

Below is an easy to use ARB Quick Reference Guide that provides the ARB related covenants in 13 categories. So if you want to know what to consider in maintaining your home (**Page 9; ARB Routine Inspection Checklist**) or starting your home improvement involving any of the below categories, this is where you begin. If your home improvement project involves any of these 13 categories, you will **generally** need to complete an **ARB Property Improvement Request Form**. These forms can be found on the Patios Website or at the Clubhouse. While this document is designed to make it easier for you to familiarize yourself with the ARB related covenants, it is not designed to replace the rules and regulations listed in the Land Use Document or other legal documents contained within the Redbook (Patos Legal Documents).

The role of the Architectural Review Board (ARB): is to ensure that our Patio properties maintain compliance with our covenants listed in our Patios and Chestnut Creek Master Association Land Use Documents with the exception of those pertaining to the Patios Grounds/Landscaping and Irrigation Committees. To further explain, this means that if an exterior view of your property does not comply with the covenants to maintain the conditions, look and/or standards that we as residents have all agreed to, then the ARB will notify you of the perceived violation and a request to comply along with your rights to appeal to the Patios Board of Directors. This also includes requiring the approval of the ARB for improvements on the property that comes into view of any other resident external to your home. The maintenance, conditions and improvements apply, but are not limited to, the following:

Exterior Paint and Gutters*	Roofing*	Driveway/Walkway*
Windows/Doors*	Outdoor Lighting/Cameras*	Hurricane Shutters
Lanais*	Parking & Outside Storage	Outdoor Clothes Drying*
Water & Drainage Systems	Animal(s)	Rental
Dwelling Addition/Extension*		

*Includes Manufacturers, Materials, Colors, Sizes and Patterns

Notification and Right to Appeal: All notices of failure to comply with covenants and decisions of the ARB on Property Request Improvements shall be submitted in writing to the Board of Directors and to the Owner or party submitting the matter for decision to the ARB. Any Owner or party aggrieved by a decision of the ARB shall have the right to have the Board of Directors review the decision, provided that a written request for review, stating in brief terms the reasons why the review is sought, is filed at the principal office of the Association within 30 days from the date a copy of the decision of the ARB is either personally delivered or from the date the ARB's decision is placed in the U.S. mail, addressed to the Owner or other party, with postage prepaid. The matter shall be decided by the Board of Directors within 60 days from the date the request for review is filed. The Owner shall be notified at least 14 days in advance of the meeting of the Board of Directors at which the matter will be considered and shall have the right to attend the meeting and be heard on the matter. The decision of the Board of Directors is final

The following delineates the responsibilities of the ARB from other committees:

Grounds Committee is to maintain the landscaping, shrubbery and trees at each home. This includes mowing, sod and plant/tree replacement, trimming, pest control, tree trimming, mulch, rock, edging, garden/landscape borders, screening for appliances and plant beds and design.

Irrigation Committee: manages the pump house, irrigation network and watering of the lawns.

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Approved paint colors, samples and formulas are at the Clubhouse in a **BLACK BINDER LABELED: Patios (Chestnut Creek) EXTERIOR COLOR GUIDE PRODUCTS & FORMULAS 2020.**

All colors can be found at **Benjamin Moore located at 1945 Tamiami Trail So. Venice**

Please note: Paints can be purchased by other manufacturers as long as you take the Color Guide above with you and the manufacturer strictly follows the formula in the Guide.

All exterior painting must be approved by the ARB.

Red Tile Roofed Homes (Exterior Painting)		Gutters/Leaders
Stucco: L-12 Smoke Low Luster Fascia Wood Trim: 396 Rust/Brown semi-gloss, 430 Accent 420 Velvet Supercoat Exterior Doors and Trim: L-12 Smoke semi-gloss		Gutters: Brown Leaders: Brown Or White
White Tile Roofed Homes (Exterior Painting)		
Stucco: Must be low luster paints unless otherwise specified Cannot be L-12 Smoke Low Luster <ol style="list-style-type: none"> 1. Alabaster (gray) 2. Provincial Tan (yellow) 3. Whisper Gold (light yellow) 4. Washed Pebble (oyster) 5. Flax (pink) 6. Sugar Cookie (tan) 7. Softened Green (light green) 8. Flex Bonn Pink (pink) Note: Stucco color cannot be same color as homes on either side of your home Stucco Trim: L-12 Smoke Low Luster Fascia Wood Trim: L-12 Smoke semi-gloss Exterior Doors/Trim: L-12 Smoke semi-gloss or same as stucco base color		White Only

Red Tile Roofed Homes (Roofing Tiles)		Type
Manufacturer(s): Boral or Eagle Roofing Products Tile Profile: Barcelona 900(Boral) or Capistrano (Eagle Roofing Products) Color: Gold Dust or Tangelo (Boral) or Sevilla Range (39508)(Eagle Roofing Products)		Cement
Manufacturer: Eagle Roofing Products Tile Profile: Santa Fe Spanish S Color: RED but bring sample to ARB before ordering *Clay tiles are also manufactured by Boral and Vera, and colors/profiles similar to the above may be used with prior written approval.		Clay
White Tile Roofed Homes (Roofing Tiles)		
Manufacturer: Boral Tile Profile : Estate or Villa 900 Color: Ultra White(Estate)or White Color Coat(Villa 900)		Cement Clay not available

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Red Tile Roofed Homes (Driveway and Walkway Pavers)

Manufacturer(s): Stabil or Flagstone Pavers

Color: Harvest Moon (Stabil) or Indian Summer (Flagstone Pavers)

White Tile Roofed Homes (Driveway and Walkway Pavers)

Manufacturer(s): Stabil or Flagstone Pavers

Color: Antique (Stabil) or White-Tan-Charcoal or Willow (Flagstone Pavers)

Red and White Roofed Homes Driveway Stains –

Concrete Sand, Color 706 or Anvills Catalina Stone (available from Babes Hardware).

While the Association does NOT recommend any particular source of tiles, ABC Supply in Sarasota and Punta Gorda represents all of the manufacturers listed above.

Dimension Rules and Regulations for installation of Pavers for Driveways and Walkways

The dimensionality of the original footprint for driveways and walkways may be altered with strict adherence to the following guidelines:

Width of Driveways: can be no less than the current footprint and no more than 18 feet. The resulting width must be “symmetrical” to the existing/current driveway not all on one side or the other. That is, if the resident elects to use the maximum width of 18 feet, it must be 9 feet from center line of Garage door on each side.

Width of Walkways: must adhere to the current footprint unless written approval is obtained.

Any ground between the innermost edge of the walkway footprint and the dwelling itself can be filled to create an uninterrupted surface. The outermost edge of the walkway can be expanded wherever a curved design is desired to soften the angularity of the existing footprint with its 90-degree turns, the extent of said curving to be approved on an individual basis at the ARB and Grounds Committee discretion.

Driveway Apron Transitioning: from street to driveway must not be more than 6 feet greater than the driveway width. That is, if the resulting driveway width is 16 feet, then the apron must not be more than 22 feet, but must taper to the allowable width for driveways. If the resulting driveway is 18 feet, then the apron must not be more than 24 feet. Each side of the “new” apron can extend no more than three feet from each side of the new driveway; however, the Apron must not begin before the driveway meets the edge of the current county sidewalk closest to the street. If there is no sidewalk, the apron again will be no more than 6 feet greater than the driveway width. The taper must start at the same point of the current driveway but no more than 6 feet vertically from gutter.

Pavers on County Sidewalks: On driveways that cross the county sidewalk, pavers can be allowed provided the Owner acquires the **required permit** from the county at the Owner’s expense and supplied to ARB prior to construction.

Irrigation System Impacts: Any modification of the irrigation system necessitated by expansion of driveway or walkway is the responsibility of the homeowner; however, any such modification cannot deprive existing vegetation of adequate irrigation coverage.

Failure to abide by these rules and regulations resulting from the Owner’s modifications, will result in the Owner being made responsible for necessary repairs as ordered by the ARB.

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Exterior Doors, Garage Doors, Windows and Outside Storage

Front Doors and Screen Doors on the Front Door: Must be white or painted the same as the approved base color of the exterior house paint. All front door replacements, if different from your currently existing door, must be approved by ARB prior to installation.

Garage Doors: Must have the same appearance and design as the neighborhood garage doors. They may or may not have windows.

Outside Storage: Nothing should be stored on side of homes with the exception of grills and garden hoses. Trash cans and recycling containers should be in garage if possible. If they are stored outside they should be on the side of homes, with secure lids and hidden from view from the street.

Windows: All new window and window replacements must meet Florida and Sarasota County laws.

Hurricane Shutter Replacement (Styles, Placement, Hardware, Deployment Periods, Owner Responsibility)

Shutters Styles:

- a. Permanent roll type with slats made of white aluminum or PVC
- b. Permanent clear, polycarbonate panels
- c. Removable corrugated white aluminum or clear polycarbonate panels
- d. White Accordion style hurricane shutters that match the openings they are covering.
- e. Certified Fabrics in white only.

Placement:

Shutters must be installed on outside walls above windows and sliding doors and under the eaves where applicable. On lanais, all shutters must be installed on the inside of the screened area.

Attaching Hardware:

Shutters of the Roll type must have bolts, nuts and washers of stainless steel or aluminum alloy. All concrete anchors shall be Red Head or equivalent. Roll-type shutters may have controls that operate from inside the dwelling and be either electric or manual.

All types of shutters, attaching hardware, and devices, must be either white or clear.

Deployment: Hurricane shutters are permitted only during the period from June 1 through November 30. Only clear polycarbonate panels may stay in place at all times. If shutters are used when away for security, they must be “clear type.”

In addition, plywood, fabric, etc. can also be put in place three days prior to a hurricane but must be removed within three days after the hurricane has passed.

Homeowners Responsibility: to ensure that all state, region and county codes are met. Approval by the ARB and Board of Directors does NOT imply conformance with applicable codes.

Florida State warns that you must have two exits from homes if shutters can’t be opened from inside.

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Front, Side, Rear Lights, Lawn Post Lights, Garage Lights and Security Cameras

Front and Walkway Lights: Should be limited to low voltage/wattage Malibu or Malibu type lights and limited to walkway from the front door area to the driveway. The fixture above the entrance door should not be the type that hangs and sways in the wind. Walkway lighting to the front door must be Malibu* type lighting no higher than 12 inches from the ground and no more than a 7-watt lamp. The light must shine on walkway only. Any wiring must be buried underground. No flood or spot lighting can be directed towards the front of a home, except for one light pointed downward at the American flag, with no light shining on the roadway or a neighbor's property. If lighting Flagpole from the ground: Flagpole lighting must be close to the flagpole shining upwards illuminating the flag only. No lighting of trees or shrubs is allowed except for holiday lighting.

Side or Rear Lights: Requests for limited use of above types of lighting at the side or rear of dwelling will be considered on an individual basis. Requests will be considered for lighting at the rear of a dwelling for security purposes only. No rear or side security spot or floodlight can be pointed at or shed light on a neighbor's home or property. It must be motion sensitive (not left on all night.)

Front Lawn Lamp Post: Must be a black color, and the post fixture may be black, gold or brass color. Crossbar must be black and spheres black or gold. It should be a three-candelabrum size lamp fixture with no more than 40-watt lamps.

Garage Fixtures: Must be black, gold or brass to match the post lamp.

Post and Wall fixtures are available From Franklin Lighting in Sarasota, 3600 Lockwood Ridge Road Contact Mary Tucker 941-355-2550 Mention that they are for use in the Patio Homes of Chestnut Creek. No ARB approval is required for use of the following fixtures:

Post Fixture: Melissa Lighting # 1550
Cast Aluminum W/Antique Brass Finish,
Clear "Ripple" Acrylic Panels And 3-Light Cluster.

Wall Fixture: Melissa Lighting # 1556
Cast Aluminum W/Antique Brass Finish,
Clear "Ripple" Acrylic Panels And 3-Light Cluster.

Security Cameras: No security camera may be pointed at or collect an image of a neighbor's home or property without their consent in writing to the ARB. ARB location approval is needed when installing these lights and cameras.

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Lanais

If a lanai is currently under roof (i.e. a room screened in, but covered with a tile roof), the screen sides can be replaced with windows and kick plates that are in conformance with the architectural style and construction quality existent in the Patio homes. Any change needs approval by the ARB.

If a lanai is screened on top, the only remedy authorized currently is enclosing the lanai under roof with tile matching that on the residence as it now exists. No other roof covering (metal, wood, plastic, etc.) has been manufactured that conforms to the architectural style and quality now prevalent in the Patio homes. Any change needs approval by the ARB. All new window and window replacements must meet Florida and Sarasota County laws.

Use of any material to cover the roof or screened sides of the lanai from the inside of the screened enclosure falls under the same restrictions.

Florida screen may only be used within 24 inches from the ground around lanai.

Re-screening Lanai or Home Windows: There is no requirement to notify the ARB for re-screening your lanai or windows, if using the approved material.

Lanai Frame:

Red roof homes – the lanai frame may be all white aluminum or all bronze aluminum.

White roof homes – lanai frame must be all white aluminum ONLY.

If adding a lanai frame or enlarging your lanai, you must request the change through the ARB and obtain all necessary permits. Lanai can be no more than 16 feet deep from the rear of your home without crossing your property line and no wider than the width of your home. It must have at least one egress door.

Visible Parking and Storage

Except for normal passenger automobiles, or van, or personal pick-up trucks, no vehicles of any kind shall be parked or stored on a Lot except fully within the enclosed garage of the Dwelling Unit thereon.

No vehicle whatsoever shall be parked or stored on a street within the Patio Homes except that occasional street parking for and by Owners or social guest shall be permitted. No vehicle whatsoever may be parked on any portion of a Lot outside of the garage except on the paved driveway thereupon.

Vehicles prohibited from being parked in open view upon a Lot shall include carts, commercial trucks and commercial vans, motor homes, recreational vehicles larger than normal vans, boat and other trailers, boats, racing vehicles, aircraft, off-road vehicles, motorcycles, campers and any vehicles whatsoever which is non-licensed or inoperative or which is undergoing repairs which will cause it to be unused for a period of more than 48 consecutive hours or seven (7) cumulative days within any thirty (30) day period.

Outdoor Clothes Drying

Outdoor Clothes Drying Mechanisms and their location placement must be reviewed and approved by the ARB.

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Water Usage, Private Wells, Pumps and Drainage Systems

The drilling for, the establishment of, and the subsequent use and operation of private water wells and pumps and other appurtenances thereto is absolutely prohibited, nor shall any water be taken from a drainage easement, storm water retention area or other water body for any use whatsoever except in case of fire or other emergency and except by the Association for the operation of its lawn sprinkling system.

Prohibition Respecting Modification of Drainage System Improvements. No drainage pipe or tile, drainage sale, drainage structure, water or sewer line or appurtenance, shall be removed or altered for any purpose without the specific prior written consent of the Association.

Protection of Surface and Sub-Surface Drainage. No structure or improvement shall be erected, placed or permitted and no alteration shall be made or permitted on any Lot which shall in any way hinder the surface or sub-surface drainage of any portion of The Patio Homes.

Bodies of Water. Lot Owners, their guests, invitees, and/or tenants may use the lakes and ponds within the Patio Homes for such private and recreational purposes as are permitted by law, which do not interfere with the peaceful enjoyment of other Lot Owners and which are consistent with such reasonable rules and regulations governing such use as may be adopted from time to time by the Association. No commercial use, however, shall be made of any such bodies of water. No boat or craft shall be used on any such bodies of water which utilizes any petroleum powered motor as a means of propulsion. No docks, wharfs or structures of any type may be installed or maintained which protrude into any water areas.

Animals

No reptiles, birds, livestock, poultry or other animals shall be kept or permitted on the Lots, except domestic canines and felines as household pets and ornamental birds in cages. Domestic canines and cats shall be kept on a leash when outside and the Owners shall be responsible for proper removal of fecal matter. No animals shall be allowed to create noise audible on any adjoining lot to such an extent as to be offensive to a person of ordinary sensitivity. Animals are not to be kept, bred or maintained as a commercial enterprise by any Owner.

Rentals

The Owner of property can only rent their property after they have owned the property for two or more years. No portion of a Dwelling Unit other than the entire Dwelling Unit may be rented. No Dwelling Unit may be rented for a term of less than ninety (90) days or for more than two (2) times during any calendar year. The Lot Owner shall be jointly and severally liable with the tenant to the Association for any cost to the Association to repair damage to the Common Area resulting from acts or omissions of the tenant. Notice of Rental Agreement or Lease must be provided to the Association before the tenants occupy the Dwelling Unit.

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Dwelling Additions, Alterations, Change In Color and Material

No addition, alteration, change in color or material shall be made to any Dwelling Unit except as may be specifically approved by the ARB and permitted by the Association in writing. This includes those proposed to the rear of a Dwelling Unit:

- (1) Does not extend outward of the vertical plane established by the side walls of the Dwelling Unit except that if such addition or alteration involves construction of a roof, such roof may extend to the vertical plane established by the outward edge of the original roof.
- (2) Dwelling thereof does not extend more than sixteen (16) feet to the rear of the Unit measured from the vertical surface of the rear wall.
- (3) Is designed and will be constructed so as to be in general conformance with the architectural style and color scheme of the Patio Homes and will utilize compatible materials.
- (4) Will not unreasonably degrade the established architectural character of the Patio Homes or reduce the utility, desirability or marketability of nearby Dwelling Units.
- (5) Review of Plans and Specifications. No such addition or alteration shall be undertaken until the plans and specifications therefore showing the nature, color, kind, shape, height, materials and location thereof shall have been submitted to and approved by the Board of Directors in writing.

Prohibited Modifications: In no instance shall construction or installation of the following improvements be allowed unless prior approval by the Association is obtained in writing:

- (1) Any flat roofed structure provided however this provision shall not apply to rear screen enclosures for patios and swimming pools.
- (2) A structure whose exterior is composed largely of metal.
- (3) Any exposed outdoor television, radio or other communication or reception system antenna with the exception of, those permitted by Federal law regulations.
- (4) Any mechanical, electrical, or plumbing equipment or systems, or any liquid or gas storage facilities including, but not limited to swimming pool or whirlpool bath pumps, valves, filters, pipes and tanks for heating oil or bottled gas unless such equipment, systems or storage facilities are installed entirely below grade or are attractively landscaped from the view of nearby Dwelling Units in the sole judgment of the Board of Directors.
- (5) Any improvement to the front and/or side of a lot, with the exception of the limited usage of low voltage/wattage outdoor lighting.
- (6) Any attachments to the exterior of a dwelling, with the exception of roll down aluminum storm shutters.
- (7) No fences or walls shall be built or maintained on any lot.

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ARB Routine Inspection Check List

1. Roofs should be in good condition and cleaned periodically to remove dirt and mildew.
2. Home exteriors including stucco, trim, fascia, doors gutters, leaders, windows, doors and lanais should be in good condition and adhere to paint color guidelines, unless an exception has been granted by the ARB and approved by the Board of Directors.
3. Drive and Walkways should be in good condition and meet all color, material and dimension criteria established and approved by the community residents.
4. Hurricane shutters are only allowed from June 1 through November 30. Only clear polycarbonate panels may always stay in place. If shutters are used when away for security, they must be “clear type.”
5. Front Lawn Lamp Post Light should be in good working order and must meet color requirements provided in ARB Guidelines. Lightbulbs should be a three-candelabrum size lamp fixture with no more than 40-watt lamps.
6. Garage Fixtures must be black, gold or brass to match the post lamp.
7. Flood or spot lighting cannot be directed towards the front of a home and cannot shine on the roadway or a neighbor’s property.
8. Rear or side security spot or floodlights must not be pointed at or shed light on a neighbor’s home or property. It must be motion sensitive (not left on all night.)
9. The fixture above the entrance door should not be the type that hangs and sways in the wind.
10. Walkway lighting to the front door must be Malibu* type lighting no higher than 12 inches from the ground and no more than a 7-watt lamp. The light must shine on walkway only.
11. Wiring for lighting or any electrical purposes (unless temporary) must be buried underground.
12. Security cameras must not be pointed at or collect an image of a neighbor’s home or property without their consent in writing from the ARB.
13. Storage on side of homes is limited to grills and garden hoses. Trash cans and recycling containers should be in garage if possible. If they are stored outside, they should be on the side of homes, with secure lids and hidden from view from the street.
14. Surface or subsurface drainage alterations drainage permitted, and no alteration shall be made or permitted on any Lot which shall in any way hinder the surface or sub-surface drainage of any portion of The Patio Homes.
15. Household pets, such as domestic canines and cats, shall be kept on a leash when outside. Owners shall be responsible for proper removal of fecal matter.