



# PHILLIPS OAKS

## **ARB GENERAL RULES & GUIDELINES**

*Regardless of what type of landscape or exterior changes you wish to make, they must be submitted to the ARB Committee on an "ARB Application Form" for approval prior to any changes taking place.*

### **This Guide contains the following sections:**

*Section A*  
**General**

*Section B*  
**Landscape and Exterior Improvements / Guidelines**

*Section C*  
**Exterior Paint Process**

*Section D*  
**Fencing Requirements and Guidelines**

*Section E*  
**Additional Guidelines**

## Section A - GENERAL

- No arches or arbors will be allowed around the front or sides of the home.
- All homes will be allowed a maximum of 4 pots made of clay, ceramic or decorative plastic. Pots must have plants in them.
- No starter or Green House pots will be allowed.
- No gardens of vegetables will be allowed in the front or side of the home.
- A maximum of 4 hanging baskets will be allowed. Hanging baskets must be mounted from a decorative pole or hanger, secured in the ground.
- Absolutely no stones or rocks will be allowed to act as mulch or ground cover.
- Mulch must be of Pine Bark or cypress. (Black, red or natural in color.)
- Curbing on the street (in front of the homes) must be maintained by the homeowner.
- No painting or staining of cement driveways or walkways will be allowed.
- All cement curbing or landscape boarder made from concrete or lumber must be submitted to the ARB for approval.
- All homes must have a visible address at all times, in a minimum of 4" and a maximum of 6" numbers.
- A maximum of one (1) 3 x 5 foot flag will be permitted per home.
- All trash receptacles must be kept inside. Trash receptacles will not be allowed to be stored in the front or sides of the home.
- No signs of any kind other than a "For Sale" sign by a reality company will be allowed.
- All plant beds must remain weed free.
- No lawn furniture or patio furniture will be allowed in the front or sides of the home.
- ARB approvals are issued per request, per lot. ARB approval must be obtained by each lot owner.
- Each lot owner is expected to maintain the property in a condition reminiscent of the community standards.

## Section B - LANDSCAPE AND EXTERIOR IMPROVEMENTS / GUIDELINES

Regardless of what type of landscape or exterior changes you wish to make, they must be submitted to the ARB on an ARB Application form for approval prior to any changes taking place.

### TREES

- All tree removal must be submitted to the city of Orlando prior to removal. The city will then issue an approval and a choice of trees to replace the removed tree.
- Absolutely no fruit producing trees of any kind will be allowed in the front or on the sides of your home. (Must be planted in the rear of home.) With a limit of three (3) trees.
- No artificial trees will be allowed to be planted In the ground.
- All tropical trees (palms) must be trimmed and maintained a minimum of twice per year.

### TURF

- All turf must be of the St. Augustine (Floritam) variety and be maintained insect and damage free at a maximum height of 6 inches. All damaged turf must be removed and replaced. (No overlaying Is allowed). Replacement must be addressed within 14 days of discovery.

## PLANTS & SHRUBS

- All plants and shrubs must be maintained at a maximum height of 48 inches.
- No plants or shrubs will be allowed as a boundary or divider of property.
- Plants and shrubs must be maintained in a professional manner which is typical of each specific species.
- Absolutely no artificial plants or shrubs will be allowed to be planted in ground.
- Plants and shrubs must remain insect free to protect against contamination of other homeowners' plants.

## Section C - EXTERIOR PAINT PROCESS EFFECTIVE 10/14/08

**All exterior painting must have prior approval *from* the ARB. Before any preparation or painting is performed.** Remember that the ARB meets on the third (3rd) Monday of each month, one hour prior to the BOD meetings. This process could take up to thirty (30) days for approval depending on when your application is submitted.

Before painting begins a 3 ft. x 3 ft. swatch must be applied to the side of the home for ARB Approval. Once the ARB approves your selection you will receive a written approval. Under no circumstance should any further painting or home improvements begin prior receiving written approval from the ARB.

Only the original owner of the residence (homeowner) will be allowed to repaint their home its original color; as the original Color Selection Book has *been* retired. All subsequent owners of a *residence* must select an approved color scheme from the ARB Selection Book. Regardless of ownership all homes must submit for approval.

### **Once A Color Scheme Has Been Selected The Following Procedures Must Be Followed:**

1. A written application must be submitted to the Phillips Oaks Homeowners, Inc. ARB Committee Head.
2. Approval of this application must be submitted on the ARB Application Form. No verbal approvals.
3. An outline of where body, trim and accent colors will be applied, must be submitted on your application.
4. The body and garage door must be the same color.
5. Gutters are considered part of the trim.
6. Trim must be all the same color.
7. The accent color is to be applied on or around the entry door only.
8. No mixing of color schemes will be allowed. This means the trim will not be allowed to become the body color, and the body color cannot become the trim color.

9. The selected color scheme cannot resemble the home across the street or to either side of your home. This is to prevent all homes in the area being painted the same color.

10. Once the project is complete, contact the Phillips Oaks Management Company for final inspection and sign off.

## **Section D - FENCING REQUIREMENTS AND GUIDELINES AS OF 3/10/09**

### **ACCEPTABLE WOOD FENCES**

- Board on Board
- Shadow Box
- Stockade

### **ACCEPTABLE VINYL FENCES** (*Sold at Paramount Fencing — Available elsewhere*)

- Chester Field / Solid White Fence
- Chester Field with Lattice on top
- Chester Field with stake at top
- Shadow Box / Sarasota

### **REGULAR LOTS**

- 6 foot high vinyl fence panels completely surrounding yard.
- Finished sides of fence panels are to face the street and neighbors.

### **LAKE FRONT LOTS**

- 6 foot high vinyl fence panels on front and sides of yard.
- Side of fence approaching rear of the property will "step down" from 6 foot to 5 foot.
- 4 foot high fence will line the rear of the lot.

### **CONSERVATION LOTS**

- 6 foot high vinyl fence panels on front and sides of yard.
- Rear fence line can either be 4 foot, 5 foot or 6 foot in height (homeowner's choice). If the choice is 6 foot, all of the sides of the fence will be 6 foot as referenced in a regular lot. If the choice is 4 foot, the side of the fence approaching the rear will step down from 6 foot to 5 foot.
- Finished sides of fence panels are to face the street and neighbors.

### **HOME BACKED TO BRICK WALL**

- 6 foot high fence panels on front and side of yard.
- Fence panels approaching the rear of the property must "step down" to the height of the brick wall.
- Finished sides of fence panels are to face the street and neighbors.

## Section E - ADDITIONAL GUIDELINES

- Fence caps can be balls, arrows, diamonds, flat. No Gothic.
- Wood fencing must be of pressure treated lumber and maintained to its original color. No painted fences will be allowed.
- All (vinyl) fencing from the manufacturer must be either "White or Tan" in color.
- All fences must be installed with the finished side out. Post must be inside of property line.
- Maximum height is 6 feet. Minimum height is to be 4 feet in rear of home only. (Where acceptable.)
- Plant material, metal fencing, or brick is not allowed.
- Decorative arches and structures around the entry way are not permitted.
- Fences are for enclosure purposes only.
- Fences must be installed in the rear and side of the home. No fencing will be allowed In front of the home.
- Fencing on the sides of the home may only come half way to the front of the house +/- 3 feet.
- Any replacement fences must be resubmitted and adhere to the new guidelines.
- All fences must be submitted on an ARB Application Form.
- Permits must acquired from the city of Orlando. This is a legal requirement. (Make sure your permit is visible.)

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