

**ARCHITECTURAL CONTROL COMMITTEE**  
**PLANNING CRITERIA HIGHLIGHTS**

Please take time to read through the Planning Criteria provided to you by the title company at closing or by your realtor. It will be most helpful when planning to make changes to your property.

The Architectural Control Committee must be contacted prior to any work being started on the exterior of the home (i.e. - painting, fencing, tree removal, pools, etc.). Please take time to read through the highlights listed so that you will be aware of what you need to contact us about. Even if you plan to use the same product or color, let the ACC know what you are planning so there will not be any problems at a later date. **Please allow the ACC 30 days to review your request.**

**ROOFING** (Article I, Sec. 9) - the replacement of the roof must be approved by the ACC. If replaced with roofing shingles, the shingle must be an architectural shingle (dimensional- minimum weight 260 lbs.). Other roofing products must also be approved.

**PAINTING** (Article I, Sec. I) -- paint color for the exterior of the home must be approved by the ACC. What we will ask of you is to paint a small area of your home where you can see how it will look with the existing exterior and it will be easier for us to help you make the decision. The color should blend with nature.

**TREE REMOVAL** (Article I, Sec. 3 and Article II, Sec. 7) - Springs Landing is proud of its natural landscape and wishes to keep it that way. Please contact us if you would like to remove any trees that are not covered under the planning criteria.

**SIGNS** (Article 11, Sec. 4) - No contractor signs are allowed to be displayed on your property.

**TRAILERS AND BOATS** (Article II, Sec. 6) - No boats, wave-runners, trailers, or commercial vehicles may be parked on your lot unless it is garaged or fenced in a manner totally concealing it from view.

**POOLS & ENCLOSURES** (Article I, Sec. 17) - Placement of pools and enclosures must be approved by the ACC.

**FENCING** (Article I, Sec. 14) - fencing type and placement must be approved by the ACC. A fencing permit must be obtained from Seminole County.

**MAILBOXES** (Article I, Sec. 13) - Mailboxes were originally built to match the same construction as your home and it would be nice to keep it that way if at all possible. When you need to replace yours, please contact the ACC.

**STORAGE RECEPTACLES AND SERVICE YARDS** (Article I, Sec. 15 and 19) - All air conditioning units and fuel tanks must have a service yard constructed around them to conceal them from view. All garbage, trash and recycling receptacles must be concealed from view either in the service yard or in the garage (garbage is best kept in the garage until collection day to keep the wildlife at bay). Garbage must be placed at the street on the morning of collection and yard trash may be placed at the street the night before collection. Please do not place yard trash at the street any earlier than the night before.

**SIDEWALK MAINTENANCE** (Article II, Sec. 20) - It is the responsibility of the homeowner to keep the sidewalk in good condition. It must be kept clear of all vegetation, including shrubs and overhanging tree limbs, and free of debris and mold and mildew.

**YARD MAINTENANCE** (Article II, Sec. 1 & Article II, Sec. 10) - the homeowner is responsible for preventing the development of any unclean, unsightly or unkept conditions of buildings or grounds. Also, the yard must have sod placed in the front and the sides of the lot, shrubs placed in the front and on the sides of the lot and wood mulch, nuggets or decorative stones that have the appearance of mulch must be used in areas around shrubs and trees.