

Crystal Lakes Homeowners Association of Manatee County, Inc.

ARCHITECTURAL DESIGN GUIDELINES

Since Crystal Lakes Homeowners Association of Manatee County, Inc. is a deed-restricted Community, the Modifications Committee (MC) must approve any exterior alterations to the property. An alteration application must be submitted prior to any exterior modification, including, but not limited to, the following: Pools, Screen Enclosures, Fencing, Landscaping Bed Expansions or Additions, Landscape Curbing, Exterior Painting, Hurricane Shutters, Driveway Extensions, Irrigation Systems, etc....

Each alteration being requested must be submitted on a separate form.

Please do not combine requests.

Exterior Painting: Colors are to be selected from Crystal Lake's' Pre-Approved Color Palette. See website for a complete list of color schemes available.

Soffit and Fascia to be kept white (trim not to be painted).

Your color choices should be compatible with the permanent color accents of your home.

Driveway Extensions: Driveway extensions are not permitted.

Decorative/Customized Driveways: Driveways may be customized if approved by the MC and the colors are within the community driveway color palette. Homeowners are encouraged to use colors that complement the exterior color of the home.

Fencing:

1. A copy of your lot survey must be submitted which indicates the placement of the fence.
2. The acceptable material is PVC/Vinyl or Metal. Chain link fences not allowed.
3. The approved color is White for PVC/Vinyl or black for metal anodized Aluminum.
4. The maximum fence height is 6' with or without lattice on top. Fences located along a retention pond the side and back fence must transition from 6' to 3' or 4' in height and picket beginning at the rear corner of the residence.
5. Fence posts should be installed as closely as possible to the property line without encroaching on the adjoining lot.
6. Fences must adjoin any existing fences; no double fencing is permitted.
7. The owner is responsible for compliance with all County codes.

Screen Enclosures: The Aluminum metal frame for screen enclosures must be white, black or bronze.

Air Conditioning Units/Pool Equipment and Heaters/Water Softeners: All pool equipment, propane tanks, pool heaters and water softeners installed on the side of the homes shall be screened from view from the street and neighboring lots with shrubbery or approved fencing. Plantings that will form a hedge around the equipment is recommended.

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Storage Sheds: Storage sheds are **not** permitted in Crystal Lakes.

Containers: Pods, Storage Bins and Remodeling Bins: Large containers (i.e., PODS, other large storage or moving bins, utility dumpsters, rental moving trucks, etc.) are temporary in nature and may not remain in a driveway for a period exceeding 5 days without prior approval by the MC. Containers must be placed up close to the garage so as not to block the view of oncoming traffic.

Basketball Goal Guidelines: Basketball Goals – A permanent basketball hoop, mounted on any portion of your dwelling or installed as a fixture on the property, is not allowed. Only portable basketball hoops are allowed, and must be standing up and usable, or stored out of view from the street.

If the basketball hoop is not being used, it must be stored out of view inside the garage or rear yard.

Basketball goal should be properly weighted in accordance with manufacturer guidelines. Bricks, sandbags, concrete blocks, vehicle tire rims or other materials cannot be used as counter weights.

Clotheslines: Clotheslines may be used by homeowners in the rear of the home. The clothesline must be concealed from view from the street and removed from view when not in use.

Satellite Dishes: Please refer to our community Satellite dish installation guidelines.

Solar Panels: Solar panels must be approved by the MC and must face south or within 45 degrees of south. Any piping attached to the solar panels running down from the roof shall be painted to match the exterior body color of the home.

For Lease - For Rent Signage. "For Lease-For Rent" signs may only be displayed in a front window of a unit. No For Lease - For Rent signs are permitted to be displayed on lawns, driveways or attached to the outside (exterior) of the unit. A ten (10) day Notice of removal will be sent via certified letter to the Homeowner and rental agent.

Lawn and Landscape Maintenance Standards – The following lawn and landscape standards shall apply to all home sites within Crystal Lakes.

1. **Trees:** Trees are to be pruned and maintained.
2. **Shrubs:** All shrubs are to be trimmed as needed.
3. **Grass:** Grass shall be maintained in a neat and appropriate manner. In no event shall the Owner's lawn get in the excess of five inches (5") in height. Edging along all streets, curbs, beds and borders shall be performed as needed.
4. **Mulch & Stone for Landscape Beds:** Landscape beds must be defined and dressed with mulch (red, black, brown, or tan colors) or decorative rocks of similar mulch colors, white, or gray.
5. **Flower beds:** The existing flower bed designs cannot be changed without prior MC approval. A complete drawing of the proposed changes is required for an MC review of the application.
6. **Insect Control and Disease:** Fertilization of all turf, trees, shrubs and palms shall be performed as needed.

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7. **Weeding:** All landscaping beds are to be maintained free of weeds. Weeds growing in joints in curbs, driveways, and expansion joints shall be removed as needed.
8. **Trash Removal:** Dirt, trash and tree cuttings along with debris resulting from all operations shall be removed and all areas left in a clean condition before the end of the day.