



**LAUREL HOLLOW CONDOMINIUM ASSOCIATION  
RULES, REGULATIONS AND STANDARDS  
SEPTEMBER 2022 EDITION**

***TABLE OF CONTENTS***

**SECTION I PROPERTY**

- A. SALE OR LEASE ...2
- B. OPEN HOUSES ...2
- C. STORM PROTECTION AND PRECAUTIONS ...2
- D. SOLICITATION ...2
- E. ANTENNAS ...2
- F. GARBAGE ...2
- G. PETS ...3
- H. NO SMOKING ...3
- I. NO PERMANENT BASKETBALL HOOP ...3
- J. HOUSE SIGNAGE & NAMEPLATES ...3

**SECTION II MAINTENANCE and  
OPERATION**

- A. LANDSCAPING ...3
- B. IRRIGATION ...3
- C. PLANTINGS ...3 & 4
- D. MUNICIPAL WATER LINE ...4
- E. PERIMETER FENCE ...4
- F. ARTIFICIAL TURF ...5

**SECTION III SAFETY**

- A. MECHANICAL ACCESS ...5
- B. LAKE AREA ...5

**SECTION IV TRAFFIC CONTROL**

- A. SPEED LIMIT ...5
- B. VEHICLE PARKING ...5
- C. MOVERS ...5

**SECTION V RECREATIONAL BUILDING  
AND POOL**

- A. CABANA and POOL ...5
- B. PRIVATE USE OF CABANA AND KITCHEN ...6
- C. POOL RULES ...6

**SECTION VI STANDARDS FOR EXTERIOR  
PROPERTY AND BUILDINGS**

- A. HOME EXTERIOR MODIFICATION REQUESTS ...6
- B. PAINT COLORS ...7
  - TABLE 1 ...7
  - TABLE 2 ...8
- C. ROOF TILE REPLACEMENT 9
  - PAINTING ROOF TILES 9
- D. SOLAR PANELS ...9
- E. SCREENS ...9
- F. WALKWAY GATE OR "DOGGIE GATE" ...9
- G. DECORATIVE TILE- STRIP on GARDEN WALL ...9
- H. HOUSE NUMBER REPLACEMENT ...9
- I. DECKS ...9
- J. LANAI CONVERSION ...10
- K. DRIVEWAY FINISHES ...10
  - INSTALLATION RECOMMENDATIONS ...10 &11
- L. WINDOW & WINDOW FRAME REPLACEMENT ...11
- M. EXTERIOR LIGHTING ...11
- N. EXTERIOR ACCESSORIES ...11
  - RULE MODIFICATIONS AS NEEDED ...12
- O. COMPLIANCE ...12
  - ANNUAL INSPECTION PROCESS ...12
  - ENFORCEMENT ...12
  - ESTOPPEL ...12

The following Rules and Regulations are in addition to those rules outlined in Articles XII and XIV of the Declaration of Condominium of Laurel Hollow Condominium Association (LHCA). All documents governing LHCA are housed on the LHCA website at <http://www.laurelhollowfl.com/>. Anyone not having a copy of the Declaration may obtain an electronic copy from the Secretary of the Association. The following, known as the Laurel Hollow Condominium Association Rules, Regulations and Standards - 2022 Edition, were amended and approved by the Laurel Hollow Board of Directors on September 20, 2022 and are effective October 1, 2022.

## **SECTION I PROPERTY**

**A. SALE OR LEASE** Sale or lease documents are required by Amendment VIII of the LHCA Declaration of Condominium Documents dated April 6, 2004. An electronic version is available from the Board Secretary.

**B. OPEN HOUSES** Real Estate Open Houses are permitted with signage and entry restrictions. Complete a request for a temporary entry code using the gate code request form on the website. Codes will only work during the Open House time frame. Signs at the front gate may be displayed 15 minutes before the Open House and must be removed 15 minutes after the Open House.

**C. STORM PROTECTION AND PRECAUTIONS** Homeowners are permitted to install storm shutters on homes but are required to submit a Home Exterior Modification Request Form to the Architectural Review Committee (ARC) before contracting with a vendor. Shutters shall be clear or painted to match the house paint or trim paint. In the case of an imminent storm, temporary shutters may be put up without Board approval and removed when the storm danger has passed. To accommodate all owners, storm shutters may be left in a closed position over windows and doors May through November; however, shutters must be left in an open position the rest of the year. If you will be away longer than a two-week period during hurricane season, prepare your home according to the Hurricane Preparedness instructions found on the Laurel Hollow website.

**D. SOLICITATION** Solicitation or trespassing is not permitted as noted on the Laurel Hollow entry gates.

**E. ANTENNAS** One antenna or "dish" is permitted to be installed behind a home as long as it is not visible from the street. LHCA supports the FCC rules for Over-the-Air Reception Devices (OTARD) that protect a property owner's or tenant's right to install, maintain or use an antenna to receive video programming from direct broadcast satellites, broadband radio services and television broadcast stations.

**F. GARBAGE** Household Garbage must be in closed plastic bags which are placed at the curb no sooner than the morning of pickup. Recyclables shall be placed in the appropriate bin and may be placed at the curb the evening before the day of collection. Yard waste must be separated from garbage and recyclables and shall be bagged, containerized, or tied in bundled 4 ft. lengths that weigh less than 40 pounds. Consult the Sarasota County trash and recycling site for further details at [www.scgov.net/government/public-utilities-water/solid-waste/trash-andrecycling](http://www.scgov.net/government/public-utilities-water/solid-waste/trash-andrecycling).

**G. PETS** Two dogs are allowed per household, other pet types are adequately covered in Article XII, Item 6 in the Declaration. Dogs are permitted to walk in common areas while on a leash and under the control of an owner or visitor. Homeowners' yards are not common areas. Clean up must be performed promptly. This clean up includes owner's property. Lawns must be free of pet waste for landscape and irrigation maintenance. Pet waste must NOT be deposited in nature preserves or common areas. The privilege of having a pet may be terminated if a pet becomes a nuisance or an unreasonable annoyance to other condominium unit owners. Pets are excluded from the Cabana/pool area. Cats are not permitted to roam free and unattended.

**H. NO SMOKING** of any kind is permitted in common areas, including but not limited to the pool, Cabana, gazebo, preserves, islands and roads. The only place smoking is permitted is on the owner's property. Please communicate these rules to your guests or contractors working at your home.

**I. NO PERMANENT BASKETBALL HOOP** or other permanent sports equipment is permitted.

**J. HOUSE SIGNAGE & NAMEPLATES.** Guidelines adopted by the Board in accordance with Article XII, Section 5 of the Declaration: No occupant shall post, affix, cause or permit the placement of any sign on any unit or other portion of the condominium property which is visible from any street or from any other unit in the condominium. In addition, the Board shall not allow signage for any reason on any property inside or outside of Laurel Hollow's entrances or exits. For house numbers see Section VII.

## **SECTION II MAINTENANCE and OPERATION**

The Association through its Board of Directors is solely responsible for maintenance, care and plantings in common areas.

**A. LANDSCAPING** Contracts for mowing, trimming, weeding, fertilizing, herbicides and insecticides will be negotiated, entered into and approved by the Board. No unit owner may interfere with LH contractors while they are performing their contract assignments.

**B. IRRIGATION** It is the responsibility of the Board to assure regularly scheduled irrigation to each unit. No unit owner may activate the irrigation system. Owners may report irrigation problems and request irrigation support by completing the work order form on the Laurel Hollow website <http://www.laurelhollowfl.com> . Paper forms for Irrigation requests are located at the cabana. This includes requesting support from the irrigation contractor to mark water lines and sprinkler heads before planning work or landscaping changes. In the event an owner or their contractor damages sprinkler heads, water lines, or any part of the irrigation system, LHCA will repair the damage and the cost will be passed through to the owner. Homeowners are required to advise all contractors working at their home of these rules and also to warn them not to park on or drive over sprinkler heads on their property or neighboring properties.

**C. PLANTINGS** All fruit bearing trees are the responsibility of the owner. The entire canopy area of each tree must be cleared and/or mulched to allow for mowing. The landscape contractor will weed under fruit trees but will not prune or trim these trees. **ALL DROPPED FRUIT IS TO BE REMOVED EVEN WHEN THE OWNER IS AWAY FROM LAUREL HOLLOW.**

When absent, owners must make arrangements for removing fallen fruit. Before departing in the spring, winter residents must pick all fruit remaining on the trees and either include it in garbage pickup or make arrangements with neighbors to pick fruit and vegetables and clean up under the trees and in gardens.

Homeowners are permitted to grow shrubs and plants along the inside perimeter fence and within their property boundaries; however, any plantings must be set-back 2 ft. from vinyl or chain link fencing. It is the homeowner's responsibility to ensure there is no contact with a fence from plantings or overhanging tree limbs. The 2 ft. set-back **must be maintained by the homeowner continually to avoid damage to fencing**. Any fence damage from an owner's plantings will be repaired by LH and the cost passed through to the owner.

Trees and shrubs planted in other than planters or garden areas must be placed so as not to interfere with mowing or irrigation system operations. Because of the size of commercial grade mowers, owners should maintain the developer's existing flower beds or at least five feet of grass between their property boundary and a flower bed. Owners wishing to alter landscaping should submit to the ARC a Home Exterior Modification Request Form along with a drawing. **TREES THAT ARE DISEASED AND/OR DEAD MUST BE REMOVED PROMPTLY BY THE OWNER.**

The ARC must approve the planting or removal for a tree with a minimum diameter of 4" unless the tree is dead per the LH Landscape Contractor. To protect all underground utilities, cables and the irrigation system, homeowners must submit an irrigation request for flags on the LHCA website and call 811 to have all utility lines flagged. It is strongly suggested to replace a tree removal with another tree. See the list of suggested replacements on the LH website under member's useful information.

**D. MUNICIPAL WATER LINE** Sarasota County is responsible for the water line from the street to the water meter. The homeowner is responsible for any repairs needed from the water meter to the house.

**E. PERIMETER FENCE** It is the homeowner's responsibility to ensure there is no contact with a fence from plantings or overhanging tree limbs. The 2 ft. set-back must be maintained by the homeowner continually to avoid damage to fencing. Any fence damage from an owner's plantings will be repaired by LH and the cost passed through to the owner.

**UNDER NO CIRCUMSTANCES CAN OBJECTS BE SCREWED, NAILED OR OTHERWISE HUNG ON THE INSIDE OR OUTSIDE OF THE VINYL/CHAIN LINK FENCING OR POSTS.** Damage to fencing caused by homeowner neglect will be charged to the homeowner for necessary repairs or replacement requested by the Board of Directors. This is to protect the fencing and to allow for fence maintenance. The Board-appointed Inspection Team will inspect the fence perimeters annually to determine matters that need to be addressed for continued fence maintenance and/or clearing of plant growth/debris.

Cleaning dirt/mold, etc... from the inside and the outside of the vinyl fence is the responsibility of the Association.

**F. ARTIFICIAL TURF** Submit a Home Exterior Modification request with a turf sample to be approved by the Board.

### **SECTION III SAFETY**

**A. MECHANICAL ACCESS** Only authorized personnel shall have access to control boxes for wells, irrigation system, pool filtering and heating systems, fountains and pumps.

**B. LAKE AREA** Fishing is restricted to unit owners and guests and is on a catch-and-release basis. There is no swimming and no boating permitted in the lake. Anyone UNDER 16 YEARS OF AGE must be supervised by a responsible adult. There is NO TRESPASSING to or from the lake through private property without permission of the unit owner.

### **SECTION IV TRAFFIC CONTROL**

**A. SPEED LIMIT** The 15 MPH speed limit applies to all Laurel Hollow roads. Extra caution should be exercised since all the roadways are shared with pedestrians, runners, cyclists and pets on leads due to the lack of sidewalks. Be sure visitors and guests know the speed limit.

**B. VEHICLE PARKING** No vehicle shall be parked on the street overnight. Overnight parking is permitted in spaces at the Cabana on a first-come, first-serve basis. Parking on the street during the day is permitted as long as it does not unsafely obstruct other drivers' views of oncoming traffic, block a neighbor's driveway, or hamper access to mailbox stands. Homeowners will be responsible for any damage caused by themselves or their guests. NO PARKING OR DRIVING ON LAWNS, COMMON AREAS OR PRESERVES IS PERMITTED.

**C. MOVERS** Vehicles greater than 35 ft. in length or 13 ft. in height are not permitted in Laurel Hollow. The restriction applies to, but is not limited to, moving vans, and tractor trailers and delivery trucks. Tractor trailers exceeding the size limits and delivering roofing tiles or driveway pavers must park outside Laurel Hollow and use a forklift type vehicle (Moffitt) to unload and deliver inside LH. Moving vans must either meet the size limits or their contents need to be transferred to a vehicle that does.

This restriction is due to the high risk of costly damage to LH infrastructure (roads, irrigation system, security gates, trees, etc.) caused by narrow curving roads, sharp turns and low hanging tree limbs. Owners are responsible for notifying contractors of these size limits. Any damage to community property by vehicles over the stated size limits will be repaired by the community and the cost will be passed through to the owner.

### **SECTION V RECREATIONAL BUILDING AND POOL**

**A. CABANA and POOL** A recreational cabana and pool are provided for unit owners, guests and tenants. If you open the kitchen door or window please close and lock them before you leave. If you turn on the fans and lights in the Cabana area please make sure they are off before you leave. A Board appointed Pool and Cabana Committee supervises the use, operation and cleanliness of the premises.

**B. PRIVATE USE OF CABANA AND KITCHEN** The Cabana and kitchen may be reserved by a unit owner upon written request to the Pool Committee chairperson through the office at [lhoffice@laurelhollowfl.com](mailto:lhoffice@laurelhollowfl.com). Permission is granted on a first-come/first-serve basis. Functions scheduled by the Association will take precedence. **The unit owner who reserved the Cabana is responsible for cleaning the facility after use.** Cleaning instructions are posted on the kitchen wall. **A reservation for the Cabana and kitchen DOES NOT exclude other unit owners and guests from using the pool and lounge area.** Use of the Cabana and kitchen by a NON-Laurel Hollow person or organization IS NOT PERMITTED. The Association, Board of Directors, unit owners or Pool Committee shall not be responsible for the theft of, loss of or damage to the personal property of anyone using the recreational facility for any purpose. Violation of the rules or misuse or abuse of the building or equipment will subject the reserving unit owner to any charges for damage, needed repair or janitorial services. Except for parties sponsored by the Association, no event shall continue beyond 10:00 p.m.

**C. POOL RULES** The pool rules are **posted** and include: swim at your own risk as there will be no lifeguard on duty; there is no running, jumping, or diving permitted; children under 12 years of age must be supervised by a responsible adult; babies of diaper age are not permitted in the pool without protective pants; **you must use towels on lounge chairs when using suntan oil or lotion**; no eating or drinking is allowed in or around the edge of the pool; glass containers are not to be used at or near the pool area; shower thoroughly before entering the pool to remove sand, oil or lotion; do not use soap or shampoo when using the pool shower; no smoking is allowed at the pool, Cabana or surrounding common areas; **the pool closes at dusk and the Cabana closes at 10 p.m.**; please be considerate of others and use headphones or ear buds when listening to music; no animals are allowed in the pool or in the Cabana fenced-in area; retractable awnings should not be used during windy weather; anyone opening the retractable awnings is responsible for closing them prior to leaving the pool area.

## **SECTION VI STANDARDS FOR EXTERIOR PROPERTY AND BUILDINGS**

In a community with a common architectural theme such as ours, certain standards and restrictions are necessary for the benefit of all residents. Many of these are in the original and amended Laurel Hollow Condominium Association Declarations, By-Laws and Rules, Regulations and Standards. Continuing to maintain these standards enhances the desirability of our neighborhood as well as property values.

The Standards were adopted by the Board of Directors on February 16, 1994 and amended multiple times, most recently September 20, 2022. These standards apply to all residents.

**A. HOME EXTERIOR MODIFICATION REQUESTS** For all landscape, trees, shrubs and **any** exterior building modifications the homeowner must submit a Home Exterior Modification Form to be approved by the Architectural Review Committee (ARC) before work commences. Submit modifications using the online form on the website. Forms are also located at the Cabana above the water fountain. All contractors hired must be licensed and insured.

Submit a completed form with contracts along with having samples available (if applicable) for the ARC to process. Once the request has been processed, you'll receive an automated letter informing you if it has been approved.

**B. PAINT COLORS** Exterior paint colors for walls, garden walls, trim, gutters and downspouts, Ornamental shutters, entry doors, screen doors, garage doors, garage door screens, and lattice fencings are now covered in **Table 1**. The paint sources, locations and some formulas for approved LHCA paint colors are included in **Table 2**.

**TABLE #1 EXTERIOR PAINT COLORS** as approved for all homes and structures in Laurel Hollow.

<b>COLORS</b>	<b>Laurel Hollow Stucco</b> See attached Table #2 "B"	<b>Laurel Hollow Champagne</b> See attached Table #2 "A"	<b>LH Dark Brown</b> See attached Table #2 A & B	<b>LH Bronze/Brown</b> See attached Table #2 A & B	<b>Sands of Time</b> Contact Office for Sample	<b>LH Beige</b> See attached Table #2 "A"	<b>LH Coral</b> See attached Table #2 "A"	<b>Other</b>
House	X	X						
Garden Walls	X	X						
Privacy Walls	X	X						
Garage Doors	X	X						
Body of Lanai	X	X						
Entry Doors	X	X	X	X	X	X	X	
* Wood Trim, Soffits/Fascia/Gutters			X	X	X	X		
** Downspouts	X	X	X	X	X	X		
Ornamental Shutters	X	X	X	X	X	X	X	
Storm Shutters	X	X	X	X	X	X	X	Clear
Screen Doors/Frames	Same as Entry Door							
*** Lattice Fencing	X	X						

\* Wood trim, soffits, fascia and gutters must be the same color.

\*\* Downspouts can match the wood trim or the house color.

\*\*\* To enclose pool equipment, A/C units, water softeners and power panels you can also use the spray paint can Rust-Oleum Painters Touch 2X Ultra Cover Paint & Primer in Satin Heirloom White, which is the closest color match to stucco.

**TABLE #2 PAINT SOURCES (All paints listed under Laurel Hollow Association at Florida Paints and Sherwin Williams.)**

SUPPLIER LOCATION	HOUSE Paint Name	TRIM Paint Name
<p><b>A</b></p> <p><b><u>FLORIDA PAINTS</u></b>            2444 Stickney Point            Rd.            Sarasota, FL 34231            941-922-3305</p>	<p><b>CUSTOM COLOR</b></p> <p><b>Laurel Hollow Champagne</b>            Base 1310</p>	<p><b>CUSTOM COLORS</b></p> <p><b>Laurel Hollow Dark Brown</b>            Base 1323</p> <p><b>Laurel Hollow Bronze Brown</b>            Base 8423</p> <p><b>Laurel Hollow Sands of Time -</b>            Take a Sample</p> <p><b>Laurel Hollow Beige</b>            Base 1310</p> <p><b>Laurel Hollow Coral – take a</b>            sample</p>
<p><b>B</b></p> <p><b><u>SHERWIN</u></b>  <b><u>WILLIAMS</u></b>            1170 U.S. 41            Bypass S.            Venice, FL 34285            941-484-0468</p>	<p><b>CUSTOM COLOR</b></p> <p><b>Laurel Hollow Stucco</b>            Formula: N1 Raw Umber 3/32, Y3            Gold 11/32</p>	<p><b>CUSTOM COLORS</b>            (Per Qt. Formula)</p> <p><b>Laurel Hollow Dark Brown</b>            Formula:            Black 40/32, 1/28,            Raw Umber 17/32, 1/128            Maroon 6/32, 1/64            Deep Gold 15/32, 1/64</p> <p><b>Laurel Hollow Bronze/Brown</b>            Formula:            White 53/32            Black 4 oz.            Black 51/32, 1/128            Maroon 19/32            Gold 5/32</p> <p><b>Laurel Hollow Sands of Time –</b>            take a sample</p> <p><b>Laurel Hollow Beige – take a</b>            sample</p> <p><b>Laurel Hollow Coral – take a</b>            sample</p>



**C. ROOF TILE REPLACEMENT** A Home Exterior Modification Request Form must be submitted along with a 2'x2' tile sample and approved before placing a final order for roof tile. Include as much information as possible. When replacing a roof, only use barrel tiles that match the existing style of the developer. Approved options are manufactured by Eagle Tile.

Eagle Tile Alhambra #2555 Malibu Style  
Eagle Tile Terracambra #2664 Malibu Style

Should you wish to use another manufacturer of concrete tiles, please specify manufacturer, style and color in a Home Exterior Modification Request Form and provide a 2'X2' sample tile.

**PAINTING ROOF TILES** The Board does not require owners to paint their roofs. However, should you wish to paint the roof refer to the options below.

Eagle Tile Alhambra #2555 Use manual custom match  
Eagle Tile Terracambra #2664 Use manual custom match

**D. SOLAR PANELS** Owners may install exterior solar panels and other energy saving devices. As with any exterior modification, we ask owners to submit a Home Exterior Modification Request Form with a description of the panels, the number of panels, the wattage of electricity that will be generated and the location of the panels. A solar panel contractor will be able to provide this information along with an installation drawing.

**E. SCREENS** for windows, lanais, pool cages, garage doors and entryways must be bronze, brown or charcoal.

**F. WALKWAY GATE OR "DOGGIE GATE"** A metal or clear acrylic gate is acceptable. The height needs to be similar to the adjoining garden wall. Acceptable colors for metal gates are stucco, black, bronze or brown. Submit a Home Exterior Modification Request Form describing the height, material and color of the proposed gate ~~must~~ to be approved by the ARC before installation to allow an off-the-shelf product rather than a cost-prohibitive custom solution.

**G. DECORATIVE TILE- STRIP on GARDEN WALL**

Tile size	6" to 8" (or closest available)
Colors	Terra Cotta, Brown, Blue, Coral, Beige or a tile with a combination of these colors
Option	Removal of wood trim and refinishing in stucco is also acceptable

**H. HOUSE NUMBER REPLACEMENT** The replacement of new house numbers should be the same as the existing house numbers. The size should be a minimum of 4" per Sarasota County ordinance. The approved colors are brown, black, bronze or beige. Brown, black or bronze enable easier viewing by emergency vehicles. Beige numbers are also acceptable.

**I. DECKS**

Decks can be wood composite, concrete slab or pavers.

**J. LANAI CONVERSION**

Screen enclosure over-deck, slab or pavers with bronze or beige frame.  
 Roof options over screen enclosure; flat or peaked bronze screen.  
 Sheet or sandwich aluminum or vinyl (with or without skylights) with bronze or beige trim.

**K. DRIVEWAY FINISHES** Please consult with the ARC for a concrete or paver driveway. If using pavers submit a Home Exterior Modification Request Form accompanied by a 2’X2’ sample of paver tiles and a pattern design for the ARC to consider before approval. Paver driveways must be installed by a licensed and fully insured installer.

MATERIAL	SIZE & RATING	MANUFACTURER	APPROVED COLORWAYS	PATTERNS
Concrete Pavers	Minimum 2 3/8” thick & rated 8000 psi	Tricircle, Flagstone, Belgard & Tremron	See 3 approved sample colorway boards available at the cabana	8”x4” 90 degree herringbone with soldier course or a 9”x6” & 6”x6” T-pattern

The approved paver colors complement the LH architectural standard colors for walls and trim and/or the best match for roof tiles. No personalized or custom designs are permitted (logos, monograms, etc.). Stable Brick is NOT an acceptable manufacturer.

New Walkway pavers are to be the same material, color and pattern as the driveway. Existing walkways will match or complement, to the extent possible, the required colors, materials and patterns as the new driveway pavers.

Arrange for Moffitt (forklift) delivery of pavers to your residence. Vehicles more than 35’ long or 13’ high are not permitted in LH.

Pavers are to be sealed, swept regularly and stains cleaned immediately. Weeds are to be managed throughout the year and broken pavers replaced and re-leveled, as necessary.

**INSTALLATION RECOMMENDATIONS** The movement of pavers over time is a concern for LH as it relates to the maintenance of the roads and the upkeep of our community. To minimize future paver movement and maintain the aesthetic value of the community, the Board recommends the following: submit an irrigation request for flags and call 811 to have utility lines identified before starting excavation; have your installer remove tree roots as deep as 8” to minimize the possibility of subgrade fail; install paver driveways on a base comprised of a minimum of 2” of 250 paver screen sand (one ton for every 100 sq. ft.) compacted twice with a plate compactor machine; fill seams abutting the LH roadway and your structure with polymeric sand and use mason sand for other areas; install concrete curbs with rebar along each side of the driveway to brace the driveway; and ask for conduit sleeves to be run under the driveway to plan for future lighting or electrical needs.

To protect the LH roads from damage it’s recommended to put thin plastic and plywood protection at the end of your driveway on the road.

The ARC will entertain requests made through the Home Exterior Modification Request Form to increase the width of driveways to accommodate access and egress from parked cars onto concrete or paver surfaces.

Any damage to LHCA roadways will be repaired by LHCA and the cost will be passed on to the homeowner.

LHCA is not responsible for vetting a paver contractor or manufacturer.

**L. WINDOW and WINDOW FRAME REPLACEMENT** Homes with brown trim use brown or bronze. Homes with beige trim use beige.

**M. EXTERIOR LIGHTING**

Post Lights	Photo sensor bulb preferred for dusk to dawn lighting
Accent Lights	Low voltage or solar less than 12” in height for garden areas
Bulb Colors	White or amber carriage and pole lights; white or colored LED in garden area
Spot or Flood	Not to exceed owner’s property line; developer-installed light excluded

**N. EXTERIOR ACCESSORIES are not required.**

<b>Materials</b>	Concrete, stone, metal, terra cotta, wood, and a combination thereof
<b>Colors</b>	Beige, off-white, white, brown, terra cotta , shades of green, blue or coral or a combination thereof

A limited number of items, which adhere to material, color and placement rules, are acceptable. When in doubt as to number or variety of colors and placements, **err on the side of fewer items** in similar colors displayed in a more concentrated space. **LESS is BEST and LESS is MORE!** Statues, lawn and garden ornamentation, wall-art and free-standing potted plants are options. All exterior accessories must be cleaned and maintained, and plants must be watered and pruned. Grills, outdoor furniture, wreaths, banners or flags are not considered accessories.

**NOT ALLOWED ON GARDEN WALLS** - any exterior accessory including potted plants. Acceptable accessory placement would include shrubbery or flower beds, areas behind a garden wall, raised planters and walkways or driveways. Placement that impedes work by LHCA contractors within the owner's property must be removed upon request. If the majority of Board members deem any exterior accessory inappropriate on the basis of quantity, size, placement or content, the Board will ask the owner to remove the item or items.

**Exterior accessories that do not conform to the guidelines should be placed in the backyard out of sight of other owners.**

Wall-art at the home entryway may include words such as WELCOME, BEACH or the homeowner's name as these are not considered to be a sign or signage.

The appropriate size of an item is dependent upon the context of the proposed setting and, therefore, it is neither possible nor appropriate for the Board to require items to conform to a range of dimensions.

**RULE MODIFICATIONS AS NEEDED.** The Board will monitor the effectiveness of this rule for exterior accessories, and reserves the right to modify rules in future editions to ensure the integrity of the aesthetics of Laurel Hollow. All owners are asked to evaluate their exterior accessories according to these rules and guidelines and to make the appropriate adjustments. The Board reserves the right to ask any owner whose exterior accessories are significantly outside the parameters of the rules and guidelines to submit a Home Exterior Modification Request Form to the ARC.

**O. COMPLIANCE** Living in a deed-restricted community includes special responsibilities for homeowners and for the community as a whole. By maintaining appropriate standards, the investment in our homes can be preserved and residents can enjoy the appearance and amenities of Laurel Hollow. In an effort to improve and maintain the overall community appearance, the Condominium Owners Association will use an annual exterior inspection report to determine compliance with existing deed restrictions and community-wide standards for neat, clean and sanitary conditions.

**ANNUAL INSPECTION PROCESS** An exterior inspection of homes and grounds will be conducted annually by a team of residents who are not Board members or relatives of Board members. Owners will be notified of the timeframe when unit inspections will begin and end.

Owners will receive a written report with UNSATISFACTORY elements noted for remediation. Within 3 months of the report date, owners are required to have the items completed and to return the Owner Remediation Feedback Form, which will be provided with the inspection report.

**ENFORCEMENT** Homes receiving an UNSATISFACTORY rating will be deemed “neglected” if an owner fails to remediate within the 3 month period, and the inspection team will proceed to notify the Board of the “neglected” home. Board action will be based upon the recommendations of the inspection team and will be governed by the current Florida Statute on Condominiums, Chapter 718, Part III, Rights and Obligations of Association (ss.718.301-718.303).

**ESTOPPEL** If an owner intends to list a home for sale or lease they must have a presale/lease inspection. In the process of the sale approval or lease approval the Board Secretary will coordinate with the owner to schedule an exterior inspection of the house and grounds. If the inspection is satisfactory, no other action is needed.

If UNSATISFACTORY elements have not been remediated as identified in the most recent inspection report, the owner will be required to complete remediation prior to a sale or lease approval. The Board Secretary can provide a copy of the most recent Laurel Hollow exterior inspection report, if needed.

As noted throughout, the Rules, Regulations and Standards derive authority from Florida Statutes pertaining to Land Condominium Associations, and as such, they are a continuation, extension and clarification of regulations stated in the Declarations of Condominium of Laurel Hollow and approved by a Board of Directors. The most recent Rules, Regulations and Standards supersede all previous Rules, Regulations and Standards.

These Standards should be kept with your Laurel Hollow documents for future reference. Adherence to these standards still requires a Home Exterior Modification form be submitted to the ARC prior to any home exterior modification being made. Approval can be expected for modifications consistent with these standards within a 30-day time frame.

Modifications to a unit or dwelling made prior to turn over of Board of Directors' control to the residents on August 9, 1991, are "grandfathered" for that modification, whether Board approved or not, under the legal principle of estoppels.