

**ARCHITECTURAL CONTROL COMMITTEE (ACC)
ST. JAMES GOLF CLUB HOMEOWNERS ASSOCIATION**

ARCHITECTURAL STANDARDS. CRITERIA AND DESIGN REQUIREMENTS

**SUPPLEMENT TO THE DECLARATION OF RESTRICTIONS AND COVENANTS
February 28, 2007**

The following are ACC approved standards that are not specifically outlined in the St. James Declaration of Restrictions and Covenants. The list below contains examples of alterations and is not intended to be all-inclusive.

1. WINDOWS, DOORS, SCREENED ENCLOSURES AND PATIOS

- a. Bright-finished or bright plated (other than white) metal exterior doors, windows, window screens, louvers, exterior trim or structural members shall not be permitted. The use of bronze or white anodized aluminum to match the original trim is the preferred material.
- b. All screening and screen enclosures shall be constructed to utilize bronze or white anodized aluminum.
- c. The use of mirror finishes on windows is prohibited.
- d. Security bars on windows or doors are prohibited.
- e. All screen enclosures must have a hip, gable or mansard roof.

2. SOLAR PANELS

Solar water heating panels shall be reviewed on an individual basis, and if approved by the ACC, must be installed so as to present the least obtrusive condition.

3. EXTERIOR MATERIALS AND COLORS

- a. Exterior artificial, simulated or imitation materials shall not be permitted without approval of the ACC.
- b. The following items are appropriate for use:
 1. Stucco – similar in finishing and color as originally constructed.
 2. Metals – factory finished in durable anodized aluminum in bronze, white or electro-static paint (ESP).
- c. Exterior colors that, in the opinion of the ACC, would be inharmonious, discordant and/or incongruous to the St. James Community shall not be permitted. When

painting the exterior of a home, the homeowner can repaint with the existing color or use the color palate available in the HOA office with the approval of the ACC.

4. ROOFS

- a. Roofs shall be kept clean and properly maintained.
- b. No change in color or existing roofing material shall be permitted without the approval of the ACC. Roofing material must be either cement tile or clay tile. Wood shake, asphalt or fiberglass shingles shall not be allowed.
- c. Roof shapes, styles, design and materials shall match the existing roof. Flat roofs are not permitted except as described in paragraph d below. All roof pitches shall be a minimum of 5:12 ratio.
- d. Flat deck first floor patio roofs, which also serve as second floor balconies may be approved by the ACC. The second story balcony must be accessible from a second story door and must have a continuous railing at its perimeter. The first floor roof structure/second story floor must match as close as possible the existing house roof in materials and design. Detailed plans, in final form for St. Lucie County permitting, (showing all elevations) and specifications must be submitted for approval to the ACC.

5. GARAGES, DRIVEWAYS, WALKWAYS AND EXTERIOR LIGHTING

- a. Any change from the existing garage door must be approved by the ACC. Circular driveways may be permitted where drive enters and exists on the same street.
- b. No curb side parking areas may be created by extending any portion of the street pavement or curbing.
- c. All proposed exterior lighting shall be detailed on the request for architectural modification. No exterior lighting shall be permitted which, in the opinion of the ACC, would create a nuisance to the adjoining property owners.
- d. Driveways and walkways shall be constructed of a hard impervious material such as concrete, brick, pavers, or stamped concrete and must be approved by the ACC. No asphalt drives or walkways will be permitted.
- e. Driveway aprons must be concrete and may not be widened without the approval of the ACC.
- f. Driveways and aprons shall be kept clean and properly maintained.
- g. Any proposed walkway must be approved by the ACC prior to installation. This includes concrete walkways, stepping stones or paver bricks.

6. HURRICANE PANELS, AWNINGS AND SHUTTERS

- a. Bahamas shutters, metal fold-down awnings and canopies do not meet the standards of the Community with respect to conformity and harmony of external design and shall not be permitted or affixed to the exterior of any residence. Canvas or vinyl awnings may be approved after ACC review of colors and design drawings.
- b. Permanent mechanical hurricane shutters (such as roll-up or accordion style) and temporary metal or wood panels may be used or installed only to protect structures and must be approved by the ACC prior to fabrication or installation.
- c. Permanent mechanical shutters and temporary panels may only be used after a Hurricane Watch has been issued for the area and must be removed within seven (7) days after a Hurricane Watch has been discontinued.
- d. A homeowner must designate a person who will be responsible for installing shutters or panels if the homeowner is out of town, and will provide notice of such designee's name and telephone number to the ACC.
- e. Panels or shutters may not be installed for security purposes.
- f. Permanent mechanical shutters, including top channel and sidetracks, must be color coordinated with the house colors. Colors must be approved by the ACC.

7. **LANDSCAPING**

- a. All proposed landscaping must first be submitted to the ACC survey prior to installation. Proposed landscaping must be shown on a lot survey, which includes the house, all concrete surfaces, and existing landscaping.
- b. Removal of any existing landscaping must be approved by the ACC with replacement of like kind and size.
- c. All landscaping installed with approval by the ACC must be maintained to the standards as set forth by the Association.
- d. No landscaping may be planted within any lake maintenance easement, water management tract or utility easement.

8. **FENCES**

- a. No masonry walls or wooden fences of any type are permitted to be installed in the St James Community except on common ground as approved by the HOA.
- b. Four (4) foot or five (5) foot high white aluminum of one style, white vinyl (PVC) picket of one style fencing is permitted within any neighborhood except on common ground as approved by the HOA. A 54-inch wide gate must be installed for lawn maintenance access. Fence must be three (3) inches off the ground for lawn maintenance.

- c. Chain link fencing is expressly and strictly prohibited.
- d. No fencing shall be placed in any lake maintenance easement. No fencing shall be installed in any utility easements without the prior written consent of the utility companies.
- e. Fencing of the front yard is not permitted. Complete rear and side yard fencing is discouraged as the feeling of open space and the unity of the surrounding area is an important part of the St. James Community.
- f. An application for an approved fence type with proposed locations must be approved prior to installation. Proposed installation locations must be shown on the owner's property survey and submitted to the ACC for review.

9. **BASKETBALL HOOPS**

- a. Basketball hoops are to be on a black aluminum pole with a white or clear backboard.
- b. Pole and backboard must be the type that can be removed prior to hurricane strength winds, and must be removed when a Hurricane Watch has been issued.
- c. Pole must be centered between the sidewalk and house on the outside of the driveway. No installation attached to the house will be permitted.
- d. Basketball can only be played between the hours of 9:00 A.M. and sunset.
- e. Cars must not be moved from the driveway and parked on the street when playing ball on the driveway.
- f. Pole and backboard must be maintained, repaired or replaced, when required, to meet the maintenance standards of the Association.

10. **SWIMMING POOLS**

- a. Proposed pool, decking, screen enclosure and landscaping plans with survey must be submitted to the ACC for review.
- b. Above ground swimming pools shall not be permitted. Swimming pools shall not be permitted on the street side of the residence without the approval of the ACC.
- c. No decking, screening or landscaping may be installed on any portion of the lake maintenance easement.
- d. All pool equipment and heaters must be screened from view with landscaping from adjacent properties and roadways.
- e. Spas or hot tubs will be permitted only when their placement does not interfere with the neighboring units and will not create a nuisance. Any spa or hot tub that is

permitted must also conform to all local zoning ordinances regarding this type of installation.

11. AIR CONDITIONERS, GARBAGE AND TRASH CONTAINERS

- a. Window and/or wall air conditioning units shall not be permitted except on common areas as approved by the HOA.
- b. All garbage and trash containers shall be kept in a garage except on days of garbage pick-up. Open storage of refuse is prohibited.
- c. On the days of scheduled garbage/trash pick-up, such refuse shall be in sturdy trash container or plastic bag and placed near the roadway. Containers should be removed from street side before 8:00 p.m. on pick-up day.

12. ANTENNAS, FLAGPOLES, SIGNS AND MAILBOXES

- a. The following antennas shall be deemed Approved Antennas and shall be permitted in conformance with this section: antennas designed to receive Direct Broadcast Satellite (DBS) service that are 30 inches or less in diameter; antennas designed to receive Multipoint Distribution Service (MDS) that are 30 inches or less in diameter; masts that are required for the installation of Approved Antennas. No exterior television or radio masts, towers, poles, antennas or aerials may be erected.
- b. Television broadcast Approved Antennas must be installed inside a Unit whenever possible.
- c. Approved Antennas shall not encroach upon common areas.
- d. Approved Antennas shall be located in a place shielded from view from other Units, and from streets to the maximum extent possible. If Approved Antennas can receive acceptable-quality signals from more than one location, then Approved Antennas must be located in the least visible preferred location.
- e. If an installation cannot comply with the previous paragraph because the installation would unreasonable delay, unreasonably increase the cost, or preclude reception of acceptable quality signals, the resident must ensure that the installation location is as close to a conforming location as possible.
- f. All antennas and satellite dishes that are not Approved Antennas are subject to prior approval by the ACC, and placement and landscape buffering requirements must be determined by the ACC as a condition of approval.
- g. A flagpole for display of only the American Flag or State of Florida Flag shall be permitted, subject to ACC approval of placement and design. The prohibition of Model Home and Sales Flags does not apply to the Declarant. No flagpole shall be used as an antenna.

- h. No signs of any type (including “For Sale” or “For Rent” signs) shall be erected or displayed on any Unit structure or Lot unless the signs meet the standards of the ACC. The ACC shall determine form, size, color, content, time of placement and location of any sign, if approved for placement. No sign shall be nailed or attached to a tree. This prohibition of signs, flags, and banners does not apply to the Declarant and authorized builders.
- i. No modifications of the originally installed mailbox will be approved by the ACC.

13. ACCESSORY STRUCTURES, PLAY EQUIPMENT AND DECORATIVE OBJECTS

- a. No structure of a temporary character, accessory structures, tool sheds or other outbuilding shall be permitted or used on a Unit Owner’s property at any time without the prior approval of the ACC.
- b. All playground equipment or playhouses shall be placed to the rear of the property and only with approval of the ACC. Location on the lot and screening requirements may be a condition of ACC approval. Playground equipment or large toys are not to be left in driveways or front lawns overnight.
- c. Decorative or other objects such as sculpture, birdbaths, fountains, and the like shall be placed or installed on the street side of any Lot without the approval of the ACC.
- d. No clothes lines or similar structures shall be permitted on any portion of a Unit Owner’s property.
- e. Skateboard and bicycle ramps are not allowed on sidewalks or streets.

14. ATTIC VENTILATORS, SKYLIGHTS, GUTTERS AND DOWNSPOUTS

- a. Attic ventilators or other apparatus requiring penetration of the roof should be as small in size as functionally possible and should be painted to match the roof color. They should be located generally on the least visible side of the roof and not extend above the ridge line. Approval of any ventilators must be obtained from the ACC prior to installation.
- b. Gutters and downspouts must match the trim on the house and be as inconspicuous as possible. Run-off must not adversely affect the drainage on adjacent properties. All gutters and downspouts must have the approval of the ACC prior to installation.

15. PATIO AND PATIO ENCLOSURES

- a. Patio enclosures are an extension of the Unit and have a significant impact on its appearance. All enclosures should be designed to conform to the contours of the house. Color and materials should be compatible with the existing Unit and surrounding Units. All patio enclosures must have ACC approval prior to the commencement of construction.

- b. The roof of the patio enclosure should conform to the roof on the Unit as closely as possible. Insulated aluminum roofs will not be permitted.
- c. All patios, patio slabs and courtyards must be approved by the ACC prior to installation.

16. PERMANENT BARBECUES

- a. Permanent barbecues may be permitted but should not be a dominant feature on the landscape and should be located so they will blend as much as possible with the surrounding area. Supplemental planting should be provided to soften the visual impact of the barbecue, particularly when little or no natural background or screening is available.
- b. No permanent barbecue shall be installed until approval is received by the ACC.

17. MAJOR EXTERIOR ALTERATIONS

- a. The design of major alterations should be compatible in scale, materials, and color with the applicant's house and adjacent houses.
- b. The location of major alterations should not impair the views or amount of sunlight and natural ventilation on adjacent properties.
- c. Roof pitch should match the type used in the applicant's house.
- d. New windows and doors should match the type used in the applicant's house and should be located in a manner which will relate well with the location of exterior openings in the existing house.
- e. If changes in grade or other conditions which will affect drainage are anticipated, they must be indicated. Generally, approval will be denied if adjoining properties are adversely affected by changes in drainage.
- f. Construction materials should be stored so that impairment of views from neighboring properties is minimized. Excess material and debris should be immediately removed after completion of construction.
- g. Drainage problems created by new construction on an existing dwelling are the responsibility of the owner of the building.

**THIS DOCUMENT MAY BE REVISED FROM
TIME TO TIME AS NECESSARY**