior.

d) Should existing shrubbery around the AC unit become thin or undernourished, steps should be taken to restore or replace its ability to provide for an effective screen. In these cases, the homeowner will restore or replace the shrubbery. If the AC unit is visible above the screening, hedges, etc., plantings should be allowed to grow higher in order to properly screen the entire height of the unit.

e) If there is insufficient room between the house and the property line to adequately screen the unit from view on two sides and leave enough space for ventilation, screening may be limited to the front with the screening being extended as far as is practical.

6.27 Lampposts

a) Declaration of Covenants Article 6.4 covers the installation, maintenance, and responsibility for the lampposts.

b) The SCHOA is responsible for the maintenance and repair of these lampposts. However, should a lamppost be damaged as a result of the negligence of an Owner, their family, guests, invitees, or contractors, the applicable Owner shall be responsible for the costs of repair or replacement of said lamppost as outlined in the Declaration of Covenants.

c) Under this Article, the homeowner is responsible to ensure that power is provided to that lamppost 24/7 regardless of whether a fulltime or seasonal resident.

c) The homeowner will ensure the lamppost is clean and free from rust stains from irrigation water.

6.28 Outdoor Showers

Outdoor showers shall be permitted upon application to and approval from the ACC. Showers shall be located on a side wall or rear wall of the house. Showers shall include a privacy screen which blocks the view of the shower from neighboring properties and common areas.

Privacy screens shall be five (5) feet in height and at least three (3) feet in width. Screens shall be constructed from ACC approved fencing or screening materials or painted horizontal lap siding. Design, materials, and color for the privacy screen shall be submitted to the ACC for review and approval. All piping for the shower shall be concealed. No shower shall be constructed in an area that does not allow for proper drainage onto the applicant's property. Drainage onto a neighboring property or common area is not allowed. No work shall be commenced until approval has been given by the ACC. Permits may also be required from the St. Lucie County building department.