LIVE OAK RESERVE HOMEOWNERS ASSOCIATION, INC.
ARCHITECTURAL GUIDELINES

APPROVED BY THE BOARD OF DIRECTORS
Approved: November 16, 2021
Version 1.3

	Page
Table of Contents	1
Definitions	2
Revision History	2
Purpose of the Guidelines	3
Basis for and Objectives of Protective Covenants	3
Role of the Architectural Review Committee	3
Alternations Requiring Review and Approval by the ARC	4
Application and Review Procedures	4
Design Guidelines	5
Additions	5
Antennas and Satellite Dishes	5
Clothes Lines	5
Decks, Arbors, Gazebos And Screened Enclosures	5
Driveways	6
Flags and Flagpoles	6
Fences	7
Gardens	8
Garage Doors	8
Hedges	8
Hot Tubs/Spas	8
Landscaping	8
Lawns	9
Lighting	9
Lighting – String Lights	10
Lightning Protection	10
Mailboxes	10
Painting	10-11
Patios	11
Pergolas and Trellises	11
Pipes, Fuel Tanks, and Generators	11
Rain Barrels	12
Recreation and Play Equipment	12
Roof Additions	12
Roofing	12
Security Cameras	12
Shutters	12
Solar Panels	12
Solar Tinting	13
Storage	13
Stone Facing	13
Swimming Pools	13
Trees	13
Trash, Garbage & Recycling	13
Walkways and Pathways	14
Water Conditioners	14
Windows and Doors	14
EXHIBIT A: Approved Exterior Paint Colors	15-16

DEFINITIONS:

- The Master Declaration of Covenants, Conditions and Restrictions of Live Oak Reserve will be referred to as CCRs.
- The Rules and Regulations will be referred to as R&R.
- The Architectural Review Committee will be referred to as the ARC.
- The Board of Directors will be referred to as the Board.
- The Live Oak Reserve Homeowners Association, Inc. will be referred to as LOR, or HOA, as context allows

REVISION HISTORY:

1.0	18 NOV 14	Initial Set
1.1	19 MAY 15	Fencing and other changes
1.2	03 FEB 17	Paint
1.3	16 NOV 21	General Update

PURPOSE OF THE ARC GUIDELINES

The purpose of the LOR ARC Guidelines is to familiarize Owners with the objectives, scope and application of design standards which will be used to maintain the aesthetic appearance and environmental quality of the community. This document was written by the ARC, and duly adopted by the Board. It also explains the application and review process that must be adhered to by Owners seeking approval for any exterior modifications or changes to their homes or Lots. Please consult and use this document as a valuable reference source and to assist Owners in preparing ARC applications.

BASIS FOR AND OBJECTIVES OF PROTECTIVE COVENANTS

CCRs Article X

The LOR governing documents include the Master Declaration of Covenants, Conditions and Restrictions (CCRs). The CCRs impose use restrictions and also specify the process for obtaining approval for changes, improvements or alterations to an Owner's Lot. When an Owner purchases their home, they accept as a binding contract these use restrictions, and subsequently, these ARC guidelines, irrespective of ***whether or not the Owner is familiar with such covenants.***

These protective covenants and the establishing and enforcing of design standards not only enhances the physical appearance of a community but also assists in preserving property values. Owners who reside in association communities that enforce design CCRs are protected from actions of neighbors that can detract from the physical appearance of the community and, in some cases, diminish property values. In fact, surveys of Owners living in association communities consistently reveal that this was an important consideration in their decision to purchase a home.

ROLE OF THE ARCHITECTURAL REVIEW COMMITTEE

CCRs: Article IX Section 2

Within the CCRs, the ARC is established and empowered to oversee all exterior change to a home or a Lot. The ARC reviews applications submitted by Owners for exterior additions, alterations or modifications by using their experience, judgment, and these ARC Guidelines.

The ARC's responsibilities embrace all aspects of design, construction and development within LOR including, but not limited to, site work; architectural design; colors, textures and materials; landscape design and materials; and environmental preservation. While individual creativity is encouraged on behalf of Owners, the standards in this document have been established to maintain a measure of quality and consistency throughout the life of the community. In some cases there will be no permitted variation from established standards, while in other areas flexibility may be permitted and encouraged, but only after review and approval in writing by the ARC.

Finally, the ARC will make recommendations from time to time to the Board with respect to the modification of the ARC Guidelines. Subject to the mandates contained in the CCRs and as provided for under applicable Florida law, the Board will also be responsible for reviewing possible violations of the ARC Process.

<u>Limiting Conditions</u>

- The standards contained herein are minimum requirements. In the event building codes or other provisions of law require greater restrictions than are imposed by the ARC Guidelines, the more stringent provision shall control.
- Approval of an ARC application shall not be construed as meeting the requirements of the City of Oviedo or any other governmental agency with jurisdiction over the community.
- Approval by the ARC shall not be construed to mean that the ARC has reviewed the application for safety, structural integrity, or quality of materials.
- Consequently, approval of an application or of a condition of a work in progress shall not constitute a basis for any liability of the ARC for failure of any compliance to applicable governmental or nongovernmental codes or ordinances, failure due to deficiency of any materials, workmanship or deleterious site conditions, or any other condition or event.

ALTERATIONS REQUIRING REVIEW AND APPROVAL BY THE ARCHITECTURAL REVIEW COMMITTEE
CCRs: Article X

Any change, permanent or temporary, to the exterior appearance of a building, structure or Lot are subject to review and approval by the ARC. The review process is not limited to major additions or alterations, such as adding a room, deck, or patio. It includes minor items such as changes in color and materials. Approval is also required when an existing item is to be removed.

APPLICATION AND REVIEW PROCEDURES
(Development and Review Process CCRs: Article IX Section 2 Paragraph C)

Application and review procedures that will be used by the ARC are detailed below:

1. Applications. All applications for proposed improvements must be submitted in writing using the application form authorized by the ARC. See www.liveoakreservehoa.com for a copy of the application form. Applications must be complete in order to commence the review process. Incomplete applications will be returned "denied" to the applicant with a statement of deficiencies that must be remedied in order to be considered for review.

2. Supporting Documentation. The application must include a complete and accurate description of the proposed improvement(s). To permit evaluation by the ARC, supporting exhibits will frequently be required. Examples include: a site plan showing the location and dimensions of the proposed improvement; architectural drawings or plans, as applicable; landscape plan; material and/or color samples, etc. The design guidelines and application forms provide guidance with respect to the supporting documentation required for various types of improvements. Please ensure application materials convey sufficient detail so that the ARC can understand your proposed project. Incomplete or insufficient applications will be declined for review.

3. Time Frame for Completion of the Review. The ARC is required to approve or disapprove any proposed improvement within thirty (30) days after the receipt of a properly completed application. However, the thirty (30) day review period will only commence upon the receipt of a complete application form, including any required exhibits. It is therefore advisable for Owners contemplating substantial improvements to first ensure that they are aware of all required supporting documentation prior to submitting a design review application.

4. Notice of Approval/Disapproval. Owners who have submitted design review applications will be given written notice of the decision of the ARC. This notice will be issued by the Management Company as directed by the ARC. Please do not contact the ARC in the interim of this process for approval or denial.

5. Timeframe. All projects must be started and completed within a 12 month time limit for the approved project; otherwise resubmission is required. If the project will take longer than 12 months to complete it should be noted in the submission. ARC Approval does not pause or postpone enforcement of an open violation.

6. Work Start Date. Approval must be received BEFORE work begins. Work started without approval may be denied. Denied work will be required to be restored to its original state at the Owner's expense AND the Owner may be fined.

7. Alterations. Work that is approved must be carried out as it was approved, otherwise it is subject to resubmission, regardless of how subtle the alteration. Alterations are unapproved work, and are subject to removal at the Owner's expense.

DESIGN GUIDELINES
The Guidelines detailed below have been developed by the ARC as general, functional starting points for your projects.

Please note: These guidelines will not cover every situation. If you wish to make a permanent or significant visual modification to your property that is NOT explicitly covered in these Design Guidelines, you still must submit an application to the ARC. **Temporary** means something that is to exist for 30 days or less, unless defined below or in other LOR governing documents. When reviewing a section, be sure to take the time to read the CCRs reference as well. What is listed here augments, but should not be in conflict, with that language.

ADDITIONS
CCRs: Article IX, Section 2
Home additions shall be designed to look as if they were part of the original structure. The materials selected must appear to match the original structure, including but not limited to: stucco style, roofs, fascia, soffits and windows.

ANTENNAS and SATELLITE DISHES
CCRs: Article XI, Section 9
Owners may install satellite dishes that are one meter (39.37") or less in diameter. The satellite dish must be mounted to the outside of the home in the location that best minimizes its visibility from the street(s) and from other homes. The dish should be mounted on the back of the home or otherwise placed to hide it from street view and should not extend above the crown of the roof. If reception cannot be obtained from these locations, the satellite dish should be located as unobtrusively as possible on the property. Masts higher than six (6) feet will not be permitted. Screening, such as shrubs, is required where possible. Exterior antennas are prohibited, HD antenna may be installed in the attic or home for reception of local channels. All cabling shall be neatly routed, and not loosely hanging. No provision of this section shall be construed to violate any provision of the Federal Communications Commission ("FCC") Over-The-Air Reception Device (OTARD) rules. All antennas not permitted by the FCC OTARD rules are prohibited.

CLOTHES LINES
CCRs: Article XI, Section 7
Florida Statute permits clothes drying, however, permanent clothes drying apparatus will not be approved. Only removable clotheslines and apparatus may be erected. Please review the R&R for placement, and usage.

DECKS, ARBORS, GAZEBOS and SCREENED ENCLOSURES
CCRs: Article IX, Section 2
All projects must contain a clear plot plan showing the dimensions, materials and location of the improvement. Improvements of this sort must be located in rear yards.

- **Scale and Style**. The scale shall be compatible with the scale of the home as sited on the lot. Decks, particularly if elevated, shall be of a scale and style compatible with the home to which attached, adjacent homes and the environmental surroundings.
- **Materials.** Construction materials for decks and gazebos must be of smooth, high-quality pressure treated lumber or comparable composite material. Screened enclosures must be constructed using bronze color aluminum or better material.
- **Color**. Materials for decks and gazebos should be treated with a neutral or wood color stain or sealer.

DRIVEWAYS
CCRs: Article XI, Section 24
ARC approval is required for all driveway construction, extension, or modification. The ARC will evaluate the impact of the proposed expansion on the balance of landscaping to proposed driveway area on the front of the lot, as well as the drainage impact on adjoining lots or common area. The only accepted material for driveways are pavers. Pavers must be geometrically shaped in either square, rectangular, hexagonal or octagonal shapes only. Maximum individual paver dimension in any one direction shall be 12". Random or asymmetrical shapes such as irregular flagstone patters or other non-rectangular, square, hexagonal, or octagonal shapes shall not be allowed.

Pavers design and color for any proposed driveway expansion **must** match or be blended with the original driveway pavers. Proposed expansions to existing driveways must integrate into and continue the pattern of the driveway, i.e., remove border course from the driveway, continue the field pattern of the driveway throughout the extension, and re-establish the border course. If matching or blending original pavers design or color is not possible, complete replacement of pavers shall be required. Replacement pavers must conform and generally match the paver color palette and sizing currently used throughout the community, which is at the sole discretion of the ARC.

All proposed driveway expansions **must** be accompanied by a corresponding expansion to the concrete driveway apron, which requires a City permit.

ARC Approval is not required for clear sealants. Painting or staining pavers a single color is not permitted. ARC approval is required for any dye-based sealant intended to revitalize faded pavers; the proposed dye-based sealant has to substantially match the original base color of the pavers. The result of any dye-based sealant application needs to retain the natural color variation of the pavers, and in the event the final application of the dye-based treatment is determined to differ in any material way from the application submitted and approved, the modification may be treated as not being approved by the ARC and is therefore a violation of the Association's R&R.

Homes on Sterling Creek Parkway must have driveways that support turnarounds per the Development Agreement, and must meet City of Oviedo approval. Turnaround driveways are NOT prohibited elsewhere in the community, but will be approved or disapproved based on the aforementioned criteria.

FLAGS AND FLAGPOLES
CCRs: Article XI, Section 29 and in accordance with *Florida Statutes*
Any Owner may install a house mounted flagstaff, without ARC Approval, when designed to hold flags up to 4½ feet by 6 feet in size.

Any Owner may erect a freestanding flagpole no more than 20 feet high on any portion of the Owner's real property, if the flagpole does not obstruct sightline at intersections and is not erected within or upon an easement, without ARC Approval, when designed to hold flags up to 4½ feet by 6 feet in size..

Any other desired flag or flagpole, or accompanying lighting of a statutory-allowed flagpole, must receive ARC approval.

Please review the R&R for flags that may be flown.

FENCES
CCRs: Article XI, Section 32
All fencing applications **must** include a plot plan with the proposed location, height, and material of fence to be installed. The ARC will review the request based on height, design, material, color, location, etc.

General fencing guidelines and standards include:

- Chain link fences are not permitted.
- No fence shall be constructed within 10 feet of the front elevation of a home.
- No fence shall be constructed back to back with another existing approved fence.
- Fencing shall be black, metal (wrought iron style) no more than 5 feet high.
- Landscape buffers may be required by the ARC on the outside of any fence or wall.
- Except for wall and fences installed by the Developer, no fence or wall may be constructed in any of the following conditions:
  - areas of any Lot between the street along the front of the home;,
  - within 10 feet of a straight line being the extensions of the surface of the furthest set back portion of the front side of the Home to each of the two side lots lines;
  - between the street facing a side of the home and a straight line being the extension of the surface of the furthest set back portion of the side of the home to the rear lot line; or,
  - in any drainage or landscape easement area shown on area plat of the community.

White PVC Fencing:
In 2013, an independent Fencing Committee was formed to research all Lots in LOR, catalog their fencing, and guide the Board and the ARC on white PVC fencing. In general, white PVC fencing is not permitted. The ARC *may* make exceptions as needed on a case by case basis for oddly shaped lots, or other special conditions, however these following two exceptions were the definitive outcome of thorough and detailed analysis.

1. Exception: The application **must** meet all **four** of the following criteria:
   - The parcel must be an interior lot with no portion of it abutting either Conservation Area or Common Area. An interior lot is further defined as the back property line of one home shares a back property line of another home, **AND**,
   - a landscaping plan designed specifically to screen the fencing from the street must accompany the fence request, and be executed as part of the project. Minimum height of the screening material when first planted is 30 inches. Proposed plant material must be able to grow to completely screen the fence from the street. For corner lots, fencing must be screened from the street from both the front and the side that is on the corner, **AND**,
   - Fencing must be set back at least 25' from the front of the house. For a corner lot, the fence must start at the rear corner of the house and run parallel with the street to the back property line. Setbacks may be adjusted by the ARC to accommodate conditions like windows, existing landscaping, pool equipment, etc., **AND,**
   - The parcel must already have existing PVC bordering the requesting parcel.

2. Exception: An Owner shall not be forced to install a third type of fence material onto a parcel. This condition is for the rare case that there are two existing fencing materials abutting the parcel other than black metal. The following conditions **must** be included as part of the proposed plan:
   - a landscaping plan designed specifically to screen the fencing from the street must accompany the fence request, and be executed as part of the project. Minimum height of the screening material when first planted is 30 inches. Proposed plant material must be able to grow to completely screen the fence from the street. For corner lots, fencing must be screened from the street from both the front and the side that is on the corner, AND,
   - Fencing must be set back at least 25' from the front of the house. For a corner lot, the fence must start at the rear corner of the house and run parallel with the street to the back property line. Setbacks may be adjusted by the ARC to accommodate conditions like windows, existing landscaping, pool equipment, etc.

GARDENS
CCRs: Article XI, Section 8
Vegetable gardens are allowed in locations not visible from the street. Corner lots desiring a rear yard garden need to apply for and receive approval for hedging to screen the garden from street view, if the rear yard is not already screened from view by a fence or hedging.

GARAGE DOORS
Garage doors and their external hardware require ARC approval. Garage door windows are permitted only along the top row, but are not required. Garage doors may not have vents. Decorative external hardware must be either black or antique bronze. External garage door screens, frames, or netting is not permitted to be attached to the surrounds or headers of garage doors.

HEDGES
CCRs: Article XI, Sections 14, 16 and 20
Hedging approvals may include imposed height restrictions for safety, view considerations, and site restrictions. It is expressly recognized that lakes and water bodies are aesthetic amenities as to all Members, and no hedge shall restrict a neighbor from clear view of a body of water or conservation area past the side of home or screened patio / pool, whichever extends further to the rear of the home.

HOT TUBS/SPAS - Semi Permanent
Exterior hot tubs or spas must be located in the rear yard that best minimizes its visibility from the street and from other homes.

LANDSCAPING
CCRs: Article XI, Sections 20, 21 and 26
Landscaping modifications, whether done professionally or by the Owner, requires ARC approval.

General guidelines are:
- The front and side yards are to be planted with grass or plant beds, “Florida Friendly” landscaping is not the elimination of turf, but the application of thoughtful design principles. The implementation of Florida Friendly Landscaping still requires ARC approval.
- Same location rplacement of a dead plant/shrub with the same species or similar size, type, and characteristic of plant does not require ARC approval, example: slow-growing shrub with another type of slow-growing shrub.
- Changing small plantings for seasonal color does not require ARC approval.

Borders / Edges
- An application is required for the installation of all landscape borders, edging or similar structures to be located in front yards or areas visible to others in the community. Examples are concrete curbing and stone piles / walls.
- The use of railroad ties is prohibited.
- Borders are not allowed along the sidewalk except at the end of a plant bed to keep mulch from run-off.
- Landscape borders shall be of one color, of the same material and one style throughout the front of the Lot, and the sides of the lot, if visible from the street.

Right of way
The strip of grass between the sidewalk and the street is termed the right of way. In-ground plantings are permitted around mailboxes. Potted plants are not permitted. Trees planted in the right of way must match the general landscape package of Live Oak Reserve.

Ornamentation
The utilization of non-living objects as ornaments in the front or side yard requires ARC approval. Ornament examples include, but are not limited to: sculptures, fountains, statues, etc. Excessive amounts of non-living objects shall not be permitted. The determination of whether or not the number of non-living objects is excessive or not shall be made in the discretion of the ARC.

LAWNS
CCRs: Article XI, Section 20
Changing the type of lawn requires ARC approval. Acceptable turf options are St. Augustine and Empire Zoysia. “Florida Friendly” landscaping is not the elimination of turf, but the application of thoughtful design principles.

LIGHTING
CCRs: Article XI, Section 28

Exterior lighting requires ARC approval. Lighting standards ensure that lighting enhances architectural detailing and landscaping during evening hours without overpowering the streetscape, affecting adjoining Lots, or affecting the aesthetics and harmony of the community. Applications for exterior lighting, including landscape lighting, shall include site plans detailing the fixtures, and direction of illumination, with product photos included, as necessary.

- For fixtures, such as coach lights, recessed lights, and entry lights, replacement or additional fixtures must be compatible in style and scale with the applicant's home, and the community as a whole.

- For soffit-based security flood fixtures, light spread must not unreasonably impact others, and lighting may not be directed outside of the applicant's property.

- For landscape lighting, low-voltage/solar-powered lighting is permitted along walkways, driveways, planting beds, or other landscaped areas, so long as all wiring is concealed from view, and fixtures/solar panels do not stand more than 24” above the ground. Fixtures shall be bronze, oil-rubbed bronze, brown, or black.

- For detailing the Fronts and Sides of homes, lights must be of the general style and character as those originally installed in the community, e.g., recessed cans in soffits, or well lamps in driveways. As such, permanent high-density lighting, e.g., strip lighting or rope lighting, is not permitted. Lighting that is designed to sequence or flash is not permitted. Color temperatures for all proposed bulbs, emitters, and/or LEDs must be between “warm white” and “daylight” (3000K and 5000K), with the following exceptions: 1) coach light bulbs, which may be “candlelight,” and may flicker to emulate flame, and 2) bug light bulbs (yellow), which may be installed in recessed cans. ARC Approval is not required for colored coach light bulbs recognizing holidays.

- For the Rears of homes (defined as directly behind the home and not extending past the side planes of the home), lighting may color change or slowly fade, but not sequence, or flash. Lighting must be directed downward, to not impact adjoining property, or public view. In cases where the home backs up directly on LOR Blvd, or is a corner lot and the back of the home is in public view, or adjacent to a sidewalk, lighting for the rear area is treated like 'Front and Side of home' – see above. For all lots, back patio string lights are an exception, and are covered below.

- Permanent holiday lighting may be applied for, and must comply with the following standards and usage. Permanent holiday lighting is defined as using individually addressable emitters installed in a channel system (that conceals wiring and internals) which is attached to the soffit following the eaves of the home. Permanent holiday lighting must be professionally installed inside of a channel that completely hides all wiring and internals, which is affixed to the soffit. At installation, the channel must be painted the current soffit color. Permanent holiday lighting shall not be used for architectural down lighting, and shall not be used outside of the holiday season of Thanksgiving to January 10.

- Diwali decorations/lights may be displayed from one month before to one week after without the need for ARC approval.

- Halloween decorations/lights may be displayed from one month before to one week after without the need for ARC approval.

LIGHTING – STRING LIGHTS

String lights, strand lights, "festival lights", "party lights", "cafe lights" or other lights that are attached to continuous strands (collectively referred to as “String Lights”) do **not** require ARC Approval if they follow the below criterion. The example of this type of lighting is shown in the picture, and typically has bulbs spaced a minimum of eighteen-inches (18") apart on the string, and are hung through the air covering a distance.

- String Lights are allowed only on back patios, or within back yard screen enclosures, or pool surrounds. They are not permitted in the fronts or sides of homes, and shall not extend beyond the side planes of the home.
- String Lights may not be mounted higher than twelve-feet (12'-0") above the adjacent finished grade or the bottom of the lowest single-story roof eave of the existing house, whichever is lower.
- String Lights must be anchored to an existing structure, for example, directly to the home, screen enclosure, or pool surrounds; String Lights may not be solely affixed to free standing posts, fences, trees, hedges. If a screen enclosure is not present on the home, then please submit an ARC application to detail the off-home connection points and uprights. In these cases, semi permanent installs, such as pressure treated uprights, or pergolas, are permitted. The ARC would review these proposed layouts and support systems on a case by case basis.
- Bulbs may be color changeable. Antique filament lights (i.e. "Antique Lights", "Vintage Lights" or "Edison Lights") are allowed. In cases where the home backs up to LOR Blvd, or is a corner lot and the back of the home is in public view, or adjacent to a sidewalk, then String Lights must be white, and may not flicker, flash, blink, or animate.
- "Rope Lights", "Holiday Lights" and "Mini-Light Strings," like those commonly used for holiday decorations are not permitted as String Lights under this criterion.

LIGHTNING PROTECTION

Lightning protection systems may be installed on the roof with ARC approval. Wiring must be copper, or blend in with roofing material. Any wiring or piping that runs down a wall must be painted to match the body of the house.

MAILBOXES

CCRs: Article XI, Section 24

All homes must have one and only one black mailbox with 3” high house numbers in gold on both sides of the mailbox. The mailbox and post must be similar to those at the time of home construction. The numbers shall not be italic or outlined in another color. Newspaper boxes are prohibited.

PAINTING

ARC approval is required for <u>all</u> painting, even if the same color scheme is desired to be repainted. See Exhibit A for the legacy paint color reference and originally established Engle Paint palette. This palette is used as a guide but additional colors may be proposed. Owners have the choice of paint manufacturer, and are responsible for the accuracy of color-matching. Samples (paint chips) <u>must</u> be physically provided with all ARC applications; scans or webpages will not be accepted. Paint chips for all elements to be painted are required, e.g, Body/Garage, Trim, and Front door.

<u>Body/Trim:</u>

Any proposed body/trim colors must be in the earth-tone family, and pastels/reds/blues are not allowed. Architectural details such as keystones and windows may have a secondary trim color. Please specify on the application if you are proposing to accent any particular architectural details -- approval is at the sole discretion of the LORARC. Architectural details, such as keystones, shutters or corbels, may be painted a 4th color, typically black, with ARC approval.

<u>Front Door:</u>

The front door color may be outside of the earth-tone family to allow a personal touch, as long as it is tastefully matched with the body color. This decision is at the sole discretion of the LORARC.

Garage Door:
The garage door may be proposed as either the body color, the primary trim color, or a third color that complements the body and trim. The garage door as the body color is automatically approved by the ARC. The garage door being approved for something other than the body color is at the sole discretion of the LORARC.

Faux wood treatments may be considered from experienced vendors. Applications desiring faux treatments on the garage door must include two examples from the painter's portfolio, each printed as an 8"x10" and submitted with the application. All decisions relating to off-body garage doors are at the sole discretion of the LORARC.

Neighboring homes:
For aesthetic appeal and streetscape, a proposed color scheme may be disapproved if the body color proposed is not dissimilar enough to adjacent homes.

Other information:
Owners are encouraged to paint a minimum 18" square sample of the body color on the home in both a sunny and shaded location to assist the ARC in making their decision. House numbers are required to be conspicuously located, and may be either individual black numbers, or decorative plaques, which require LORARC approval. No house numbers may be painted along the sidewalks, aprons or roadway. ARC Approval is not required for clear sealants for stonefacing, or driveway pavers.

See Exhibit A for paint color reference.

In the event the final application of the paint or faux wood treatment is determined to differ in any material way from the application submitted and approved, the modification may be treated as not being approved by the ARC and is therefore a violation of the Association's R&R.

PATIOS
All patio construction requires ARC approval. Patios must be located in the rear yard behind the home. No patio may extend past the sides of the home. A durable construction material such as stone, brick, pavers, flagstone, concrete or similar material shall be used. Any adverse drainage that might result from the construction of a patio shall be considered and remedies must be included in the proposed application.

PERGOLAS AND TRELLISES
CCRs: Article IX, Section 2
Pergolas: are frame structures consisting of colonnades or posts with a latticework roof, designed to support climbing plants and sometimes shade for outdoor seating areas. Pergolas may be constructed from a large number of building materials. The color and structure must complement the home and blend with the landscape and natural surroundings. Pergolas may only be installed in the back yard. Pergolas require ARC approval.

Trellises: are designed with a primary purpose of supporting climbing plants and have many shapes and designs, including archways. The color and design must complement the home and blend with the landscape and natural surroundings. Trellises require ARC approval.

Both pergolas and trellises must be anchored to withstand the construction wind speed minimums for our area. See Local code requirements.

PIPES, FUEL TANKS AND GENERATORS
CCRs: Article XI, Section 33
Propane tanks may be installed either above or below ground and require ARC approval. Pipes leading into the homes must be painted the body color of the home. Generators may be installed in the side or backyard with ARC approval. Generators and tanks must be shielded from view of the street and neighboring houses with landscaping.

RAIN BARRELS
Rain barrels may be installed in the side or back yard with ARC approval. Rain barrels shall be earth-tones or black, or painted to match the house. Rain barrels must be shielded from view of the street and neighboring houses with landscaping.

RECREATION AND PLAY EQUIPMENT
CCRs: Article XI, Sections 25 and 34
Permanent play gym type equipment, such as swings slides, and play sets must be safely secured and require ARC approval. Such equipment must be located in the back yard. Recreational equipment may not be permanently mounted on homes or garages. No permanent basketball hoops, backboards, or other type of sport court shall be permitted on a Lot.

ROOF ADDITIONS
CCRs: Article IX, Section 2
Any addition requiring a roof shall use a frame construction and be roofed with shingle/tile that matches the existing roofing on the home.

There is a single exception: If the roof is completely within a screened porch, then a composite roof structure may be allowed. The supporting posts must be stucco and painted to match the home body color.

Prefab aluminum “Florida rooms” are not allowed. Flat roof structures are not allowed.

All construction shall look as if it was part of the original home construction.

ROOFING
CCRs: Article IX, Section 2
Shingles or barrel roof tiles must be approved by the ARC. The shingles must be considered architectural type shingles. Metal roofing or any materials that simulate architectural tiles or barrel roof tiles may be allowed. Flat cement tiles or poured roofing is not allowed. Applications for roofs must include the brand name and color name of the proposed shingle or tile.

SECURITY CAMERAS
Security cameras may be installed on the exterior of the home without ARC approval, following these guidelines. Cameras must be installed in a workman-like manner and wiring must be concealed or painted to blend with surrounding materials. Cameras must be generally stationary, and may not continuously move or pan. Cameras must be positioned to point toward or view only the interior of the property, and public areas. Cameras may not be focused to primarily view any neighboring property, and cameras must not be able to move or pan to view any adjacent Lot. Signs alerting others of security alarms and/or cameras are permitted but must be small (smaller than 8” x 8”) professionally made signs that can be located in the front, side, or rear of the property. Signs must not be mounted on fences.

SHUTTERS
CCRs: Article IX, Section 2
Permanent hurricane shutters or supporting fixtures require ARC approval. They should meet Local Code requirements or guidelines; however, the applicant is ultimately responsible for ensuring this. Brackets or boxes must be painted to blend in with the home exterior paints.

SOLAR PANELS
CCRs: Article XI, Sections 30
Solar panels (both pool heating and photo voltaic) require ARC approval.

SOLAR TINTING
CCRs: Article IX, Section 2
Solar tinting must be non-reflective, and not photo-chromatic. Solar Tinting must not create a "mirror-like" window appearance from the outside. Tinting requires ARC approval. This includes the tinting inside double-pane, energy efficient windows.

STORAGE
CCRs: Article XI, Section 12
Detached storage sheds are not permitted in Live Oak Reserve. Home-attached extensions for storage purposes must receive ARC approval and are considered home additions.

STONE FACING
CCRs: Article IX, Section 2
Stone facing and its grout / mortar requires ARC approval. The stone style and grout must be similar to those installed by the original builder.

SWIMMING POOLS
CCRs: Article IX, Section 2
Swimming Pools must be approved by the ARC. Temporary or above ground pools are not allowed. Pools must be located in the rear of the property.

Swimming pools and spa ARC applications must be accompanied by a plat of the property with the pool plan and screen or fence plan indicated thereon. If access to the pool site is needed using property other than the Owner's, written permission of the other property Owner(s) must also accompany the ARC application.

Related pool/spa equipment, including, but not limited to: pumps, tanks, chemical feeders, heating equipment, etc. must be shielded by ARC approved landscaping material so that such equipment is not visible from the street or the adjacent neighbor. Pool heater vent stacks may extend above the enclosure. Pool equipment must be shielded from view within thirty (30) days from the date of completion of the pool.

TREES
CCRs: Article XI, Section 20
Tree planting requires ARC Approval. Trees replaced in front yards must have a minimum initial height of eight (8) feet above ground level. All proposed trees shall be non-invasive species. Please consult the UF/IFAS (ufl.edu) as well as the USDA Natural Resources Conservation Service Invasive Plants Database. Examples of invasives common to Florida include, but are not limited to: Australian Pine, Brazilian Pepper, Camphor, Melaleuca and non-clumping Bamboo.

Living trees may not be removed without the prior approval of the ARC. Trees approved for removal shall be cut at or ground down to grade level (on grade) or the stump must be ground to grade level.

The City of Oviedo may require a permit to remove a tree. Before consulting the ARC, please review with the City, and if required, apply for the permit. The Development Agreement that governs LOR requires three hardwood trees per lot. This does not include the tree on the easement between the sidewalk and the road.

TRASH, GARBAGE & RECYCLING
CCRs: Article XI, Section 7
Dumpsters:
This is a special case for repair or remodeling. Notify the Management Company for the period of time it may be needed. Dumpsters should have protection underneath to prevent damage to the paver driveway. Dumpsters may not be installed on grass or over sidewalks. Owners are responsible for securing all dumpsters as well as the contents therein.

WALKWAYS AND PATHWAYS
CCRs: Article XI, Sections 24
Pathways, or walkways within the Lot require ARC approval. They shall be installed flush to the ground. A durable construction material such as stone, brick, pavers, flagstone, decorative concrete or similar material shall be used. Any adverse drainage that might result from the construction of a patio shall be considered and remedies must be included in the proposed application however, the applicant is ultimately responsible for ensuring that no adverse drainage occurs. The scale, location, design and color shall be compatible with the lot, home, and surroundings. Walkways connecting to the driveway that are constructed of pavers are required to be the same materials (shape, color, and pattern) and need to integrate into the existing driveway, i.e., remove border course from the driveway, continue the field pattern of the driveway throughout the walkway, and re-establish the border course.

WATER CONDITIONERS
CCRs: Article IX, Section 2
Water conditioners must be shielded by dense shrubbery as long as the shrubbery shields the equipment from the street and neighbor's view.

WINDOWS AND DOORS
Window and door replacement requires ARC approval. Replacement windows may either have grids, or not, as long as it is uniform across the front elevation of the home. Window frames shall be white, or black/bronze. Pictures of proposed doors and windows must be included with the ARC application.

EXHIBIT A

APPROVED EXTERIOR PAINT COLORS

A color book is available to see when the Manager is at the Clubhouse. Color Wheel no longer has the LOR color palette. The color palette below is based on Sherwin-Williams paints, but any paint manufacturer may be used.

Scheme	Body	Trim	Front Door	Optional Front Door Color
4001	Bagel SW6114	Biscuit SW6112	Tatami Tan SW6116	
4002	Rushing River SW7746	Origami White SW7636	Jogging Path SW7638	
4003	Toasted Pine Nut SW7696	Westhighland White SW7566	Downing Straw SW2813	Burlap SW6137
4004	Herbal Wash SW7739	Grecian Ivory SW7541	Grecian Ivory SW7541	
4005	Paper Lantern SW7676	White Flour SW7102	Row House Tan SW7689	Latte 6108
4006	Mexican Sand SW7519	Reliable White SW6091	Sand Dune SW6086	Only Natural SW7596
4007	Tawny Tan SW7713	Casa Blanca SW7571	Oak Creek SW7718	
4008	Golden Gate SW7679	French Vanilla SW7118	August Moon SW7687	Paper Lantern SW7676
4009	Favorite Tan SW6157	Nacre SW6154	Grecian Ivory SW7541	
4010	Sand Trap SW6066	Modest White SW6084	Renwick Heather SW2818	
4011	Trek Tan SW7597	Nearly Peach SW6336	Wickerwork SW0010	
4012	Analytical Gray SW7051	Pure White SW7005	Pure White SW7005	
4013	Tony Taupe SW7038	Aesthetic White SW7035	Virtual Taupe SW7039	
4014	Perfect Greige SW6073	Heron Plume SW6070	Repose Gray SW7015	
4015	Basket Beige SW6143	Softer Tan SW6141	White Flour SW7102	
4016	Reliable White SW6091	Only Natural SW7596	Mexican Sand SW7519	
4017	Nantucket Dune SW7527	Whitetail SW7103	Colonial Revival Stone SW2827	
4018	Hammered Silver SW2840	Realist Beige SW6078	Snowbound SW7004	
4019	Agreeable Gray SW7029	Snowbound SW7004	Mega Greige SW7031	
4020	Buff SW7683	Snowbound SW7004	Poolhouse SW7603	
4021	Meadowlark SW7522	Medici Ivory SW7558	Bauhaus Buff SW7552	
4022	Trusty Tan SW6087	Futon SW7101	Sand Dune SW6086	
4023	Nuthatch SW6088	Sand Dune SW6086	Sable SW6083	
4024	Sands of Time SW6101	Sand Dollar SW6099	Tree Branch SW7525	
4025	Deleted From Palette			
4026	Threshold Taupe SW7501	Reticence SW6064	Cobble Brown SW6082	
4027	Downing Earth SW2820	Morning Sun SW6672	Jogging Path SW7638	
4028	Meadow Trail SW7737	Grecian Ivory SW7541	Grecian Ivory SW7541	

The following is a legacy reference to old Color Wheel colors. When Sherwin Williams bought Color Wheel Paints, these colors were mapped into “Sherwin” colors, which are listed above. These are kept as a reference in case you have an old paint can, or someone references an original color – then you can map it to a current color.

Scheme	Color Wheel Body Color	Color Wheel Code
4001	TUBEROSE	B44-H-4W
4002	ELKHORN CACTUS	8654M
4003	CW DUNE	
4004	FENLAND	8174M
4005	SANDY LANE	8211W
4006	BARK MULCH	8734M
4007	CRISP KHAKI	8233M
4008	SAFARI TAN	7754
4009	MOSELLE	8184M
4010	LAPSTONE	8303
4011	SWEPT PLAINS	8253M
4012	WEAVER CLOTH	
4013	OAK FLATS	8684M
4014	PEWTER WORKS	8763M
4015	BALSAM BARK	8224M
4016	LOGGIA	8730W
4017	ADOBE	
4018	SPECIAL MUDDY RIVER	E145-H-5
4019	BEIGE PEDIMENT	8702W
4020	WHEY	B49-H-1
4021	BRUSH BOX	8235D
4022	SPECIAL GLASGOW PUTTY	
4023	KAYAK BROWN	8745A
4024	MEADOWLARK	8724M
4025	~~OCHRE RUST~~ Palette Color Discontinued	~~8245A~~
4026	TOMMOROWS TAUPE	8754D
4027	WOODEN OAR	8675D
4028	WILD GRASSES	8175D