

Groewood Homeowners Association, Inc. Architectural Review Committee Guidelines Adopted September 18, 2018

These Guidelines do not change or replace anything in the Groewood Deed Restrictions or any local city, county, state or any other government rules or regulations.

100 INTRODUCTION

This document is intended to serve as an architectural guideline for Groewood, a single family subdivision in the City of Clearwater, Florida. It contains the necessary information to guide homeowners through the preparation of design requirements of the subdivision. This document is prepared specifically for this community and it is suggested it be reviewed thoroughly and plans be prepared accordingly, since plan reviews will be based on its contents.

All plans are reviewed exclusively by the Architectural Review Committee of the Groewood Homeowners Association, Inc.

Plans and specifications should be submitted for approval/review to groewood@gmail.com or the current President of the association. Please refer to the Groewood Homeowners Association's website for contact information.

www.groewoodhomeowners.org

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101 TITLE

These guidelines are to be known as the Architectural Review Committee Guidelines hereinafter referred to as “Guidelines” for Grovewood Homeowners.

102 PURPOSE

- 102.1 The purpose of these Guidelines is to maintain a wholesome atmosphere; preserve and enhance the value of the property; and promote harmony among the residents of the Grovewood Subdivision, consisting of 124 homes. These guidelines will provide minimum standards and requirements for appropriate and acceptable design and required criteria for contractors and homeowners implementing construction in Grovewood.
- 102.2 The suggestions, recommendations, and requirements expressed in these Guidelines hinge upon final approval of plans by and at the discretion of the Architectural Review Committee. (A.R.C.). Final approval to be given by the Board of Directors.
- 102.3 These Guidelines are compatible and in continuity with the Grovewood Deed Restrictions hereinafter referred to as the “Restrictions”.

103 SCOPE

- 103.1 Structures hereafter erected within Grovewood shall conform to the requirements of these Guidelines.
- 103.2 Additions, alterations, repairs or any type of change in any structures that affects the EXTERIOR appearance shall conform to the requirements of these Guidelines.
- 103.3 Items to be reviewed by the A.R.C. will include any improvements or structure change of any kind, including without limitation, any building, fence, wall, sign, paint color, or alteration of a home including the roof, walks, driveways, patios, barbecue grills, elevation changes, and utility sheds.
- 103.4 The evaluation of each submittal to the A.R.C. relates to matters of judgment and taste which cannot be reduced to a simple list of measurable criteria. It is possible a submission may meet all guidelines and criteria listed below and still not receive approval, if in the judgment of the A.R.C., its overall aesthetic impact is not acceptable. The approval of an application for one proposed improvement shall not be construed as creating any obligation on the part of the A.R.C. to approve applications involving similar designs for proposed improvements pertaining to a different property.

104 MAINTENANCE AND ENFORCEMENT

- 104.1 Maintenance of common areas in Grovewood will be handled by the Board of Directors and it will also act as the entity responsible for the enforcement and adherence to the Grovewood Deed Restrictions as well as compliance with these Guidelines.

- 104.2 The Grovewood Homeowners Association will maintain the entrance post, signs, and the outside of the wall on Belcher Road along with the grass on Druid Road.
- 104.3 The property owners that back up to Druid Road shall maintain the trees and shrubs outside of their fence to the sidewalk.
- 104.4 The City of Clearwater shall have the right to enforce any of the restrictions, codes, and guidelines which affect the health, safety and welfare of the residents.

200 PROCESSING OF REQUESTS

201 PROCESS FOR CONSTRUCTION

- 201.1 Homeowners should examine the enclosed material for items required for review on submitted plans and specifications.
- 201.2 Submit plans to the A.R.C. In cases of individual modifications, an individual submittal will be required for each modification. The A.R.C. will release the plans submitted by the contractor or homeowner for building permit after full plan review and approval.

The A.R.C. will review and respond in a timely manner. However, please allow up to 30 days for processing and plan review.

Approval of contractor or homeowner plans and specification by the A.R.C. does not release the contractor or homeowner from fully complying with all applicable codes and requirements. The A.R.C. review process is strictly for compliance with Grovewood’s Deed Restrictions and these Guidelines.
- 201.3 The homeowner may start construction proceedings upon written approval of the construction plans by the A.R.C. and receipt of all required permits from the City of Clearwater or other authorities having jurisdiction over the project.

202 PLANS SUBMITTAL REQUIREMENTS

- 202.1 The homeowner should submit comprehensive construction plans and specifications which will include site plan, floor plans, elevations, roof pitch and roof covering material.
- 202.2 Specifications should include information on type and quality of all exterior materials along with square footage.

300 SITE

301 SITE CONDITIONS

- 301.1 All lots in Grovewood are designed to have curb and gutters at the front or side of the property. This paving and drainage should not be altered in any way.
- 301.2 The area between the sidewalk and the curb on each lot shall not receive such treatment as to be excessively difficult or expensive to replace when removed for utility installation or service.

400 LANDSCAPING

401 LANDSCAPE REQUIREMENTS

- 401.1 All landscaping should be in accordance with the requirements of the City of Clearwater landscape ordinances.
- 401.2 Any portion of a lot not covered by a building or structure shall be landscaped with grass and other appropriate plants and shall be maintained in a neat and healthy condition.

402 LANDSCAPE INTENT

- 402.1 The Grovewood Homeowners Association considers landscaping to be a critical element to the community and to individual homes in the subdivision. The use and preservation of native and naturalized landscape material is strongly encouraged.
- 402.2 Homeowners are responsible for the maintenance of all landscaping, which should be maintained in good condition so as to present a healthy, neat, and orderly appearance at all times.
- 402.3 Proper lawn care is defined as: Grass should be no more than six (6) inches in height, sidewalks and driveways must be edged, grass should not be allowed to be overgrow along the exterior of buildings and fences, and trees and shrubs should be neatly trimmed.

403 PRESERVATION OF EXISTING TREES

- 403.1 Permits may be required for removal of trees. Call the City's Planning and Development Department for information on approvals before removing any trees.
- 403.2 Homeowners are to trim their trees located on the property up to the street. The trees over the sidewalks are to be trimmed to 8 feet to allow clearance for all pedestrians. The City takes care of the tree trimming over the road.

404 PLANT MATERIAL

- 404.1 It is recommended that all yards be sodded with St. Augustine/Floritam sod.
- 404.2 Synthetic (plastic) material in the form of plants or trees is not recommended.

405 IRRIGATION

- 405.1 A central irrigation system is recommended to cover the entire lot. The irrigation system shall be automatically controlled by a time clock. Provisions should be made for the removal of rust or stain. The homeowner is responsible for the removal of rust and stains on the sidewalks, fences, or exterior walls.
- 405.2 Any wells to be installed and constructed on any portion of the property shall be for irrigation purposes only. Each well shall be in strict compliance with any applicable regulations and the City of Clearwater permitting

500 STRUCTURES

501 ROOFS and ROOFING

- 501.1 All pitched roof coverings shall be concrete tile or ceramic tile.
- 501.2 All roofs shall be maintained in a clean, mildew-free condition.

502 EXTERIOR WALL PAINT COLORS

- 502.1 It is strongly recommended that all house paint colors be compatible to the other homes in the neighborhood. It is suggested earth tone colors be used. In no event shall 2 houses of identical color be side by side.
- 502.2 If you have any concern about a paint color being acceptable, you can send a sample to the A.R.C for review.

503 GARAGES

- 503.1 All homes shall have a minimum of two (2) car garages.
- 503.2 No carports of any kind will be permitted.

504 HURRICANE SHUTTERS

- 504.1 It is the intent of these guidelines to emphasize to homeowners the need to combine the required safety that hurricane shutters provide to all wall openings and the aesthetics of the community.
- 504.2 It is expected that shutters be closed, or installed, only at the expectancy of a storm, and be opened, or removed, once the storm is gone. The reason for this requirement is to avoid the “boarded up” look during a hurricane season. In all cases the shutters can be installed or activated 48 hours before the arrival of a storm. They must be removed or secured within 48 hours after the storm passes.
- 504.3 Hurricane shutters that are fixed to the house structure when not in use, such as the accordion or rolled-up types, will be allowed, provided they do not obstruct the architectural design of the house and are the same or similar color as the house.

505 DETACHED STRUCTURES

- 505.1 Any free standing structure contemplated for a property such as, but not limited to, a shed, garage, patio, wall fence, barbecue grill, pavilion, gazebo, storage room, cabana, etc. must be submitted for approval with the required drawings and information. Approval will be granted only upon the merit of the structure and desirability for the neighborhood. These structures must comply with the City of Clearwater regulations and receive all necessary permits and approvals.
- 505.2 Unattached utility sheds may be erected on the property, provided they are approved by the A.R.C., all adjacent neighbors, and are not visible from the street. Such buildings shall be limited in size to not more than 100 square feet of floor space.

505.3 Approval by the A.R.C. of said plans and specifications shall not be deemed to be a waiver of the Deed Restrictions. The A.R.C. reserves the right to disapprove plans and specifications solely on the basis of aesthetics.

506 FENCING

506.1 Fences require a building permit from the City of Clearwater. Fences must be maintained in a structurally sound and attractive manner.

506.2 Fences and walls placed within a required setback area shall be oriented so that the side of the fence or wall, facing or viewable from a street right-of-way or an adjoining property, is the finished side. All support posts and stringers must face inward toward the property upon which the fence or wall is located.

506.3 All fences and walls must be approved by the A.R.C. except that direct replacement of existing fences with like material will be allowed providing a City permit is obtained.

507 RECREATIONAL STRUCTURES

507.1 All recreational structures (except basketball backboards) should be located in the rear of the home. No basketball backboards may be installed or left unattended adjacent to the street.

508 AIR CONDITIONERS

508.1 Homeowners are encouraged to use plants, bushes, or walls to conceal air conditioners, sprinkler pumps, and pool pump systems.

509 SWIMMING POOLS

509.1 All swimming pools are required to be enclosed by a "bird cage" or Privacy fence at least 6 feet high with locked gates. All City permits are required before installing a pool.

510 SIGNAGE

510.1 No sign or flags for commercial or political purposes shall be displayed to the public view on any property or building except one (1) sign of not more than six (6) square feet advertising the property for sale or rent.

510.2 Signs related to the overall community of Grovewood shall be designed and installed by the Homeowners Association.

510.3 Garage sale signs are permitted. However, there will be a community garage sale, sponsored by the association, twice a year and homeowners are encouraged to plan their garage sales on those dates. The duration of each sale cannot exceed three (3) days.

511 SIDEWALKS and DRIVEWAYS

511.1 All sidewalks and driveways are constructed of concrete. The replacement of sidewalks will be taken care of by the City of Clearwater unless damage is done when the

homeowner is remodeling, i.e. installing a pool. Driveways are the responsibility of the homeowner. Patterns or alternate pavers may be used. Asphalt pavement is not permitted. Plans and specifications for walks and driveways shall be subject to the specifications of the City of Clearwater and approved by the A.R.C.

- 511.2 All sidewalks must be safe and obstacle free. All trees, landscaping, fixtures, or other improvements on any property shall be maintained appropriately so as to provide an obstacle free path on such sidewalks. Sidewalks may not be obstructed by vehicles parked in any homeowner's driveway.

600 MAINTENANCE DURING CONSTRUCTION

- 600.1 Maintenance during construction requires that all debris be placed in a single location on the property. The debris shall be contained in a roll back container or some type of barrier (i.e. fencing) to assist in keeping the debris from being scattered.
- 600.2 After construction no debris or trash of any kind shall remain on the property, or on sidewalks or street contiguous thereto; no excess building material, storage shed, or trash shall remain on such property, sidewalk or street. It is the duty of the homeowner to remove or cause to be removed any and all of the above debris. Failure to comply with the request of the Association will be grounds for the Association to remove debris and all related costs will be charged to the homeowner.