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**RESOLUTION NUMBER 15-20
AMENDING PORTIONS OF THE POINCIANA
DESIGN CONTROL BOARD CRITERIA**

WHEREAS, the Association of Poinciana Villages, Inc. (APV) is charged with the enforcement of the Poinciana Subdivision Declarations (Declaration) recorded in Book 1932 Page 2808 of the Official Records of Osceola County, Florida and in Book 4805 Page 41 of the Official Records of Polk County, Florida, as amended from time to time, as well as other documents that govern APV and its Owners and residents; and

WHEREAS, the Board of Directors of APV seeks to revise and update certain portions of the Poinciana Design Control Board Criteria (Criteria) recorded as an exhibit to the Declaration; and

WHEREAS Section 20 of the Criteria provides that the Board of Directors of APV must approve modifications or amendments to the criteria before it takes effect.

NOW, THEREFORE, it is hereby resolved by the Board of Directors of APV, as follows:

- 1) The preceding recitals are true and correct and incorporated herein.
- 2) The Board of Directors approves the following amendments and additions to the Criteria.

7.3.2 Vertical or horizontal wood siding stained or treated for weathered look. Aluminum, vinyl or hardboard siding below eight feet (8') in height may be approved if the DCB finds this material compatible with its surroundings. If aluminum, vinyl or hardboard siding is used, it must be painted with subdued tones approved by the DCB. Any lumber used for the purpose of exterior siding, fascia or trim must be approved. Siding samples are required for aluminum, vinyl and hardboard.

7.3.5 Asphalt or fiberglass shingles, wood shake, slate, tile, shake, standing seam metal, cement and other materials may be considered by the DCB. The final color of roofing is subject to DCB approval. Ancillary structures attached to the house cannot have corrugated roofing panels. Roll roofing material is not allowed on any residential or ancillary structure.

7.5.3 With exception of screen doors no other enclosures of garages is permitted

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7.6 Storage Tanks. Storage tanks of any description must be placed below ground or screened from view. Any storage tank in excess of fifty (50) gallons must be placed below ground and must be placed no less than fifteen (15) feet from any adjacent property.

7.7 Storage Sheds. Storage sheds are allowed, however, only one (1) shed with a maximum dimension of two-hundred (200) square feet per unit and must be placed in the back yard or side of the property, room permitting. Storage sheds shall be maintained to prevent them from becoming unsightly or deteriorated. Sheds must not be taller than eight (8) feet and must not be attached to the house. Sheds must be installed on a concrete pad and/or secured as required by applicable building code or County ordinance. The color of a shed must complement the exterior color of the primary residence. The Cypress Woods Covenants prohibit sheds in Cypress Woods.

7.8 Window Air Conditioners. No window air-conditioners shall be permitted without screening by shrubbery or an appropriate material approved by the DCB (i.e., PVC lattice or PVC picket)-er—shfabbery. Window units must not be installed more than four (4) feet above ground level. DCB approval is required prior to installation.

7.12.1 Builders must contain all debris during all stages of construction in an approved and covered container pursuant to Section 13.1 of the Poinciana Subdivision Declaration.

9.1.1 Driveways and Walks. Concrete, asphalt, or brick pavers will be characteristic of the driveways required. Walks shall be of the same materials unless otherwise approved by the DCB. Any walkway adjacent to the residence dwelling must not exceed two (2) feet in width. Driveways may not exceed a total of 24' combined width. Driveways may be painted with an APV approved driveway color with DCB approval. Homes with three car garages may have a driveway not to exceed 27' in width.

9.1.3.3 Shrubs and other ornamental plants in front of the house, with exception of trees, may not be taller than 4 ft.

12.1.1 The DCB shall review and process written approval or denial for all exterior changes to the property and/or house. An approval to the homeowner or contractor is valid for ninety (90) days with up to one (1) two (2) ninety (90) days extension for projects including fences, sheds, repaint, added concrete surfaces, in-ground pools, porches and such (additions, accessory structures, etc.). A homeowner or contractor that has commenced or completed an exterior change to the property and/or house must submit a written request for review and timely provide the DCB with all the information necessary for the DCB to undertake such review. The DCB, at its

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discretion, has the ability to grant further extensions. Upon completion of the work, the property Owner must notify the Community Service Department for inspection.

12.1.2 The DCB shall review and process a written approval or denial for all exterior changes to the property and/or house. An approval for a builder is valid for one (1) year with up to one (1) two (2) ninety (90) days extension for projects to build a dwelling or units, and any major construction to the main structure. The DCB at their discretion has the ability to grant further extensions. Upon completion of the work, the property Owner must notify the Community Service Department for inspection.

12.2 No Temporary or Portable Structure. Any addition, exterior alteration, modification or change to any existing building shall not be portable or temporary and shall be compatible with the design character of the original building. Any new detached structure shall be compatible with the parent structure. Dog kennels are not allowed; however, dog runs are allowed, but, must be accompanied by a dog house for protection from the elements and-A chain link dog pen cannot have a roof and must have top rails. It must not exceed the 200 square feet dimension, cannot be taller than six (6) feet and must be placed in the rear of the property. Only one dog run is allowed per household. No more than two (2) pets are allowed per household. All structures must stay away from the established Setbacks.

12.3 Awnings and Shutters. Awnings and shutters, which are compatible with the parent structure, may be considered on a case by case basis by the DCB. The preferred material is aluminum, Awnings must be permanently attached to the main structure (i.e. sun setter awnings) and retractable awnings are preferred. Stripe-pattern awnings are not allowed.

12.3.1 Gazebo. Gazebos with tiled roof and decorative skirting are allowed; additionally, wrought iron and aluminum framed canvas topped gazebos are permitted, one gazebo per household and not to exceed a maximum dimension of two hundred (200) square feet per structure. All gazebos must be permanently installed on a poured 4" concrete foundation, placed in the rear of the property outside of the easements/setbacks upon obtaining written approval from the DCB. An owner of a Poinciana residential lot will be allowed maximum of 3 detached ancillary structures on their property. Ancillary structures are not allowed on otherwise vacant lots.

12.5 Exterior Colors. Exterior color changes (repainting) must have written DCB approval prior to repaint application, whether or not the original house color is changed. DCB color scheme approvals will solely be represented in the Poinciana Residential Color Selection Book for review at the APV Administration Office. Colors in the Poinciana Residential Paint Color Selection Book are interchangeable in combination as long as they do not conflict and as long as a wall color stays a wall color. Murals and similar images are prohibited on roofs, walls, fences and other exterior surfaces. Two-tone walls on the exterior of homes are not allowed. Notwithstanding anything

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herein these Criteria to the contrary, all requests for relief from the provisions of this section, whether denominated a request for a variance, or appeal, shall be limited to the DCB. Further review by the APV Board shall not be available.

12.7.1 Residential Fencing Generally. Any residential fence or screen must have the approval of the DCB before installation is undertaken. No fencing is permitted in the front of a home. Low ornamental landscaping such as bordering stones in front of the home is permitted. No-sklewail or hedge, wall or fence taller than four feet (4') shall extend further to the front of the Lot than the front-oomer-of-the-main-structure-or--house-wall-nearest-eaeh-Lot-line,No-feneing-is-peffnineel-in

banisters, vinyl picket. Ornamental fencing in the front of the house must stay outside the County Right-of-Way, The maximum height of any fence for a house is six feet (6') and cannot be placed beyond the front elevation, excluding fences for tennis courts and including swimming pool enclosures. Rear Flag Lots fencing will be reviewed on a case by case basis by the DCB. Empty lots may not be fenced.

12.7.4 Types of Fencing. Only weett wrought iron, block, brick, vinyl PVC, vinyl coated chain type with top rail or chain link fencing with top rail and aluminum picket will be approved if the design is in general conformity with the architectural design of the Poinciana Villages. "Lattice" can be only used as a decorative feature on a solid privacy fence sufficiently opaque, built in and framed from a manufacturing company. No wall or fence shall be erected or placed within the front setback lines of any Lot, unless such wall or fence shall be ornamental and a desirable feature and shall not in any manner impair the general scheme of the Poinciana Villages. Block walls shall be stuccoed, painted and regularly maintained. Fence panels and posts must be of the same material. Chain link fences are not permitted in Cypress Woods.

12.9 Exterior Lighting. Exterior lighting is permitted but shall not be directed in such a manner as to be annoying to nearby homes. Any ornamental lighting attached to the house is limited to four (4).

12.9.1 Exterior holiday ornamental lighting may be in place from November 15 through January 10. Landscape lighting shall be installed flush to the lawn at a height not to exceed twelve (12) inches.

12.10.5 Generators: Permanently installed generators must be screened from view by shrubbery or with a structure approved by the DCB.

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12.10.6. Solar panels are permitted. The preferred location is roof mount, however ground mounted solar arrays are permitted. Ground mounted solar arrays must be located at the rear of the house and enclosed by a six (6) foot privacy fence.

12.10.7 Any ornamental structure in front of the house such as a fountain, wishing well or benches must not be taller than 4 feet.

This Resolution was adopted by a majority of the Board of Directors of the Association of Poinciana Villages, Inc. on the 13th day of October, 2020 after providing no less than 14 days' written notice to all owners.

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