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I. INTRODUCTION

The purpose of the Architectural Planning Criteria (APC) guidelines are to better define and clarify the

Covenants, Conditions and Restrictions articles (hereinafter known as "CCRs") that appear in North Shore At Lake Hart Homeowners Association, Inc. Declaration (Governing Documents). Also, to assist in expediting an Architectural Review Board (ARB) Application by simply following the guidelines outlined in this document for any improvements and exterior alterations to the external structure, landscaping and grounds as stated in the CCRs.

The CCRs and the APC guidelines may be changed in accordance to the procedure stated in the CCRs when community needs arise.

Nothing contained within these documents will obligate any agency or government to approve any plans submitted to them by the deeded owners, nor shall the approval of the ARB Application be interpreted that Orange County, State and/or Federal requirements have been met and/or approved.

It will be the responsibility of the deeded owner to be sure that they obtain permits and/or any other legal documents required by any or all of the agencies or governmental agencies before commencing any on-site work.

Any exterior changes to a home and/or property, i.e.; alterations, additions, landscaping, etc., requires an ARB Application be completed and submitted according to the CCRs. A deeded owner who fails to comply with these requirements will be subject to remedies provided for in North Shore at Lake Hart Homeowners Association, Inc.'s Governing Documents.

Terms such as "esthetically pleasing" and "harmonious to the community" are difficult to define and even more difficult to legislate. The objective to the CC&R and the APC guidelines is to maintain a superior quality of properties in North Shore at Lake Hart. The benefit of adhering to these documents is to increase each owner's property values, investment, and to help maintain the quality of life that accompanies a well maintained residential community.

II. BOARD OF DIRECTORS (BOD) RESPONSIBILITY

The Declaration of Covenants, Conditions and Restrictions for North Shore at Lake Hart provides that the North Shore at Lake Hart Homeowners Association, Inc. (the "Board" or "BOARD") shall appoint, oversee and/or administer the Architectural Review Board (ARB). The Board may accept recommendations of any modification or amendments for the CCRs.

Updated APCs (guidelines) for North Shore at Lake Hart are to be set forth in writing and made known to all owners and all prospective owners in North Shore at Lake Hart.¹

III. ARCHITECTURAL REVIEW BOARD (ARB)

The Board of Directors has appointed such a committee to be known as the ARB.² In accordance with the duties and obligations imposed upon said committee by the Declaration of Covenants, Conditions and Restrictions for North Shore at Lake Hart, the ARB does hereby recommend that the Board of Director's adopt the Guidelines set forth in this document and putting all on notice of the same.³

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1.0 Purpose and Responsibility of the ARB

It is the plan of the Board that North Shore at Lake Hart maintains its origin as a highly restricted community of superior quality homes and Lots. The ARB shall evaluate applications for proposed improvement(s) with emphasis on evaluating and approving plans and specifications for buildings on a parcel and enforcing standards governing the external appearance of structures and improvements on the parcel in the community with the surrounding Lots and the community as a whole; with specific emphasis on external design, location of the improvement(s) in relation to the surrounding structures, lots and/or improvement(s), topography and conformity to the restrictive covenants imposed hereunder.

IV. RESPONSIBILITY OF THE UNIT/LOT OWNER

- Abide by the Governing Documents and CCRs and all rules, regulations, policy and procedures of North Shore at Lake Hart Homeowners Association, Inc.
- Submit a completed ARB Application for any improvements and/or alterations to the external structure of the unit, landscaping and grounds of the lot. See Exhibit F
- No installation may alter the grade or drainage to adjoining lots, common areas or golf course land.
- Do not begin any on-site work, improvements and/or alterations until the ARB or Board of Directors has given written approval to commence to do so.
- During the construction of improvements and/or alterations of the unit/lot the owner is responsible for keeping any obstructions⁴ of view and/or traffic right-of-way on the street clear at all times and to keep all exterior grounds of the unit/lot clean of debris at all times, including common areas.⁵ ● The owner of the unit is responsible for all damages that occur during construction of improvements or alterations.
- Obtain all necessary permits and documentation required by the county, state and/or federal government. This is not the Association's or ARB's responsibility.

EXTERIOR MAINTENANCE

Emergency Only

- Emergency Exterior Repairs to protect the existing unit, contents, and the health/safety of those residing in the unit. An emergency repair due to construction defect, natural disaster, or accidents will be allowed without submitting an ARB Application for approval before repairs can commence under the following guidelines.
- When preparing to start any emergency repair, the unit owner must submit an email statement to the Community Manager or Board of Directors stating the emergency and required repairs. The email should include an explanation of damages and pictures of the damaged areas if possible. The owner will be allowed to repair any physical or structural emergency repairs as long as there are no structural alterations, improvements.
- Examples of emergency repairs would be water intrusion of any kind (windows, exterior walls), an object that hit a house or vehicle, or loss of roof covering due to wind or storm damage, broken windows and doors.
- After the emergency repairs have been completed. The unit owner must submit two (2) completed ARB Application copies detailing the repairs completed and provide pre- and post

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repair pictures of the emergency repair. This ARB application shall be submitted to the Recreation Center Office for ARB review within 48 hours upon completion of the emergency repair/s.

- Repairing damages due to any emergency does not allow the unit owner to make any alterations to the normal state of the structure prior to the damages that occurred.
- A common community emergency declaration by the Board of Directors will allow all homeowners the same privileges.

V. ARB APPLICATION PROCEDURE AND STANDARDS

1.0 Complete Architectural Review Board (ARB) Application

Two (2) ARB Applications (the Original and One Copy) must be submitted for each project improvement that is being requested to be constructed on the exterior structure or lot.

Examples: Installation of swimming pool and spa with a screen enclosure and/or fence. There should be two (2) applications for the swimming pool and (attached) spa; and, two (2) applications for the screen enclosure; and, two (2) applications for a fence. Mesh Pool Safety Screen or a Fence (Child Guard screen or a fence) is required by the State of Florida.

One (1) original ARB Application with all required attachments will be retained by The Association. The original will be filed in the homeowners file and the copy will be returned to the unit/lot owner with an approval or disapproval letter.

One (1) copy of the ARB Application including all attachments shall be returned to the deeded property owner after action has been taken with and approval or disapproval letter. This may be accomplished with an electronic version sent via Email.

An ARB Application can be retrieved from the community's web site - www.northshoreatlakehan.org or at the North Shore Management Office. See Exhibit F

1.1 Attachments that are required with all ARB Applications

- a. Site plan that shows the approximate location and dimensions of all improvements, additions, alterations, etc. including driveway, irrigation, swimming pool, spa, play sets (swings, slides), etc.
- b. Site plan for new or improving Landscape, such as placement of fences, trees, bushes, shrubs, curbing, garden walls, retention wall, etc.
- c. Any and all documents to support and clarify the homeowner's request.

1.2 Submit the ARB Application to the Recreation Center Office will be date stamped and logged for ARB review. All Applications must be submitted no later than the Friday before the ARB Meeting. Late submissions may or may not be reviewed by the ARB at the posted meeting.

1.3 Approval Requirement - The following site work shall not be permitted to commence, be erected, or maintained without submitting the ARB's written approval. All improvements, alterations and additions shall also comply with all applicable governmental laws, Florida State Statutes, Orange County's Ordinances, Rules, Regulations, Orders and Decrees.

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1.4 Approval and Disapproval - ARB approval shall be provided if the ARB Application shows

that the improvement, exterior alteration or addition conform to the CCRs. An owner shall not make application (directly or through any other Person) to any governmental agency for any building or other permit for the proposed improvement, alteration and addition prior to ARB approval of the application(s). (Note: If there are multiple improvements, exterior alteration or additions to be performed at the residence, each improvement, exterior alteration or addition must be submitted on a separate ARB Application).

The ARB can withhold approval not only for noncompliance of the Governing Documents, but also for, and not limited to, the following:

✓ Location of the improvement ✓ Elevation ✓ Finish ✓ ✓ Proportions ✓ ../ Shape ✓ Materials	✓ Alteration or addition on the Lot or Unit ✓ ✓ Color scheme ✓ Architecture, drainage plan ✓ Height ✓ Size	Design Location of vegetation on the Lot or Unit Style and appropriateness of the proposed improvement, alteration or addition, and the materials to be used.
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1.4.1 Submissions and Resubmissions of Plans - All Plans for new construction of new units being built and additions/alterations of existing structure shall be prepared by an architect or engineer employed by and at the expense of the submitting owner attached to the application.

The ARB must approve, disapprove or request more information for all applications within thirty (30) days of submission.

All plans submitted shall include a site plan, showing the existing residence location on the lot; what land type is adjacent to all lot boundaries, (indicating any frontage for water, conservation, golf course, and street(s), and, if applicable, view from North Shore Golf Club Boulevard) and, shall also depict the location of all improvement(s) or change(s) contemplated, including but not limited to such items as plant types and sizes, sprinkler systems, artwork/ yard art, driveway(s), walkway(s), path(s), wall(s), fence(s) and types of materials to be used. A comprehensive plan shall be submitted to the ARB prior to the commencement of any clearing, landscaping, installation or construction.

(NOTE: If any modifications are made to the original application for any reason, the application must be resubmitted for ARB approval).

1.5 Final Inspection - The Community Manager and the ARB shall have the right to enter upon and inspect any property at any time before, during or after the completion of work for which approval has been granted. Upon completion of the improvement, the unit]lot owner shall give notice to the Community Manager. The Community Manager, the Compliance Committee, the ARB, and the BOD are permitted to review for compliance with the approved plans.

If any damage(s) have occurred during the project construction that is either caused by the unit/lot owner, renter, lessee, or contractor, including but not limited to common areas, landscaping, sidewalks, drainage, streets, curbs, community and street signs, walls, irrigation, sprinkler heads, fences, gates, etc., said damage(s) will be the responsibility of the unit/lot owner to repair or the damage will be repaired by the Association and such costs will be charged to the owner as an individual assessment.

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VI. STANDARDS

1.0 Garbage and Trash Containers

No lot, nor any portion of any lot, shall be used or maintained as a dumping ground for rubbish, trash or other waste.

All trash, garbage and other waste shall be kept in covered sanitary containers, to be placed at the curb of the lot not earlier than the evening preceding pickup, and all containers for garbage and refuse shall be returned within each residence or concealed from view no later than the evening of pickup.

All containers shall be kept out of view from the road except on pick-up days. To be stored within a residence would be inside the home/unit or concealed by means of a hedge or privacy panel that has been approved by the ARB.

See Exhibit B

2.0 Exterior Equipment - submit an ARB Application for ARB written approval for the following:

Exterior Air Conditioner Units	All Wood Piles
Water Treatment Systems	All Exterior Fuel Tanks
Well Pumps	Other Storage Receptacles
Sprinkler Pumps	Other Mechanical Fixtures & Equipment
Pool and Spa Equipment & Heaters	Propane gas tanks

Any exterior equipment shall be located adjacent to existing sidewall of the unit (home), placed on a concrete slab and concealed by means of a hedge or concealment screen.

See Exhibit B

All exterior equipment shall not be visible from the street or from any lot or unit. Owners shall comply with any additional standards established from time to time by the ARB and applicable law.

- Concealment panels and/or maintained and trimmed hedges shall be not more than four (4") feet in height along boundary lines.
- Window Air conditioning units are not permitted.
- Wall-mounted air conditioning equipment is not permitted unless first approved by the ARB.

2.1 Satellite Dish. Refer to FCC OTARD rules (FCC 98-273), as to specifications for permitted satellite dishes. In accordance with this rule, ARB approval is required as to the placement of a satellite dish installation. No installation may interfere with other electronic devices or signals in the area. Equipment installed on the side of the house may not extend over the property line to the neighboring home. ARB-approved installations that subsequently interfere with other electronic devices or signals in the area will be required to be moved or uninstalled.

2.2 Hurricane Shutters. Hurricane shutters must be approved by the ARB prior to installation. The styles that will be considered include Colonial, Accordion and Removable Panels. Colonial style shutters must be painted to match the existing house trim or accent color. Accordion style hurricane shutters must be installed within the frame of a window; therefore, Accordion shutters

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cannot be installed on flush windows. All hardware for Accordion and Removable Panel styles may be permanent and must be painted to match the color to which it is being attached (typically the base or trim color). Materials must be commercial standard products. Special consideration may be given to lots facing North Shore Golf Club Boulevard, mitigation, conservation or golf course lots.

Hurricane shutters may be in place only during the threat of a hurricane and should be removed within a maximum of five (5) days after the threat of a hurricane has passed. Exceptions will be allowed in cases of multiple, sequential hurricane threats.

2.3 Flagpoles

2.3.1 Refer to Florida Statutes 720.304(2) and (2)(b) for specifications and location of permitted flagpoles.

2.3.2 Display of state or military flags must adhere to any applicable building codes, zoning setbacks, noise or lighting ordinances of all applicable governmental entities; i.e., United States Code Title 36.

2.3.3 Non-federal, non-state and non-military flags or banners may be displayed at the resident's discretion until and unless a written complaint is received by the Board of Directors. In the event the Board determines a complaint to be valid, the resident will immediately change the display or remove the flag or banner. Only complaints that provide valid documentation of an offensive, malevolent or disrespectful display will be considered by the Board.

2.3.4 The display of a flag or banner on an ARB authorized flag pole shall not be considered to be a sign and will not count towards the limitation on signs discussed in CCRs Section 10.10 Signs. pg. 36.

3.0 Temporary Structures

No structure of a temporary character such as a camper, trailer, mobile home, motor home, recreational vehicle, trailer, tent, shack, garage or shed, shall be installed or used on a lot at any time either temporarily or permanently. One-day uses of certain temporary structures for special occasions will be permitted, however, restrictions or prohibition of use of temporary structures may be revoked at the sole discretion of the Board upon complaints or abuses of the permission.

3.1 Signs Adjacent to the Golf Course Property. ¹⁸ No signs shall be placed on or within the Frontage of any Golf Course lot/unit.

3.2 *Clothesline* - North Shore at Lake Hart (NSLH) was developed as an old Florida-style community with beautiful landscaping and expansive green space. Most lots front the golf course, conservation areas, ponds, wetlands, Lake Hart, or one of the many green spaces enjoyed throughout the community. As such, the CCRs contain restrictions to preserve the appearance of the community, protect views from adjacent properties, as well as views from the golf course and street.

1. Types Permitted: Collapsible umbrella-style clothesline consisting of a single pole not to exceed 6 ft. in height upon installation, or drying racks.
2. Time Use Restrictions: Clothes may be hung on clotheslines or drying racks Monday through Sunday between sunup and sundown.
3. Storage: Clotheslines and drying racks must be removed and stored in the garage, out of sight inside the lanai, or inside the house when not in use.
4. Location of clotheslines and drying racks: Clotheslines and drying racks may only be used in the backyard behind the house or on a screened-in lanai or screened-in porch at the rear of the house and should be sufficiently screened to shield views of the clothesline or drying rack year-round from adjacent lots, streets, conservation areas, ponds, wetlands, Lake Hart, green spaces, and the golf course.

5. Screening: See examples of acceptable screening below for each type of lot:
 - a. Lots backing up to North Shore Golf Club Boulevard: Screening could consist of 6 ft. tall privacy hedges along all property lines in the back yard; shrubbery or hedges surrounding the clothesline or drying rack; or either a screened-in lanai or screened-in porch.
 - b. Lots backing up to the brick wall along Kirby Smith Road in the Sparrow Landings neighborhood: Screening could consist of 6 ft. tall privacy hedges or 6 ft. tall white vinyl semi-private fences along all side property lines in the back yard; shrubbery or hedges surrounding the clothesline or drying rack; or either a screened-in lanai or screened-in porch.
 - c. Lots backing up to a Conservation Area, Pond, or Green Space: Screening could consist of a 6 ft. tall privacy hedge extending around a 3-sided perimeter (open on the side facing the house) around the clothesline or drying rack so that the clothesline or drying rack will not block or interfere with views of any conservation area, pond, or green space from any adjacent lot; or either a screened-in lanai or screened-in porch.
 - d. Lots that back up to or are adjacent to Lake Hart: Screening could consist of a 6 ft. tall privacy hedge extending around a 3-sided perimeter (open on the side facing the house) around the clothesline or drying rack so that the clothesline or drying rack will not block or interfere with views of Lake Hart from any adjacent lot; or either a screened-in lanai or screened-in porch.
 - e. Lots that back up to or are adjacent to the Golf Course: Screening could consist of a 6 ft. tall privacy hedge extending around a 3-sided perimeter (open on the side facing the house) around the clothesline or drying rack so that the clothesline or drying rack will not block or interfere with views of the golf course from any adjacent lot; or either a screened-in lanai or screened-in porch.
 - f. All Other Lots: Screening could consist of a 6 ft. tall privacy hedge or 6 ft. tall white vinyl semi-private fences along all property lines in the back yard; shrubbery or hedges surrounding the clothesline or drying rack; or either a screened-in lanai or screened-in porch.
6. The clothesline location specified on the site plan as approved by or as designated by the ARB is the approved location. Placement of the clothesline elsewhere will be considered a violation and is subject to a fine and must be removed immediately upon notice from the HOA.
6. Application Package: Residents who wish to install a clothesline must submit a completed/signed ARB Application Form to the ARB for review and approval prior to installation.
7. Submission Requirements:
 - a. Description of clothesline or drying rack including manufacturer's name, style, size, and dimension of clothesline. Include a photograph and/or manufacturer's brochure illustrating clothesline or drying rack design and material.
 - b. Survey showing house location with proposed location of clothesline or drying rack, and distance from house and property line clearly shown.
 - c. Photos of backyard showing house, back, and side yard views.
 - d. Landscape Plan with location and names of hedges.
8. Maintenance - Clotheslines approved by the ARB must be maintained in good condition. Clotheslines and applicable hedges not maintained will be in violation and subject to a fine and removal.

4.0 Fences, Walls and Hedges

There shall be no hedge, fence or wall constructed or installed on any Lot/Unit or other portion of a property unless the height, location, design and component materials are first approved by the ARB in accordance with Article VII, ARCHITECTURAL CONTROL, Sections 7.3, through 7.11 of the Declaration. Hedges, fence or wall need ARB approval before on-site work commences. See Exhibit A

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4.1 Fences - The composition, location and height of any fence to be constructed on any Lot shall be subject to approval by the ARB. (Note to ARB: final version will start Fences sub-sections here) No fence shall be constructed greater than six feet (6') high on all sides and all fences shall be black or bronze wrought iron, non-wood composite or aluminum or white vinyl depending on location of lot. The style of all fences must be open picket.

See Exhibit A

4.1.1 Golf Course Frontage - For any lot which is adjacent to North Short Golf Course, all fences intended for said lots must have golf course owner approval in advance of submitting an application for ARB approval; and, may not be more than four (4') feet in height on all sides, and except around pools and spas, only open picket fence composed of black or bronze wrought iron, non-wood composite or aluminum.

In addition, any fence on a lot fronting the golf course shall be limited to surrounding a pool or spa area only.

4.1.2. Wetland, Pond, Mitigation Area, Conservation Area and Lake Hart frontage — For lots around which are adjacent to wetlands, ponds, mitigation areas, conservation and Lake Hart only open picket fences composed of black or bronze wrought iron, non-wood composite or aluminum not to exceed four (4') feet may be installed. For privacy purpose hedges planted around the exterior of the fence are to be maintained and not to exceed four (4') feet

4.1.3. Inner lots - The composition, location and height of any fence to be constructed on any Lot shall be subject to approval by the ARB. No boundary fence shall be constructed greater than six (6') feet high on all sides, unless ARB approves the same, must be a picket fence and all fences will be composed of white vinyl, black or bronze wrought iron, non-wood composite or aluminum, with pickets to be 3" — 6" in width,.

4.2 Hedges - No hedge or shrubbery with a height of more than four (4') feet will be permitted upon or along any lot or unit boundary line without the prior written approval for the ARB.

4.3 The following restrictions shall be applicable to all fences, walls and hedges

a) Homeowners should give consideration to the consistency and design within the community; and to the existing unit color scheme, as well as any previous exterior improvements.

b) Fences shall not extend past any portion of the front of the house, nor past the front of an adjacent house.

c) Fences shall be set back a minimum of ten feet (10') from the front corner of a house. Exceptions may be granted by the ARB for those houses on irregularly shaped lots.

d) Fences being replaced require ARB approval in advance of fence replacement.

e) If an ARB-approved fence is currently in place on the adjacent property, homeowners should give consideration to aligning the front portion of the fences on adjacent properties. Applications should indicate existing fences on adjacent properties.

f) Fences erected on lots adjacent to sidewalks (corner lots), may extend no more than five feet (5') out from the base of the home. The side yard fence of a corner lot will be limited by the location of the front wall on the adjacent, interior lot home. Landscaping approved by the ARB shall be placed in front of all fences facing street view.

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g) Privacy or Semi-privacy fence variance shall be granted on a case-by-case basis. Consideration will be given for these variances to protect the homeowner's investment, community separation, safety and wellbeing of the community. All privacy and semi-privacy fences variances shall require approval by the Board of Directors. If a fence variance is requested, the ARB will advise the homeowner and refer the variance to the Board for consideration.

h) No fence or hedge shall be constructed or planted on any lot, tract, or parcel unless its height, length, type design, composition, material and location shall have first been approved in writing by the ARB.

i) ARB may impose conditions and requirements applicable to such hedge, fence or wall, such as but not limited to a requirement for a landscape buffer on the exterior side of the exterior side of the fence or wall.

5.0. Yard Accessories Play Sets and Structures/Decorations - the following defines Yard Accessories' 'Play Sets and Structures' and 'Decorations'

ALL INSTALLATIONS REQUIRE ARB APPROVAL		
Installation Description		Installation Maintenance Requirements
Basketball Hoop or Backboard		must be stored inside the garage or residence when not in use
Skateboard or Bicycle Ramp		must be stored inside the garage or residence when not in use
All play structures and outdoor fitness/exercise equipment, including but not limited to: trampolines, playhouses, swing sets, weight and fitness systems.		Must be anchored with augers and tie downs, with a minimum depth of 18". Damage to any common or neighboring properties due to structures that escape anchors for any reason will be the responsibility of the equipment owner. All play and fitness equipment must be maintained in like-new condition.
Bird Bath / Bird Feeders		May not exceed four 4 feet in height
Wall Art - fountains, metal sculptures,		Need ARB approval
Fountains		May not exceed six 6 feet
Statues Sculptures		May not exceed five 5 feet
Landscape Lighting		Lighting Plan submitted
Motion Lighting		Lighting Plan submitted
Landscaping Pavers		Example submitted
Retention Walls		Plan Submitted
Seasonal Decorations		Refer to Section 5.1 below

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Tree Houses		Are not permitted

If any of the items exceed the height requirements, an ARB Application must be submitted prior to installation of the item.

See Exhibit C

5.1 Seasonal Decorations. Traditional, non-offensive seasonal decorations for Federal and Religious holidays and Halloween will not require ARB approval. Consideration shall be given to:

- a) The quantity of decorations;
- b) The length of time decorations are installed; and,
- c) The appropriateness of decorations.

Should any written complaint with supporting data be raised, the ARB will provide a recommendation to the Board. Owners will be required to immediately remove any decorations determined by the Board to be objectionable.

5.2 Play Sets/ Structures. In accordance with the covenants, it is the objective of the ARB to insure that play equipment is consistent throughout the community and does not detract from the overall intent of the covenants. All play equipment requires an approved application by the ARB.

- a) Portable items, such as, but not limited to, infant play sets and basketball hoops may be approved by the ARB for temporary use and must be stored inside the garage or residence when not in use.
- b) Non-portable items, such as, but not limited to; play sets, swing sets and trampolines require ARB approval prior to installation. These applications will be reviewed with consideration to lot location, lot size, surrounding views, Items of this type that are found to be abandoned, in disrepair and/or provoke complaints will be required to be removed immediately. All approvals for such items will be contingent upon these guidelines and owners agree upon application to remove any item upon request.

6.0 Swimming Pools and Spas

Any swimming pool or spa to be constructed on any lot shall be subject to the approval of the ARB. This is relevant only to those lots without swimming pools installed during primary residence construction.

Swimming pools and spas may not be located in the front or side yard of any lot or unit, nor nearer than the residence to any side street lot line. No above- ground swimming pools or spas are permitted on the Property.

7.0 Roofs

All roofs of principal structures shall be composed of dimensional shingles or tile, unless some other material is approved in advance by the ARB. Roofs of ARB-approved add-on structures, such as home or patio enclosures, pool enclosures with elite roofs, shall match the existing roof materials or shall be composed of matching screening material as used for the entire enclosure(s). Approved shingle samples are available in the Recreation Center office.

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8.0 Landscaping

- a) Any change to the size, location, or design of landscaping beds requires the advance approval of the ARB. Similarly, the addition of new trees and/or shrubs/bushes outside of existing landscaping beds requires approval from the ARB.
- b) Homeowners should give consideration to utilizing high quality sod to maintain community standards. Florida Statute modifications in 2010 allow replacement of sod with quality drought tolerant species of sod. St. Augustine, Zoysia and Centipede species, artificial turf that does not use rubber infill that must meet Florida-friendly Statutes or similar material shall be approved.
- c) The replacement of plantings in existing beds with items of similar nature and size is considered normal maintenance and does not require advance approval of the ARB.
- d) Replacing or refreshing mulch and/or stone covering in landscape beds may be done without ARB approval. Mulch shall be natural colored or red bark - shredded wood, plastic or rubber. Stone ground covering shall be white or natural colored rock.
- e) With the exception of trees, all landscape plantings shall be no more than four (4) feet in height, along the boundary lines and must be maintained with proper trimming.

9.0 Mailboxes

Mailboxes shall be only black in color with a black pole, gold numbers. The mailbox flag shall be red.

See Exhibit D

10.0 House Painting.

Owners shall clean, repaint or restrain, as appropriate, the exterior portions of the building improvements (with the same colors as initially approved or with other colors first approved by the ARB), including exterior surfaces of garage doors, as often as is necessary to comply with the foregoing standards. All painting of homes must be approved by the ARB, with the exception of homes being repainted the same color scheme for maintenance purposes. Applications must consist of approved color schemes. The approved color pallet book may be reviewed at the North Shore at Lake Hart community office.

The North Shore at Lake Hart standard is that houses consist of a maximum of three colors with the body (base) being the main color on all four sides and the garage; trim will be white, off white or beige on the front of the house and, the accent color will be for the front door.

Shutters may be painted in the trim or accent color; and, all aluminum fascia, soffits and gutters will be white, off white or beige, with the exception of bronze framed pool enclosures. Homes with adjacent frontages are not permitted to be the same color scheme and applications shall provide proof that adjacent residences will not match the intended paint scheme.

10.1. Partial repainting of less than 50% of the wall area of the structure with the existing (matching) color due to maintenance or repair does not require ARB approval.

11.0 Block

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There shall be no exposed concrete block on living units and must be finished with texturized cement finish, which also must be painted with an ARB-approved color scheme. Original paint schemes, applied by the Builders, are considered to be approved color schemes. Stack block retaining walls are not part of a living unit.

12.0 Exposed Metal

Anodized or painted finishes are required on all metal finishes, including, but not limited to, windows, window screens, mailboxes, roof flashings, garage doors and screened pool enclosures.

13.0 Screen Enclosures and Screens

13.1. Front Architectural Entry Screen Enclosures are permitted in entry areas on the front of a residence, as long as the enclosure is within the front elevation, under an existing shingled roof covered entry and entering the living area of the property

13.2. Screen Enclosures at the rear of the residence, including pools and spas are permitted. Requests for screen enclosures must be approved by the ARB prior to installation. ARB Requests should include a drawing of the enclosure location, size and design of the enclosure.

Note: Screen enclosures on lots facing North Shore Golf Club Boulevard, retention ponds, mitigation, conservation or golf course are required to have black or bronze wrought iron or aluminum frames.

Inner lots may request white or bronze frame screen enclosures. Sunroom additions must be of white or bronze frame with bases painted to match the existing house color and must have the roof shingled to match existing roof shingles. No screen enclosure shall be permitted on the front or side of a residence, (with the exception of a partial side that is an element of a rear installation or the front if it follows Section 13.1 criteria). Requests for rear screen enclosures must be approved by the ARB prior to installation. Note: Screen enclosures on lots facing North Shore Golf Club Boulevard, retention ponds, mitigation, conservation or golf course are required to have black or bronze aluminum frames. Inner lots may request white or bronze frame screen enclosures.

14.0 Owner's Responsibility

The maintenance obligation of each Owner as to building improvements shall include, without limitation, maintenance of all exterior surfaces and roofs, fascia and soffits, awnings, trellises, decorative facades, screens, windows, and doors.

14.1 Awnings - Awnings shall be approved on a case by case basis by the Board of Directors for homes that do not have a front entrance elevation that is under a shingled roof protection for the entry.

14.2 Sidewalks - Requests for texturing and painting front entrance sidewalks and driveways must be approved by the ARB prior to doing the on-site work. (A palate of colors for sidewalk painting is on file at the Recreation Center Office.)

14.2 Sidewalks and Driveways Cleaning - Homeowners are responsible for cleaning all sidewalks and driveways which become dirty or discolored. Avoid water pressures in excess of 2000 psi when cleaning which may damage the surface and hasten repairs.

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Repair and Replacement. See Sidewalk and Driveway Repair and Replacement Information Chart 1, below, for repair and replacement criteria.

Cracking. Minor cracking is to be expected with concrete and does not require repair unless the crack exceeds 1/2 inch in width or the concrete crumbles adjacent to the crack.

Surface Deterioration. Concrete driveways and sidewalks will deteriorate with time, weather and cleaning at elevated pressures. These actions remove the upper layer of material and expose the aggregate components below and the resulting condition presents an unsightly appearance. The area usually can no longer be cleaned or remains clean for only a short period of time. Concrete which is very rough, deteriorated, and no longer presents a clean appearance shall be repaired or replaced.

Sidewalk and Driveway Repair and Replacement Information Chart 1

Item	Entrance Sidewalks	Apron	Common Sidewalk	Driveway
Description	Sidewalks leading from driveway to home entrance	Concrete slab about 8' wide between street and common sidewalk	Sidewalk parallel to street and located between apron and driveway.	Concrete slab(s) between common sidewalk and garage
Currently subdivided into slabs by expansion joints filled with wood, fibrous or rubber-like materials, or contraction joints formed by saw cuts or rooves.	Almost always	Infrequently	Almost always	Almost always
Responsibility to repair / replace if cracked or surface becomes excessively deteriorated	Homeowner	Homeowner	Homeowner if replacement is also required of the apron or driveway. HOA if only the sidewalk exhibits noted conditions	Homeowner
Repair or replacement of complete individual slabs as originally subdivided	Yes	Yes. May also be partially repaired with ARB approval if not divided into slabs	Yes. May also be partially repaired with ARB approval if not divided into slabs	Yes. May also be partially repaired with ARB approval if not divided into slabs
Recommended number of expansion or contraction joints when replacing concrete	Transversely every 3' to 5'	Minimum of one perpendicular to street and centered longitudinally	Minimum of one perpendicular to street and centered longitudinally	Minimum of one longitudinally and one transversely
May be repaired or replaced by textured coatings or pavers	Yes, but requires ARB approval	No, except pavers at lake front homes in Lakeshore	No except pavers at lake front homes in Lakeshore	Yes but requires ARB approval

EXHIBIT A

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NORTH SHORE AT LAKE HART FENCES

Black or Bronze. Wrought Iron Non-Wood Composite or Aluminum

Lots that adjoin/forefront Wetland, Pond, Mitigation area, Lake Hart, North Shore Golf Course or property that backs up to or faces North Shore Golf Club Boulevard may have fences, if first approved by the ARB.

Examples of Black or Bronze, wrought iron or aluminum, or Non-Wood Composite fencing include, but are not limited to:



Maximum 4', powder-coated aluminum or non-wood fence panel with pickets, frame rails, and spacing between pickets

White Vinyl/ Non-Wood Composite

All lots not adjoining / facing Wetland, Pond, Mitigation area, Lake Hart, North Shore Golf Course or property that backs up/ faces to North Shore Golf Club Boulevard may have white vinyl/ non-wood composite fences.

Examples of White Vinyl and Non-Wood Composite fencing include, but are not limited to:



Vinyl or non-wood composite fence panel with pickets, frame rails, and spacing between pickets-

EXHIBIT B NORTH SHORE AT LAKE HART CONCEALMENT SCREENS

EXAMPLES of approved concealment panels include but are not limited to:

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Privacy panels shall consist of white vinyl or non-wood composite material.

These panels are used to hide items such as Air Conditioning Compressors/Condensers, Pool Filtration Systems, Heaters and LP Fuel Storage Containers.

Landscaping the street-facing panel with hedgerow shrubbery is recommended.

ORANGE COUNTY RECYCLING AND GARBAGE CONTAINERS

- Are provided by Orange County
- Please refer to Orange County for pick up days and other trash/garbage rules and requirements
- May not be left in view from the street front of a home in North Shore at Lake Hart o May be set out to the curb after 6:00 pm the evening before pick up day o Must be removed from the curb no later than dusk the evening of pick up day

EXHIBIT C

NORTH SHORE AT LAKE HART PLAY STRUCTURES

EXAMPLES of non-wood composite play structures include, but are not limited to:



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All play structures must be approved by the ARB and the installed location must be such that it cannot be seen from the street view of the home.

EXHIBIT D

NORTH SHORE AT LAKE HART MAIL BOXES

Community Standard
All Communities

Approved for
Lakeshore Community
Only
Lakefront Lots 40 to 67
Only



Mailboxes



poles

Mailboxes shall be only black in color with a black pole, gold numbers. The mailbox flag shall be red. Please check with North Shore at Lake Hart management office for mailbox pole requirements.

EXHIBIT E

NORTH SHORE AT LAKE HART FLAG POLES



Refer to Florida Statutes 720.304(2) and (2)(b) for specifications and location of permitted flagpoles.
All flagpoles must have ARB approval.

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EXHIBIT F

NORTH SHORE AT LAKE HART ARB APPLICATION

Note: An ARB Application is located on the North Shore at Lake Hart web site and in the North Shore at Lake Hart management office. This application must be used to apply for your improvements.

The items in the following table may be found in Article X of the North Shore at Lake Hart CCRs. This table is designed to assist in locating the information to aid in the completion of the ARB Application.

Section #	Section Title	Page	Section#	Section Title	Page
10.1	Obnoxious or Offensive Activity	34	10.18	Yard Accessories and Pla Structures	38
10.2	Rules and Regulations	35	10.19	Use	38
10.3	Animals	35	10.20	Leasing	38
10.4	Garbage and Trash	35	10.21	Pools and S as	38
10.5	Exterior Equipment	35	10.22	Building Standards	38
10.6	Vehicles and Equipment	35	10.23	Tree Removal & Landscape	39
10.7	Visibility of Intersections	36	10.24	Collection	39
10.8	Fla les and Antennas	36	10.25	Plumbing or draining	40
10.9	Temporary Structures	36	10.26	Oil, Gas and Minerals	40
10.10	Signs	36	10.27	Declarant Reservations	40
10.11	Drainage	36	10.28	Mailboxes	41
10.12	Subdivision	37	10.29	Security Bars	41
10.14	Excavation	37	10.30	Conservation Area	41
10.15	Sidewalks	37	10.31	Use of Words "North Shore at Lake Hart"	42
10.16	Hedges, Walls, and Fences	37	10.32	Variances	42
10.17	Provisions Applicable Only to Golf Course lots/Units	38			

Internet Links

Florida State Statutes

[Florida Statutes Chapter 720](#)

NSLH ARB Application

Follow link above for community web site. After signing in, select [Management Office and Forms/Architectural Change Request](#)