

Colonial Pointe Architectural Guidelines

Board of Directors Approved Revisions to 2018 ARC Guidelines

PAGE 7 - Awnings & Windows

Revision: Awnings, windows, hurricane windows, hurricane shutters, solar film, and other window shading or decorations including replacements shall be subject to prior approval and control of the ARC Committee.

Original: Awnings, Windows and other decoration shall be subject to the prior approval and control of the ARC Committee.

PAGE 8 - Hurricane Shutters

Revision: Hurricane Shutters shall be subject to the prior approval and control of the ARC Committee.

Bare metal shutters can be deployed five (5) days before and must be removed five (5) days after a storm declared to be a hurricane or tropical storm by the National Weather Service.

Hurricane Shutters which are painted the house color, clear, fabric or factory painted that blends with house color may be installed and remain in place.

Original: Hurricane Shutters shall be subject to the prior approval and control of the ARC Committee.

Bare metal Hurricane Shutters can be put up 5 days before and must be removed 5 days after a storm.

Hurricane Shutters which are painted, clear or fabric may be installed and remain in place.

PAGE 8 - Antennas and Flagpoles

Revision: No outside television, radio or other electronic towers, aerials, antennae or device of any type for Reception or transmission of radio or television broadcasts or other means of communication shall Hereafter be erected, constructed, placed or permitted to remain on any lot unless approved in writing By the ARC Committee.

Satellite Dishes are permitted as long as they are attached to the home structure in an obscure location.

The Community Association may adopt and enforce reasonable rules limiting installation or permissible Dishes or antennae on side or rear yard locations, not visible from the street or neighboring properties and integrated with the Residence and surrounding landscape, to the extent that reception of an acceptable Signal would not be unlawfully impaired by such rules. Antennae shall be installed in compliance with All federal, state and local laws and regulations, including zoning, land-use and building regulations.

In regard to Flagpoles under Florida Statute 720.304 (2023) any homeowner may erect a freestanding flagpole no more than 20 feet high on any portion of the homeowner's real property, regardless of any covenants, restrictions, Bylaws, rules or requirements of the Association, if the flagpole does not obstruct, sightlines at intersections and is not erected within or upon an easement. The homeowner may further display in a respectful manner from the flagpole, United States flag, not larger than 4 ½ feet by 6 feet and may additionally display, one official flag of the State of Florida, or United States Army, Navy, Air Force, Marines or Coast Guard, or a POW-MIA flag. Such additional flag must be equal in size to or smaller than United States flag. The flagpole and display are subject to all building codes zoning setbacks and other applicable government regulations, including, but not limited to, noise and lighting ordinances in the county or municipality in which the flagpole is erected and all setback and locational criteria contained in the governing documents.

Original: No outside television, radio or other electronic towers, aerials, satellite dishes or device of any type for the reception or transmission of radio or television or other means of communication shall be erected, constructed, placed or permitted unless approved in writing by ARC Committee.

The HOA may adopt and enforce reasonable rules limiting installation of permissible dishes or antennae on side or rear of residence, not visible from the street or neighboring properties and integrated with the residence and surrounding landscape to the extent the reception is not interfered.

Page 9 - Doors & Window Replacement

Revision: Any replacement of a Door or Window that does not maintain the style of the original must be presented with plan and approved by the ARC Committee.

Hurricane Windows do not maintain the original style, therefore, ARC approval is required.

All Front Windows must have Grid Panels to maintain the original style. The Grid Panels are not required on the side or back windows.

Original: Any replacement of a Door or Window that does not maintain the style of the original must be presented with plan and Approved by the ARC Committee.

Page 10 - Lawns; Landscaping; Irrigation

Revision: Except for designated buffer zones, open space or other similar areas not covered by structure, walkways or paved parking facilities shall be maintained by their owners as lawns or landscaped to the pavement edge of any abutting lakes, canals or water management areas.

Stone, gravel or paving may not be used as a substitute for grass in a lawn.

Lawns must be regularly cut and mulched areas regularly re-mulched. The landscaping on lots, including without the trees, shrubs and lawns, flower beds, walkways and ground elevations, shall be maintained and kept in healthy and vibrant condition by the owner thereof.

Landscaping: The planting of shrubs, plants and flowers DO NOT need ARC approval. The removal of OAK trees DO NOT require ARC approval. However, the removal of **ALL other** trees must have ARC approval, and need to be replaced with like kind/species. If in doubt, see ARC approval. Removal of damaged trees are exempt under emergency conditions. (Example hurricanes)

Original: Except for designated buffer zones, open space or other similar areas not covered by structure, walkways or paved parking facilities shall be maintained by their owners as lawns or landscaped to the pavement edge of any abutting lakes, canals or water management areas.

Stone, gravel or paving may not be used as a substitute for grass in a lawn.

Lawns must be regularly cut and mulched areas regularly re-mulched. The landscaping on lots, including without the trees, shrubs and lawns, flower beds, walkways and ground elevations, shall be maintained and kept in healthy and vibrant condition by the owner thereof.

The planting of shrubs, plants, flowers and the removal of oak trees do not need ARC approval. The removal(s) of trees have to be replaced with a like or kind species, with the exception of oak trees.

Page 11 - **Outside Lighting**

Revision: All exterior lighting of structures and property shall be accomplished in accordance with plans approved in writing by ARC. Except as may be initially installed or approved by Declarant, no spotlights, floodlights or similar high intensity lighting shall be placed or utilized upon any Lot which in any way will allow light to be reflected on any other Lot or the improvements thereon, or upon any Common Areas or any part thereof, without the approval of the Community Association. Other types of low intensity lighting, including normal and customary Christmas or other holiday decorations, motion activated security lights which do not unreasonably disturb other owners or occupants of the Community shall be allowed. Replacement of outside garage lights must be approved by the ARC Committee.

Original: Except as may be initially installed by Developer, no spotlights, floodlights, or other outdoor high intensity lighting shall be placed or utilized upon any Lot in which in any way will allow light to be reflected on any other lot or the improvements thereon without written authorization of the Community Association. Low intensity lighting which does not unreasonably disturb the owners or other occupants of the properties shall be allowed.

Page 11 - Mailboxes

Revision: Only approved mailboxes and posts may be installed. These must be maintained at all times. Approved items such as Mailboxes can be found on the Community website and do not need ARC approval.

Original: Mailboxes and their supporting structures shall be substantially uniform in Style, appearance and location and are subject to regulation by the ARC.

Changes that have been approved by the ARC and the BOD of Colonial Pointe do not need ARC Approval, e.g.

The approved mailbox is available from::

ASAP Mailbox and More Inc.
745 N 19th Place, Unit C-D
Cape Coral, FL 33909
Telephone (877) 272-7624

Page 13 - Roofs

Revision: Any replacement to the roof must be aesthetically harmonious and consistent with the Community, which means only Asphalt Shingle, Standard Concrete Barrel Tile roofs or Concrete Flat Tile roofs are allowed. Any change in color or material as previously specified must be approved by the ARC Committee.

Original: Any replacement to the roof that is different from the original must be presented for approval by the ARC Committee.

Page 13 - Walls, Fences, Hedges

Revision: Unless approved in writing by the Association no wall, fence, hedge, or other divider shall be constructed or maintained that which abuts lakes, preserve areas, streets or roads unless the Association so approves.

Hedges, constructed of shrubbery or other vegetation may be installed with pre-approval of joining property owners, Community Association, Board of Directors and ARC. Property owner is responsible for maintenance of both sides of vegetation (i.e. shrubs/hedge/etc.) Installation requires a minimum of three (3) feet set back from owners' property line, not to encroach on the neighbor's property.

Original: Unless approved in writing by ARC Committee, no wall, fence, hedge or other dividers shall be constructed or maintained on any adjoining Lot, it being the express intent that no fences, walls or dividers shall be permitted on any Lot which abuts lakes, preserve areas, streets or roads unless the ARC Committee so approves. Hedges, constructed of shrubbery or other suitable vegetation may be approved buy only in those situations where back to back lots or homesites so request and approved. Any dispute as to height, length, type, design, composition or material shall be resolved by the Community Association's Board of Directors, whose decision shall be final. Approval may not be given for the construction of any wall, fence or hedge which materially interferes with the water view of any Lot or Living Unit.