

Architectural Standards

Definition and Requirements

- **Architectural Compliance Committee (ACC)** (also known as the Architectural Review Committee – ARC). A panel of homeowners or board members that are responsible for reviewing all applications for home improvements and presenting any special exception applications to the board at the following board meeting for review and board vote to approve or deny the presented application.
- **Fence:** An above ground, man-made barrier that encloses or visibly shields an area of the homeowner's property, providing privacy, security, or landscape enhancement. This includes living barriers such as shrubs and hedges.
- **Valencia Water District Easement (VWDE):** Most of the Deer Creek bodies of water are managed and maintained by the VWDE. Special easements are located on waterway properties. Review your property survey for special VWDE's.

FENCES Must be constructed in a manner deemed appropriate by the ACC/ARC.

- **Maintenance:**
 - The homeowner is responsible for the maintenance of the entire fence, including both sides.
 - Grass along the base of the fence should not exceed the height of the lawn.
 - All wooden fences must be treated within thirty (30) days of installation and maintained in an "as new" condition.
 - All Fences must be clean, free of mildew and always kept in good repair.
 - Placement of the privacy fence must have finished side facing the neighbor's property.
- **Class I Fences:**
 - Class I fences are 5-foot or 6-foot "Board on Board" or "Shadow Box" wooden fences or 6-foot white vinyl panel fences.
 - Wooden fences must be painted the same color as the homeowner's house body or trim, or stained with a natural colored sealer/stain.
 - Class I easements: fences may not extend toward the street any farther than the front corner of an adjacent neighbor's house. This includes privacy hedges and shrubs; hedges may not be placed on the front of the lot around the perimeter of the lot.
 - Corner Lots: Fences must be set back ten feet from the sidewalks on corner lots.

- Waterfront Fences:
 - Lakefront fences must be placed ten (10) feet back from the utility easement, with a total setback of forty (40) feet on Valencia Water District Easement properties from the rear perimeter property line (10-foot set back from the utility easement, 10-foot utility easement plus 20-foot Valencia Water District easement from the property line).
 - Canals, Greenbelts, and Drainage easements may only extend to the utility easement, not to the property line.
 - Canals on Valencia Water District Easements have the same set back as lakes. Any property with a 20-foot VWDE must be placed 10 feet back from the utility easement, with a total setback of 40 feet on Valencia Water District Easement properties from the rear perimeter property line (10-foot set back from the utility easement, 10-foot utility easement plus 20-foot Valencia Water District Easement from the property line.)
 - Fences should be installed parallel to the ground, but lots with sloping grades will be reviewed individually for conformity, stepping down to accommodate land contour.
- Unscreened Pools: Class I fences enclosing unscreened pools must meet Orange County Codes and completely encompass the protected area.
- **Important Notice:** Class I fences are the only fences allowed on or near the property line. If the placement of the fence falls within two feet of any surrounding property line, the homeowner is required to obtain the written consent of affected adjacent property owners prior to construction or approval of the fence. This includes the replacement of existing fences.
- **Class II Fences:**
 - Class II fences are 3 to 5 feet in height and are made of lattice, stucco, cement block, or other Board-approved decorative material.
 - Class II fences must be painted the same color as the house body or trim.
 - Class II fences are not allowed within 2 feet of the property line and must abide by the set-back requirements established for Class I fencing.
 - The purpose of Class II fencing is to limit access or visibly shield an area, such as A/C units, water pumps, trash cans, propane tanks, etc.
 - Garbage can enclosures may be placed on the side of the home to enclose trash cans. This can include a 5-foot white panel vinyl or wooden board-on-board enclosure.

- **Class III Fences:**
 - Class III fences are decorative fences or edging up to three (3) feet in height, intended to enhance the landscape.
 - Materials and colors may vary to complement the landscape.
- **Approval Requirement**
 - Anyone constructing a fence without prior written approval from the association will be responsible for all costs and attorney fees incurred to bring the fence into compliance with the above standards.

EXTERIOR HOUSE PAINTS

Preapproved Color Choices: When repainting the exterior of your home, please pick from the preapproved colors at the Sherwin Williams website (direct link is on the DCV website).

- Please check with the property manager for the current paint list as the colors are updated occasionally.
- Deer Creek Village gets discounts at Florida Paints for 20 color scheme options. At Sherwin Williams Paints, the first 20 colors are color matched to Florida Paint and 21-58 Sherman Williams color schemes.
- Once you pick one scheme, it is recommended to go to the store and pick up a color chip for the actual color.
- It is important when filling out the application that all areas to be painted are circled under each color column for Body, Trim, and Door. By not having all the information circled it will delay the approval of your application.
- Only one-color scheme per application is allowed for preapproval. Do not pick colors from multiple schemes. If this is done the application must go to the ACC/Board for review and have an exception vote for approval.

Non-Preapproved color choice: Application must be complete with brand of paint, name and paint code in each of the areas to be painted: body, trim, and door (an exception vote is required).

- The actual color chip must be attached to a paper copy and submitted to the HOA Board of Directors or Association Manager. Do not mail applications as this will delay approval.

ROOF/GUTTERS

- Roof: Three-tab or architectural shingles are permitted.
- Automatic approval with application on all neutral shingles, brown, tan, cream, white, gray, and black.

- Flashing color must match shingle/trim color and be written on application.
- Gutters must be painted in body or trim color choices.
 - No metallic colors are permitted.
 - Gutters must not be facing into neighbors' yards and must adhere to Orange County Code and flow to sewer drains/streets.

SOLAR PANELS

- Solar panels are permitted. Solar installation must follow the Orange County permits. All necessary permits must be obtained and posted.

DOORS

- Front/Entrance Door(s) Type and Style require ACC approval.
 - Color must be from the same color scheme. Entrance Door can be body, trim, or door color.
- Screen Doors
 - Should match or coordinate with the colors of the home.
 - Aluminum screen and storm doors are permitted.
 - Gates or iron doors are not permitted.
- Garage Door(s)
 - Garage doors should be painted, repaired, or replaced when damaged.
 - They should be painted either the body, the trim color of the home, or white. Color choice should be indicated in the ACC Application.
 - Window trims must be the same color as the garage door.
 - Garage windows must be at the top panel of the garage door.
 - Garage windows may not have any material placed behind the glass that shows from the street.
 - Screens on garage doors are not permitted.

WINDOWS

- When replacing windows please be sure to include manufacturers information, color, and style with your application. All necessary permits must be obtained and posted.
- UV window tinting is permitted. No mirrored tinting allowed.
- No window bars/gates are permitted.

HURRICANE SHUTTERS

- The purpose of hurricane shutters is to protect from storm damage.
- They are not to be used as vacation home security.
- Hurricane shutters or coverings, or a combination of both, can be installed 72 hours before an approaching storm.
- They must be taken down within (five) 5 days after the all-clear signal is broadcasted.
- The only visible part allowed to remain is anchoring bolts or tracking, which must be painted to match the color of the house in which they are attached.
- Any other parts of the shutters or coverings must be stored out of sight by the homeowner.

MAILBOXES

- Mailboxes do not require any approval at this time but must be in good condition and free of mildew or damage.
- Mailboxes must meet the specifications of the USPS requirements.

LANDSCAPING

- When installing new landscaping changes to your front yard, the plans for the improvement must be submitted to the ACC for review. Florida Friendly landscaping rules can be located in *Schedule C; Article C.27.2*.

- Sod must cover 60% of the front plane of the house. Sod must be living grass. No artificial turf is allowed. No more than 40% of the front plane of the house can be a nonliving material. This includes but is not limited to driveways, walkways, landscaping rock, mulch, etc.
 - Privacy or perimeter hedges are not to be planted from the front of the home to the sidewalk.

PAVERS AND DRIVEWAY

- Pavers:
 - Pavers must be a neutral shade and only one tone (tan, gray, beige, or other natural shades).
 - Pavers may not extend past the edges of the garage and should follow the walkway into the front patio/front entrance.
- Driveway
 - The driveway should not extend past the edges of the garage.
 - Stains/Coatings should be neutral shades of gray, cream, or tan.
 - Extending the driveway past the edges of the home requires special approval from the ACC or Board of Directors. This applies for all extensions, stone, concrete, or paver blocks.

SCREEN ROOMS, PATIOS, SUNROOMS

- Definition: An external construction connected to the homeowner's house that is intended to screen an area from the general outdoor environment. The enclosure includes a roof that is either an existing portion of the house or of the same material as the rest of the screen enclosure. An enclosure must meet Orange County standards if installed in lieu of a Class I fence.
- NO Gazebos, pergolas, temporary, or free-standing structures are permitted on any portion of your property. *Schedule C; Article C.10*

SWIMMING POOLS

- Only in-ground pools are allowed and must be reviewed and approved by the ACC prior to installation. All pools must meet Orange County standards and be protected by either a screened enclosure or a Class I fence immediately following construction.

OUTSIDE LIGHTING

- Lighting should illuminate the individual's property.
- Landscaping lighting should illuminate plants or your home.
- Security lights must not point into neighbors' homes and should illuminate the ground. *Orange County; Article VII, Section 14.*

ABOVE-GROUND PROPANE TANKS

- Above-ground propane tanks will be allowed only when all of the following conditions are fulfilled:
 - A written request for review of the tank and its installation has been submitted to the ACC and has been approved.
 - The tank location is to be or has been enclosed by a Class II fence that is 4 feet high with a gate on the side, facing away from any street.
 - The tank and its enclosures do not impede access by the propane supplier or cause trespass across adjacent property.
 - Written approval from the propane supplier accepting the enclosure and stating that they will not lay propane service lines on adjacent property must be filed with the ACC.
 - A propane hazard warning sign in dimensions acceptable to our local fire protection service must be affixed to the enclosure facing any approach that might be taken by firefighting personnel.
- All current homeowners having above ground propane tanks will fulfill all the above conditions within thirty days from receipt of this notification. If a homeowner cannot comply, then the tank will have to be moved, buried, or removed.

ANTENNAS

- "Schedule C, Rule 16" of the Deer Creek Village Homeowners' Association Rules and Regulations states: Antennae, exterior television, satellite dishes or other antennae or aerials are prohibited, unless installed so as to be concealed from public view or as otherwise approved in writing by the Board.

NOTE: Signs advertising an approved project are allowed during construction, and we rely on the homeowner to ensure their removal within five days of the project's completion.

Addendum 08/12/1996

Architectural Contact Procedure

Whenever a new alteration of a member's property is noted, it shall be reported to the Architectural Review Committee (ARC) aka Architectural Control Committee (ACC).

The ARC/ACC will determine whether this is an approved change/addition/alteration. If the change/addition/alteration has not received prior approval as provided in the governing documents, the ARC/ACC shall first determine whether the change/addition/alteration would have been approved.