

PLANNING CRITERIA

Arrowhead Estates administrative committees, builders, and residents establish this document known as the PLANNING CRITERIA for current and future use as a guideline for maintaining consistency associated with planning, use, aesthetics, and administration of the Arrowhead Estates community.

These criteria serve only as a guideline and can be changed as deemed necessary by the ARB. In the event these criteria conflict with the Covenants and Restrictions in the Articles of Incorporation or the planning and zoning laws of the County of Lake or the State of Florida, the planning criteria shall be subordinate.

The previously mentioned criteria include but are not limited to:

1. Sheds shall not exceed 12x12 in size and may not exceed 10' at the highest point and shall not be entirely constructed of aluminum. Sheds may not have electricity. They must be located behind a fence or concealed from view or have neighbor approval. Sheds must be painted the same color as the house and the roof shingles must be identical or as close as possible to the house shingles. Before the installation of a shed, one must submit an application to the ARB for approval and then pull a permit from the county. A permit is required by law.
2. Screen room additions and screened enclosures shall be a bird cage type, consistent with screened pools or of permanent construction, consistent with county building requirements and zoning restrictions, and of make and material identical with the homeowners residence. These are only permitted at the rear of the property and attached to the dwelling. Colors may be white or bronze.
3. Fences are addressed in the Covenants and Restrictions. Additionally, they must be constructed of 6-foot wood board on board or 6 foot PVC white. All wood must be finished in a natural color and approved in advance by the ARB. Wood fences require a stain to maintain a neat and pleasant appearance. The stain must be a natural color approved by the ARB. All fences must meet ARB approval/criteria and must be constructed for privacy purposes. No fence will be allowed adjacent to the pond. Chain link fence can be used only when backing up to a conservation or natural area. The chain link must be four (4) feet galvanized black or green and must be completely landscaped behind it. Fences shall be installed 15 feet from the front corner of the structure which is the furthest setback from the street and equidistant on each side.
4. All construction projects must be completed and cleared by the Lake County inspectors within six months of approval by the ARB. If the project has not been started six months from the time of ARB approval, another application must be submitted to the ARB for re-approval.

5. Accessory structures shall not be used for commercial gain or personal commerce.
6. Replacement of mailboxes must look identical to those in the neighborhood. The box, post top, and decor must be identical in color and style as seen throughout the community. One may make a post out of PVC, having the same diameter as the existing posts, with a flagpole style top and matching scroll decor. The color must be black and the box must match the existing boxes in the neighborhood. ARB members have the address of the company that supplies the mailboxes installed by Horizon Builders if a homeowner chooses to use that setup.

Any of the above criteria may be re-considered on a case by case basis but may not infringe upon the aesthetics of the community or the individual enjoyment of others in the community. If any conflicts of these criteria shall arise, controlling consideration shall revert back to the Covenants and Restrictions.

The Covenants and Restrictions give specific authorization for these criteria to be modified as approved by the ARB. These adjustments shall be in keeping with the Covenants and Restrictions, building codes of Lake County, and laws of the State of Florida, yet must maintain the aesthetics of the community.

This document shall be approved and enforceable per the Covenants and Restrictions of the Homeowners Association of Arrowhead Estates.

Approved this date: July 18, 2006 By: David York
Witness: Ramona E. Reeces By: Elizabeth A. Schneider
Witness: John Hughes By: Norman Schiffer