

**VILLAS AT NOCATEE
ASSOCIATION, INC.
ARC GUIDELINES**

I. OUTDOOR LIVING AREA

The depth of the outdoor living area may extend past the current patio/roof line, provided that in no event shall such area extend past the building restriction or setback line. The width of the space may extend no further than the footprint of the house. In no event may the installation interfere with a natural drainage area. The only approved product for installation on the ground is an Architectural Control Committee ("ACC") pre-approved paver and pattern. No other ground covering, including poured concrete, will be permitted. Improvements must be able to be performed with no heavy machinery. The owner will be required to contract with the Association's vendor for the rerouting of irrigation systems and landscape modifications.

No grills, play equipment or other items, other than ACC-approved patio furniture and two potted plants no taller than three feet (3') in height may be left or stored in the outdoor living area. All items must be removed from the outdoor living area during high winds or storms.

Owner assumes responsibility to the Association and members thereof for any damages incurred in the installation or due to the installation of the outdoor living area.

II. FENCING AND WALLS

No fencing is allowed on homesites. A knee wall of 18" height with ACC pre-approved pavers is permitted on homeowner's side of the property line spanning the length of the extended patio at the rear of the home. There shall be no gap between a knee wall located on one homesite and a knee wall located on an adjacent homesite. No plants, decorations or other items may be placed on a knee wall without prior approval of the ACC.

III. SATELLITE DISHES

One satellite dish is permitted on each home, with prior approval of the ACC, if the satellite dish is designed to receive direct broadcast satellite service, including direct-to-home satellite service, or to receive or transmit fixed wireless signals via satellite. Satellite dishes shall not exceed one meter in diameter or diagonal measurement. The size, location and method of installation of a satellite dish shall be submitted to the ACC for approval prior to installation. A site plan showing the proposed location, size and screening method shall be submitted to the ACC with an owner's application for approval of a satellite dish.

Except for standards which may result in unreasonable delay, use or cost or preclude acceptable quality signals, satellite dishes shall comply with the following standards:

- (a) Satellite dishes shall be located in a place shielded from view from the street to the maximum extent possible;
- (b) Satellite dishes may not be installed on the roof of any home;
- (c) Installation of satellite dishes must be in accordance with applicable permits, regulations and safety requirements;

- (d) Owners are responsible for all costs associated with the installation, operation, maintenance and repair of satellite dishes; and
- (e) Owners shall not permit satellite dishes to fall into disrepair or to become safety hazards. Owners may be required by the ACC to repair, repaint, relocate and/or modify satellite dishes in order to comply with this provision. If the Association incurs additional costs in repairing or painting the exterior surface of a home because of the existence of a satellite dish on such home, then any such additional costs shall be the responsibility of the Owner.

IV. PLAY EQUIPMENT

All play equipment and recreational toys must be stored in the garage and out of view when not in use.

V. PATIO FURNITURE

Patio furniture must be neutral in color and there can be no more than 50% coverage of the outdoor living space.

VI. STORAGE BUILDINGS/SHEDS

Storage sheds and other "out" buildings are not permitted.

VII. EXTERIOR LIGHTING

Exterior landscape lighting must not infringe upon adjacent neighbors. All accent lighting should utilize low voltage, direr task type fixtures, and they should be as close to grade is possible. All exterior lighting must be approved by the ACC, prior to installation.

VIII. DECORATIONS

All decorations in windows, or outside the home must be approved by the ACC in advance of being installed.

IX. SOLAR ENERGY

The location, size, colors and design details for solar collectors shall be submitted for review and approval by the ACC prior to installation. A solar collector shall not be installed on any lot unless it is installed properly as to be an integral and harmonious part of the architectural design of a roof structure. Solar collectors shall be located on a roof exposure shielded from view from the street and otherwise, to the maximum extent possible. Visible solar collector panels should be carefully designed to relate to the architectural mass on which they are placed. All solar equipment must be screened from adjacent views in a manner acceptable to the ACC, without interfering with the operation of the solar equipment. Solar collectors shall be flush mounted and installed parallel to the plane of the roof. All attendant piping and wiring shall be accessed through the attic space and shall not wrap around eaves. Under no circumstances may solar collectors extend above the ridge line of a roof.

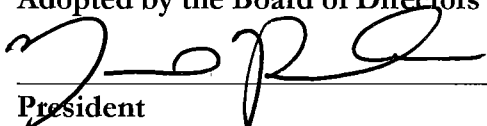
Owners are responsible for all costs associated with the installation, operation, maintenance and repair of solar collectors. Owners shall also be responsible for all costs incurred as a result of damage to the roof or any other portion of the home or lot, whether interior or

exterior, as a result of the installation, operation, maintenance and repair of solar collectors, including, without limitation, water damage arising from roof leaks related to the placement of solar collectors on the roof. If the Association incurs additional costs in maintaining, repairing or replacing the roof or exterior surface of a home because of the existence of solar collectors on such home, then any such additional costs shall be the responsibility of the Owner.

X. TRASH CANS

Trash cans must be stored inside or in a closed garage when not placed at curb for service. All trash left for pick up must be in a covered trash can and placed at the curb no earlier than twelve (12) hours before expected pickup and removed no later than twelve (12) hours after pickup.

Adopted by the Board of Directors on December 22, 2014



President