THE VILLAGES COMMUNITY ASSOCIATION

ARCHITECTURAL CONTROL GUIDELINES

PREAMBLE

In order to maintain the architectural character and integrity of the community as well as preserve the value of the homes situated therein, it is necessary to enact and enforce the following Architectural Control Guidelines. The authority of the Board of Directors to enact and enforce architectural control guidelines is provided by the Declaration in Article: 9, Section C. A copy of said Declaration (hereinafter referred to as "the Declaration") was given to each owner at the time of purchase of their home. If there is any conflict between the Declaration and these Guidelines, the provisions of the Declaration shall prevail. Strict observance and adherence to these Guidelines is required.

A. PURPOSE

Pursuant to Article 9 of the Declaration of Restrictions for The Villages Community Association, Architectural Control Committee approval must be obtained by the homeowner before any additions, alterations, repairs or restorations to the exterior or structural portions of any Residence, or changes in or additions of fences, hedges, patio covers, landscaping, lighting structures, carports, garages, awnings, walls, exterior paint or decor, fountains or other matter visible from the exterior of a Lot are commenced, applied, constructed, erected or maintained by any person.

This review is in no way intended to approve architectural requests for structural engineering or in lieu of required governmental permits or inspections, including all City/County building code requirements for setbacks, drainage, or any other improvement requiring a City/County permit. It is the homeowner's responsibility to obtain proper City/County permits.

B. PROCEDURES

The following procedures shall apply in all instances where the Architectural Control Guidelines require the submittal of an Architectural Approval Application.

1. Application and Required Copies

At least thirty (30) days before work begins, homeowners shall prepare and submit to the Architectural Control Committee of The Villages Community Association a completed Architectural Approval Application describing in detail the work proposed to be done. The Application and any attachments shall include drawings of any proposed fence, structure,
exterior addition, or alteration. All plans and drawings shall be prepared in accordance with the drawing requirements contained in Section C. DRAWINGS of the Guidelines. Additional drawings, specifications and color samples, if any, shall be included with the application as appropriate.

The completed Architectural Approval Application (including all plans, drawings and supporting data) shall be submitted to the management company address provided on the architectural application form.

The Architectural Control Committee (hereinafter referred to as the ACC) shall respond in a timely manner to these requests for review. The ACC reserves thirty (30) days from the receipt of all materials related to the proposed improvements to complete this review.

After completion of its review, the ACC will retain the original Architectural Approval Application (including all plans, drawings and supporting data). A copy of the application with committee notations will be returned to the Owner.

C. DRAWINGS

1. Plot Plan
   a. Show all lot lines accurately as lengths, angles and curves.
   b. Show all dimensions on the work to be considered and distances between existing, new work and property lines.
   c. Plans must show the facing side walls of adjacent units. This is required so that the ACC has a clear definition of the placements of party walls with respect to adjacent neighbors.
   d. Show the location of the bottom or toe of any slope and top of any slope.
   e. Show the plotted locations of sprinklers, drains, trees, shrubs, fences, patio cover, walls, spa and associated equipment and all other structures.
   f. All drainage must include the direction of water flow and location of drainage swale yard drain.
   g. The ACC reserves the right to request a plant list on a case-by-case basis.

2. Roof Plan (Structural Additions only)
   a. Show plan of all existing and new roof with pitches noted.
   b. Show material of all existing and new roofs.

3. Floor Plan
   a. Indicate all walls, columns, openings and any condition or feature that will affect the exterior design of the structure.
   b. Indicate exterior landscape or other details affected.
Drawings shall in any case show the nature, kind, shape, dimensions, materials and location of improvements to be considered.

D. GENERAL

1. When construction work requires the use of adjoining property, the applicant shall obtain written permission from the affected adjoining property owner. A copy of said permit shall be filed with the request for ACC approval.

2. All work must be performed in a manner consistent with the general dwelling construction and appearance of the community. All work considered to be of an unsightly finished nature or of lesser quality than the prevailing community standards shall be reworked to acceptable appearance.

3. Failure to obtain necessary approval from the ACC shall constitute a violation of the Declaration and may require modifications or removal at the homeowner's expense.

4. With respect to the approval process, the ACC reserves the right to an on-site inspection before rendering a decision.

5. In section E. ARCHITECTURAL MATERIAL STANDARDS there appear lists of acceptable and unacceptable materials. These lists are not all-inclusive and the ACC reserves the right to approve or disapprove any material listed in a homeowner's submittal.

6. All work must be diligently pursued and must be completed 90 days from the date of approval of plans by the ACC. Extensions may be requested in writing to the ACC, which shall have full discretion to grant such extensions on a case-by-case basis.

E. ARCHITECTURAL MATERIAL STANDARDS

1. Painting
   Approval is required for all painting including painting the original color. Homeowners should contact the management company to make arrangements to review the approved paint color schemes. The list of approved paint color schemes are attached to these guidelines as Exhibit A.

2. Fences
   a. For construction of private walls and fences, you are encouraged to use: Substantial wood posts, beams and planks.
Use of equestrian style fence with diagonal braces, open or solid.
Materials used in combination such as wood above masonry or stucco with rough-sawn wood cap.
Partial or total screening as appropriate to private exterior spaces.
Finished side of fence to face the public side.
Black tubular steel.

b. Unacceptable materials for fencing are:
   Aluminum or sheet metal.
   Chicken wire.
   Metal or plastic chain.
   Plastic or fiberglass panels.
   Plastic webbing, weeded or straw-like materials.
   Wood grapestick.
   Glass block.
   Unfinished or uncoated cement or cinder block.

c. No double fences shall be constructed.

d. Fencing shall not be constructed higher than six (6) feet.
   Walls or fences built on top of a retaining wall will be considered separately from this restriction, with particular consideration for adjacent neighbors.

e. Acceptable materials for the extension and repair of any wall or fencing shall be the original material and color only.

f. Generally, party walls should not extend beyond the front of the home set farthest back from the street. Walls extending beyond this point will be considered on a case-by-case basis, with strong consideration for adjacent-neighbor impact.

g. Wrought iron fence repainting or replacing shall be uniform in color and the color thereof shall be the same as that fencing within the common area which is maintained by the association.

h. ACC approval is not required for weather proofing existing wood fences, so long as the material applied is clear. Weather proofing will be required as a condition of approval for installation of new wood fencing. Approval is required to paint wood fences one of the two approved colors listed below based on compatibility with the color of the home:
DEC752 Birchwood; DEC759 Hickory; or DEW341 Swiss Coffee

3. **Individual Product Interior Wall/Fence Criteria:**

   a. **Product Theme Solid Wall Base Requirements**

      A uniform solid wall designed to reinforce the architectural setting while remaining compatible with the previously described perimeter wall program is encouraged and should be utilized at selected lots. The visual integrity of the overall neighborhood street scene will, therefore, be protected. An alternative slump block wall with painted drysack finish and brick cap is presented herein as Exhibit B as an acceptable alternative guideline which is compatible with the Architectural Guidelines.

   b. **Open View Wall Base Application**

      Where interior lot view opportunities exist without a privacy conflict, an open view fence or wall may be appropriate. Such a view fence shall be compatible with the architectural setting. An alternative tubular steel fence is presented herein as Exhibit CI, C2 and C3 as an acceptable alternative guideline compatible with the Architectural Guidelines.

   c. **Fence Base Application**

      The approved wood fence features a board-on-board technique with appropriate cap, bracing and posts to present an identical appearance on both sides and is presented herein as Exhibit D. Replaced wood fencing must be installed to the original height (not to exceed 6 feet).

4. **Cement Slabs and Walkways**

   ACC approval of cement slabs and walkways is not required where the following condition has been met:

   The cement slab or walkway is located in the rear or side yard behind the owner's fencing.

   Owners are required to obtain any necessary City permits and are responsible for ensuring proper drainage to the street.
All cement work not complying with the above must be submitted to the ACC for approval. All stamped cement, colored cement, or coverings must be approved by the ACC.

5. **Patio Covers**

Patio covers require ACC approval and must comply with the following guidelines:

Structures must be of wood construction with the exception of vertical supports which may be of stud and stucco, brick or stone construction.

Covers must be painted to match either the stucco or trim color of the house (accent colors are not acceptable).

Solid patio covers must be roofed with wood so as to closely match the roof of the house and the roof color. Unacceptable materials include:

- metal or aluminum.
- corrugated plastic or fiberglass.
- Plastic webbing, reeded or straw like materials.

6. **Awnings**

Awnings are permitted and may be of wood or canvas material so long as the colors blend in with the home. Fringe and piping, designs or writing are not permitted on awnings. Like other improvements and the home itself, awnings must be kept up or removal of an awning may be mandated by the Association.

7. **Screen Doors**

Screen doors may be installed provided the screen door meets the following requirements:

a. Screen door to be made of 1) wood; or 2) metal with either black anodized finish or an anodized finish matching the color of the aluminum window framing on the house.

b. Screen doors of wood can be of a natural stain or painted to match trim, wood siding or stucco.

c. Screen door design and color is to be compatible with the general architectural design of the house and must be consistent with the general appearance of the community.
Failure to conform to the architectural requirements shall constitute a violation of the Declaration and may require modification and/or removal at the homeowner's expense.

8. Storage Sheds

Storage sheds may be approved by the ACC provided the shed meets the following requirements:

   a. Shed to be constructed of wood or metal. Roof color shall closely match the color of the roof on the house. Shed must be painted in accordance with paragraph 8 d. below.
   b. Shed to be a completely enclosed structure with entry door(s).
   c. Shed design and construction are to be compatible with the architectural design of the house and must be consistent with the general dwelling construction and appearance of the community.
   d. Paint of shed shall match paint of house in color and proportions (i.e. body color and trim color to match).
   e. Shed may not exceed six feet in height at eaves and no more than eight feet at highest point of roof.
   f. Shed shall conform to County/City building codes.
   g. The applicant shall obtain written permission for construction of the shed from adjoining property owner(s) and any other owners whose line of sight may be affected by the shed. A copy of said permission shall be filed with the request for architectural approval.
   h. The ACC reserves the right to perform an on-site inspection before rendering a decision as to approval.
   i. Failure to obtain necessary approval from the ACC shall constitute a violation of the Declaration and may require notification and/or removal at the homeowner's expense.

9. Miscellaneous

   a. Plans for dog runs along fence or property lines require adjacent neighbor notification. Neighbor input will be strongly considered.
   b. Security bars visible from the exterior on windows and doors are not allowed.
   c. Decking which overhangs the slope areas will not be allowed.
   d. Blinds, rolled shutters or sun shades on the exterior of the front windows must have prior approval by the ACC.
e. Installation of exterior window shutters must have prior approval by the ACC. A manufacturer's photo of shutters to be installed on the primary residence, or any other structure on the property, is to be provided with the application for installation. Exterior window shutters will be painted the same color as the existing secondary trim on the residence. If a new paint scheme is applied to the residence, the shutter color will adhere to the secondary trim color chosen.

f. Exterior landscape/walkway lighting must be low voltage (12V). Higher voltage lighting will be approved if it is not directed or if it is placed so that it does not create an annoyance to the neighbors.

g. Pools, spas and related equipment will be considered on an individual basis and require adjacent neighbor notification.

h. Rooftop appliances will not be permitted except solar panels, as approved. No person shall be precluded from developing, installing, or operating a solar device on his or her own property. However, in order to maintain the character and integrity of the community, owners should attempt to see to it that their solar energy systems are mounted directly on the roof and be of a color, size and shape consistent with the roof line. The solar energy system should be as unobtrusive as possible.

i. There shall be no provision in any plan for the permanent parking (48 hours or more) of any commercial recreational vehicle on common or residential areas visible to any other homeowners. Such vehicles include boats, trailers, motorhomes, campers and trucks. Such provision would violate Article 12, Section C, of the Declaration relating to parking and use of garages.

j. Basketball standards and backboards may be installed after ACC review and approval. Installations must comply with the following guidelines:
   1) backboard must be of white or clear fiberglass not plywood or particle board;
   2) backboard must be mounted on a commercially produced post designed for such purposes;
   3) backboard may not be mounted on homes, garages or fences;
   4) net must be maintained in good condition;
   5) pole, backboard or hoops cannot be located in front yard;
   6) neighbor notification is required.

k. Access to slopes is permitted only for authorized reasons such as maintenance and repair.
L. Pets must be confined to fenced areas or kept in the housing structure or garage.

m. ACC approval is not required for gutters so long as they closely match the color of the trim and all downspouts closely match the stucco or siding color.

n. Trash receptacles must be stored out of view from any street except when put out for collection. Trash should be put out the evening before pickup and shall be removed within twenty-four (24) hours after pickup.

o. Driveways and walks shall be swept and kept clean and free of oil/oil stains and/or rust/rust stains.

p. Driveway/sidewalk cracks shall be kept clean of weeds.

q. Mailbox Standards and Specifications shall conform to the attached, “Exhibit B” The Villages Community Association Mailbox Post Diagram.

10. Play Equipment

Play equipment is permitted without ACC approval under the following condition:

a. no part of the equipment exceeds 8 feet in height;
b. the equipment is placed at least 5 feet from any property line;
c. equipment to be placed in the side or rear yard behind the fence.

Play equipment includes gym or swing sets, slides, tetherball poles, etc.

Equipment not meeting the above guidelines must be submitted to the ACC for approval.

11. Landscaping

a. All trees, shrubs, hedges, or plantings of any sort which will be visible from the exterior of any lot at the time of planting, or which, because of the growth patterns of such trees, shrubs, hedges, or plantings, may in the future become visible from the exterior of any lot, require ACC approval prior to installation of planting. Such approval, whether or not granted at the time of installation or planting, shall not eliminate the need for appropriate maintenance of such plantings during the lifetime growth cycle of such plantings.

b. All landscaping work, plantings, paving, cement slabs, sidewalks, permanent irrigation or lighting systems, planter walls and fences, and other exterior improvements or
additions in Front Yard or Side Yard require ACC approval. Landscaping of Front Yards shall consist primarily of live plants. Appropriate maintenance of all such plantings and improvements or additions shall be provided.

c. Trees, hedges and shrubs which restrict sight lines for vehicular traffic shall be cut back or removed.

d. Shrubs, hedges, or trees requiring ACC approval under Section 11.(a) above which restrict neighbors enjoyment of their lots, or which have root systems that may damage a neighbor's residence, require adjacent neighbor notification.

e. The removal of any tree already planted anywhere in a Front Yard requires ACC approval. Replacement of the removed tree with another tree of the same or similar type is required unless such replacement is specifically waived by the ACC.

f. ACC approval for landscaping in Rear Yard areas (except for Slope Areas) is not required unless such trees, shrubs, hedges, lawns or plantings will be visible from the exterior of the lot at the time of planting or which, because of their growth patterns, may in the future become visible from the exterior of the lot. In such cases, ACC approval is required prior to installation of planting. Such approval, whether or not granted at the time of installation or planting, shall not eliminate the need for appropriate maintenance of such plantings during the lifetime growth cycle of such plantings.

g. The following California native, drought tolerant plant material is approved for use when converting landscaping to drought tolerant or replacing existing plant material:
   1. Paprika Common Yarrow
   2. New Gold Trailing Lantana
   3. Mexican Bush Sage
   4. Autumn Sage
   5. Cleveland Sage
   6. Pink Gaura
   7. Green Cloud Texas Ranger
   8. Carmel Creeper
   9. Big Red Kangaroo Paws
   10. Bush Dawn Kangaroo Paws
   11. Star Jasmine
   12. Variegated Mock Orange
   13. Dwarf Callistemon
   14. Indian Hawthorn
   15. Pride of Madeira
16. Prostrate Spreading Acaica
17. Chitalpa
18. Deodar Cedar
19. Chinese Pistache
20. Cork Oak
21. Cost Live Oak

11a. Slope Area Landscaping

Within The Villages Community Association, slope landscaping is of special significance, both for reasons of aesthetics and for erosion and vermin control. Slope Areas may be highly visible because they frequently rise above fences and buildings. Bare areas, dead plants and chaotic looking plantings may be seen by many people. As a result, property values may be influenced not only by the appearance of each individual property but also by the appearance of the surrounding Slope Areas.

All trees, shrubs, hedges, lawns or plantings or any sort, permanent irrigation or lighting systems, planter walls and fences, and other exterior improvements or additions of any kind in all Slope Areas (whether in or adjacent to front, side or rear yards) require ACC approval prior to installation of planting. Appropriate maintenance of all such plantings and improvements or additions shall be provided.

12. Drainage

a. All drainage from improvements shall be constructed to return drainage to the front street. No drainage pattern shall be altered to cause drainage to flow over neighbor's property or on any slope. All drainage outlets in front must be cored through the curb and may not run over the sidewalk. Sidewalks may not be broken to lay drainage.

13. Signs

a. No sign, poster, display, billboard or other advertising device of any kind shall be displayed to the public view or any portion of the property or any lot without prior written consent of the ACC, except one (1) sign for each lot advertising the dwelling for sale or lease, not larger than twenty-four (24) inches by thirty-six (36) inches. A second exception is granted for signs indicating the presence of an alarm or security system.

14. Neighbor Notification
It is the intent of the ACC to consult neighbors on any improvements which may impact their use and enjoyment of their property. Neighbor approval or disapproval of a particular improvement shall be advisory only and shall not be binding in any way on the ACC.

a. Adjacent neighbor means the home or homes which share a common property line.
b. The following improvements require an adjacent neighbor notification statement with the submission of plans:
   - fences and walls;
   - patio covers and gazebos;
   - dog runs;
   - pools and spas;
   - storage shed or utility buildings;
   - any other exterior improvements that may impact neighbors and the community.

c. Objections from neighbors and other interested parties should be voiced in writing or in person to the ACC. Any objections received after approval will not be considered by the ACC regardless of the reason for the delay.

15. Appeal Procedure

In the event that plans and specifications submitted to the ACC are disapproved, the owner filing such application may appeal in writing to the Board of Directors. The appeal must be received by the Board not more than thirty (30) days following the final decision of the Committee for review, whose written recommendations will be submitted to the Board. Within thirty (30) days following receipt of the request for appeal, the Board may agree with the ACC and uphold disapproval or the Board may disagree with the ACC and approve the plans and specifications. The failure of the Board to render a decision within thirty (30) days shall be deemed a decision in favor of the owner filing the appeal.

16. Remedies

If, upon the expiration of thirty (30) days from the date on which an owner is notified of a violation of these guidelines, said owner has failed to remedy the non-compliance, the Board of Directors shall notice the offending party on a date and time for a hearing in writing. After affording such owner notice and hearing, the Board shall determine whether there is a non-compliance of the Declaration and, if so, the nature thereof. If a non-compliance exists, the owner shall remedy or remove the same within a period of not more than forty-five (45) days from the date of announcement of the Board ruling of non-compliance. If the owner does
not comply, the Board will initiate reasonable and appropriate actions, including fines, to see that non-complying improvements are removed.

17. Variance

The Board of Directors may authorize variances from compliance with any architectural provision contained in the Guidelines on height, size, floor area or placement of structures or similar restrictions when circumstances such as a topography, natural obstructions, hardship, aesthetic or environmental consideration may require such variances.

F. LANDSCAPE MAINTENANCE STANDARDS

Landscapes may consist of various live trees, shrubs, ground covers and lawns combined with such inanimate items as walkways, benches, irrigation systems and yard lights. As used herein, landscape maintenance refers primarily to the care of live plants but also includes the irrigation systems associated with live plants.

The maintenance of live plants is an activity that is by its very nature both continuing and ever-changing. While the need for maintenance is continuing over the life span of the plant involved, the type of maintenance needed may change from mowing or light pruning to thinning or trimming or major pruning to removal and replanting when appropriate. The specific activity needed will depend on the type of plant involved, its age and growth pattern, its need for water and fertilizer, the setting in which it is located, and the overall effect desired. Such activities are on-going and not subject to any time limitation (i.e., the 180 day time limitation relating to unapproved modifications, contained in Article 9, Paragraph B of the Declaration does not apply to or limit the continuing maintenance obligation contained in Article 8 of the Declaration).

Within The Villages Community Association, a clean, neat, open and well-maintained environment was originally established both by the location of streets, residences, common areas and landscape maintenance areas within the project, and by the initial design of various plantings (whether installed by the Developer or by owners in accordance with ACC requirements) consistent with that environment. The result over the years has been the establishment of an uncrowded, aesthetically pleasing neighborhood.

Article 8 of the Declaration states that each owner has an affirmative obligation to "maintain in good condition and repair at his cost and expense, the exterior of his Residence, including, without limitation, . . . trees, landscaping, including slope area maintenance, planting and all other exterior improvements." The Association has an equivalent obligation with respect to the Common Areas and the Landscape Maintenance Areas. This obligation is
The following Landscape Maintenance Standards provide interpretation and clarification of this overall requirement to maintain landscaping in good condition and repair. These Standards apply equally to all areas in the Project, including Front Yards, Back and Side Yards, Slope Areas, Common Areas and Landscape Maintenance Areas, whether part of an individual Owner's Lot or Association managed property.

1. Turf Management

   a. Turf areas shall be inspected regularly and the grounds policed for litter and debris. Turf shall be mowed generally once per week during the active growing season and as often as required during slow periods of growth to maintain a neat and manicured appearance. It shall be cut to a uniform height and excess clippings shall be dispersed and/or collected to prevent damage and unsightly appearance of lawns. Walks adjacent to lawns shall be swept or blown after all work is complete.

   b. All sidewalks, curb lines, concrete slabs, tree circles and bed edges shall be mechanically edged as often as necessary to maintain a neat and manicured appearance. Trimming shall be performed around all road signs, transformers, trees, shrubs, utility poles and other obstacles as often as necessary to maintain a neat and manicured appearance.

   c. Fertilizer shall be applied from time to time as needed to maintain proper nutrient levels and provide a consistent, healthy appearance throughout the year.

   d. Water, whether provided manually or automatically via irrigation equipment, shall be provided as appropriate to the maintenance of healthy lawns throughout the year. Excessive watering and/or over watering with runoff onto adjacent Lots shall be precluded.

2. Shrub Bed Maintenance

   a. All landscaped areas shall be policed regularly throughout the year for weeds, litter and debris. Weeds shall be removed on a consistent basis. At no time shall any Owner allow excessive weed growth or allow plants or weeds to encroach upon any other Owner's property.

   b. Shrub beds shall be groomed regularly to remove debris and
promote an attractive, fresh appearance.

c. Fertilizer shall be applied from time to time as needed to maintain proper nutrient levels and provide a consistent, healthy appearance throughout the year.

d. Water, whether provided manually or automatically via irrigation equipment, shall be provided as appropriate to the maintenance of healthy ground covers, shrubs and trees throughout the year. Excessive watering and/or over watering with runoff onto adjacent Lots shall be precluded.

e. Pruning, trimming, edging and weeding shall be done in a manner that enhances the natural beauty of the plant material and maintains the open uncrowded feeling of the neighborhood. Dead, damaged and diseased portions of plants shall be promptly removed. Major pruning shall be done following or during the plants' dormant season. Remedial attention and repair to shrubs and trees shall be provided as appropriate to the season or in response to damage.

f. Groundcover shall be pruned as necessary to contain perimeter growth within bed areas where adjacent to walks, curbs, structures or property lines. Established, mature groundcover shall be maintained at a consistent, level height to provide a smooth and even appearance. Slopes with large areas of mature groundcover should receive a severe cut-back as often as necessary to maintain a neat and manicured appearance, and so that such material does not present any kind of hazard, including a fire hazard.

g. Shrubbery shall be pruned to maintain its proper size in relationship to adjacent plantings and structures and to its intended function. Low plantings of shrubs and hedges shall be kept appropriately trimmed and pruned. Under no circumstances shall shrubs (either individually or in groups as a hedge) be allowed to exceed the maximum fence height of six feet or to encroach upon adjacent Lots.

h. Trees shall be pruned as required to remove weak branching patterns and to promote natural growth development. Tree branches shall be pruned or removed when they conflict with the growth of plantings beneath, or when they result in the appearance of a crowded grove or hedge of trees, or when such branches might be considered a hazard to pedestrians or vehicles. Trees shall not be permitted to encroach upon adjacent Lots without Owner's permission, and their root systems shall not be permitted to damage buildings, walkways, curbs, fences, irrigation systems or
sewer systems located on adjacent Lots.

1. Where adjacent trees have grown together over time and further pruning is not considered appropriate, such trees shall be thinned by removal of as many plants as are necessary to maintain an open, uncrowded and aesthetically pleasing atmosphere. At no time shall groups of trees be permitted through uncontrolled growth or inadequate pruning or thinning to develop into a hedge that would exceed six feet in height or would encroach upon adjacent Lots without permission.

3. Weed and Pest Control

a. The weeding of all mowed lawn areas, planter beds, ground cover areas, tree circles and sidewalk and driveway seams/cracks shall be accomplished on a regular basis as necessary to keep such areas reasonably weed-free. Weeding may be accomplished by a manual weeding program, or by the use of selective herbicides, or by other means provided that the selected method is effective in maintaining these areas in a reasonably weed-free condition. All Slope Areas shall be similarly maintained.

b. All turf and shrub bed areas (including Slope Areas) shall be regularly inspected for insect, pest and disease infestations, preferably on a monthly basis. Where such infestations occur, appropriate and timely control measures shall be taken.

c. Rodents and other vermin pose a particularly serious problem. All shrub areas (including Slope Areas) and other areas shall be kept sufficiently trimmed, weeded and free of litter and debris to deny a nesting or breeding place for such vermin. Where such vermin are detected, appropriate and timely measures shall be taken to eliminate them.

4. Irrigation Equipment and Operation

a. Sprinkler systems shall be periodically cleaned and adjusted as necessary to provide the best possible coverage from the system. Each zone should be turned on, monitored for leaks or malfunctioning parts, and adjusted for proper spray arc and maximum system efficiency.

b. Irrigation controllers shall be scheduled to maximize irrigation system efficiency, and changed when appropriate to correspond to variable watering requirements resulting from seasonal or other changes.
c. Irrigation system operation shall be monitored and controlled to ensure that excessive watering and/or over watering with resultant runoff on adjacent Lots does not occur.

d. Conditions of over/under watering and product failure shall be promptly corrected and readjustment of heads as problems arise shall be promptly accomplished. Problems, resulting from accidental damage, or from vandalism caused by others, shall be promptly corrected by Owner at Owner's expense.
**Scheme 1**
1) Stucco Option & Siding: DE6368 Walrus  
   (was SP2700 Boulder Bridge)
2) Trim & Front Door Option: DEW341 Swiss Coffee  
   (was SP836 Swiss Coffee)
3) Stucco Option: DE6374 Silver Polish  
   (was SP2880 Mesa Ladd)
4) Front Door Option: DE6021 Outer Boundary  
   New Option

**Scheme 2**
1) Stucco Option & Siding: DEC795 Gray Pearl  
   (was SP215 Gray Pearl)
2) Trim & Front Door Option: DEC785 Whisper Gray  
   (was SP856 Whisper Gray)
3) Stucco Option: DEC786 Miner’s Dust  
   (was SP2090 Catclaw)
4) Front Door Option: DEA185 Old Mill  
   New Option

**Scheme 3**
1) Stucco Option & Siding: DEC770 Drifting  
   (was SP128 Drifting)
2) Trim: DEW311 French White  
   (was SP2850 Whitetail)
3) Stucco Option: DE6212 Crisp Muslin  
   (was SP2840 Ganado)
4) Front Door Option: DE6376 Looking Glass  
   (was SP2210 Cavern)
5) Front Door Option: DEW311 French White  
   (was SP2850 Whitetail)

**Scheme 4**
1) Stucco Option & Siding: DE6376 Looking Glass  
   (was Q8-59D Ozark Gray)
2) Trim: DEW341 Swiss Coffee  
   (was SP836 Swiss Coffee)
3) Stucco Option: DEC795 Gray Pearl  
   (was Q8-58T Grayfish)
4) Front Door Option: DE5774 Thundercloud  
   (was Q12-35D Deep Water)
5) Front Door Option: DEW341 Swiss Coffee  
   (was SP836 Swiss Coffee)

**Scheme 5**
1) Siding: DE6387 Dangerous Robot  
   (was Q15-57P Stillman Gray)
2) Trim: DE6388 Smoky Mountain  
   (was Q15-58T Potter’s Clay)
3) Stucco: DEW341 Swiss Coffee  
   (was Q8-36P Swiss Coffee)
4) Front Door: DE6019 Bohemian Jazz  
   (was Q1-15D Alexandria)

**Scheme 6**
1) Stucco Option & Siding: DEC777 Meadowood  
   (was SP129 Meadowood)
2) Trim & Front Door Option: DEW339 Bone China  
   (was SP514 Bone China)
3) Stucco Option: DE6219 Crystal Haze  
   (was SP2910 White Lightning)
4) Front Door Option: DE6293 Velvet Clover  
   New Option
The Villages Community Association
Paint Color Schemes
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Scheme 7
1) Stucco Option & Siding: DE6313 Enchanted Eve
2) Trim & Front Door Option: DE6219 Crystal Haze
3) Stucco Option: DE6228 Play on Gray
4) Front Door Option: DE6329 Cover of Night

Scheme 8
1) Stucco Option & Siding: DE6234 Serene Thought (was DE3164 Pale Gold)
2) Trim: DE6211 Light Beige (was SP181 Dominick)
3) Stucco Option: DE6233 Limestone (was DE3162 Buttonweed)
4) Front Door Option: DEC776 Courtyard Green (was DE3166 Canyon Abyss)
5) Front Door Option: DE6211 Light Beige (was SP181 Dominick)

Scheme 9
1) Stucco Option & Siding: DEC782 Belize Green (was SP184 Belize)
2) Trim: DEW338 White Heat (was SP211 White Heat)
3) Stucco Option: DEW355 Green Tea (was SP182 Green Tea)
4) Front Door Option: DEW338 White Heat (was SP211 White Heat)
5) Front Door Option: DE6285 Linden Spear (was DE3152 Roman Green)

Scheme 10
1) Siding: DE6249 Trinity Islands (was SP250 Sea Glass)
2) Trim: DEW324 Phoenix Villa (was SP2750 Phoenix Villa)
3) Stucco: DEC772 Navajo White (was SP60 Navajo White)
4) Front Door, Accent, Shutters: DEC776 Courtyard Green (was SP33 Mojave Sage)

Scheme 11
1) Stucco Option & Siding: DE6333 Hamilton Blue (was Q14-18T Angelica)
2) Trim & Front Door Option: DEW340 Whisper (was SP114-1 Whisper)
3) Stucco Option: DE6325 Crestline New Option
4) Front Door Option: DE6028 Dark Ruby New Option

Scheme 12
1) Stucco Option & Siding: DEC788 Dark Lagoon (was Q12-40D Catalina Gray)
2) Trim: DEW318 Cottage White (was Q6-56P Snowflake)
3) Stucco Option: DEC787 Mythical Blue (was Q12-39T Falcon Gray)
4) Front Door Option: DE5774 Thundercloud (was Q12-35D Deep Water)
5) Front Door Option: DEC762 Milkweed (was SP651 Milkweed)
Scheme 13
1) Stucco Option & Siding: DEC792 Cape Cod Blue  (was Q12-39T Falcon Gray)
2) Trim: DEW318 Cottage White  (was Q6-56P Snowflake)
3) Stucco Option: DE6318 Lake Placid  (was Q12-38T Silver Birch)
4) Front Door Option: DEA183 Dark Shadows  (was DE3125 Blueleafed Sage)
5) Front Door Option: DEW318 Cottage White  (was Q6-56P Snowflake)

Scheme 14
1) Siding: DE6311 Haze Blue  (was Q14-37T Artic Shadow)
2) Trim: DE6326 Soft Pumice  (was Q14-38T Flint)
3) Stucco: DEW318 Cottage White  (was Q7-36P Vanilla Bean)
4) Front Door: DE6397 Hickory Cliff  (was Q15-55D Carlsbad)

Scheme 15
1) Stucco Option & Siding: DE6164 Canary Island  (was Custom Color - Mary’s Yellow)
2) Trim & Front Door Option: DEW340 Whisper  (was SP114-1 Whisper)
3) Stucco Option: DEW336 White Sand  (was SP115-1 White Sand)
4) Front Door Option: DE6280 English Forest  (was SP2610 Saguaro)

Scheme 16
1) Stucco Option & Siding: DEC762 Milkweed  (was SP651 Milkweed)
2) Trim: DE5718 Mother Earth  (was DE3142 Real Glory)
3) Front Door Option: DEW341 Swiss Coffee  (was SP836 Swiss Coffee)
4) Front Door Option: DE5718 Mother Earth  (was DE3142 Real Glory)

Scheme 17
1) Stucco Option & Siding: DE6208 Tuscan Mosaic  (was DE3182 Jamaican Earth)
2) Trim & Front Door Option: DEW339 Bone China  (was SP514 Bone China)
3) Stucco Option: DE6207 Egyptian Sand  (was DE3184 Fools Fossil)
4) Front Door Option: DEA176 Iron River  New Option

Scheme 18
1) Stucco Option & Siding: DEC771 Shaggy Barked  (was SP2630 Shaggy Barked)
2) Trim & Front Door Option: DE6230 Center Ridge  (was SP2620 Sierra Vista)
3) Stucco Option: DEC773 Heather  (was SP19 Heather)
4) Front Door Option: DE6028 Dark Ruby  New Option
Scheme 19
1) Stucco Option & Siding: DEC750 Bison Beige (was SP2810 Prairie Dove)
2) Trim & Front Door Option: DE6205 Stucco Tan (was DE3176 Lily Pod)
3) Stucco Option: DE6206 Desert Suede (was DE3177 Palm Beige)
4) Front Door Option: DEC705 Burnt Crimson (was SP165 Burnt Crimson)

Scheme 20
1) Stucco Option & Siding: DE6206 Desert Suede (was DE3177 Palm Beige)
2) Trim & Front Door Option: DE6190 Ball of String (was DE3175 Delphinium)
3) Stucco Option: DE6205 Stucco Tan (was DE3176 Lily Pod)
4) Front Door Option: DEC750 Bison Beige (was SP2810 Prairie Dove)

Scheme 21
1) Stucco Option & Siding: DE6200 Handwoven
2) Trim & Front Door Option: DEC763 Oatmeal Cookie
3) Stucco Option: DEC761 Cochise
4) Front Door Option: DE6216 Barrel Stove

Approved Front Facing Wood Fence Colors
1) DEC752 Birchwood (was SP51 Birchwood)
2) DEC759 Hickory (was SP177 Hickory)
3) DEW341 Swiss Coffee (was Q836 Swiss Coffee)
The Villages Community Association
Mailbox Post Diagram

Post and supports shall be Painted Dunn Edwards - Nomadic Taupe, box to be black.

Note
Use 3/4” wood or plywood
1/2” narrower than box width under mail box
Fasten to 2”x8” then place mailbox on top fasten box on sides.

Front Curb
Street
2"x2" SQUARE 12 GA. TUBULAR STEEL END POST AT PROPERTY LINES AND TERMINUS

1½"x1½" SQUARE TUBULAR STEEL MIDDLE POST, SPACE @ 8'-0" O.C. MAX.

1½"x1" RETANGULAR TUBULAR STEEL TOP AND BOTTOM RAILS
1½"x½" SQUARE TUBULAR STEEL PICKS AT 5" O.C.

UNDISTURBED SUB-GRADE

FINISH GRADE

CONCRETE FOOTING WITH 1" CROW; SHALL REACH COMPRESSIVE STRENGTH OF 2000 P.S.I. IN 28 DAYS

NOTE:
1. ALL STEEL MEMBERS SHALL BE PAINTED WITH ONE COAT OF RED LEAD PRIMER AND ONE COAT RUSTOLEUM FLAT BLACK PAINT OR EQUAL

SIDE YARD/REAR YARD/TOP OF SLOPE
OPEN TUBULAR STEEL FENCE DETAIL

SCALE 3/4" : 1'-0"
HEAVY DUTY GATE LATCH

2"X2" SQUARE TUBULAR STEEL POSTS

1"X1½" RECTANGULAR TUBULAR STEEL TOP, BOTTOM AND SIDE RAIL FRAMING

½"X½" SQUARE TUBULAR STEEL PICKS @ 5" O.C.

HEAVY DUTY GATE HINGES 2-REQUIRED AS SHOWN

FINISH GRADE

UNDISTURBED SUB-GRADE

CONCRETE FOOTING WITH 1" CROWN SHALL REACH COMPRESSI STRENGTH OF 2000 P.S.I. IN 28 DAYS

NOTE:
1. ½" FILLET WELD ALL AROUND AT EACH JOINT
2. ALL STEEL MEMBERS SHALL BE PAINTED WITH ONE COAT OF RED LEAD PRIMER AND ONE COAT RUSTOLEUM FLAT BLA PAINT OR EQUAL.

TUBULAR STEEL GATE DETAIL

SCALE 3/4": 1"-O

LANDSCAPE DEVELOPMENT GUIDELINE EXHIBIT B
CONTINUE WITH WOOD, TUBULAR STEEL FENCE OR STUCCO WALL. AT SIDEYARD OR TOP OF SLOPE. SEE EXHIBITS A, E, OR G.

NOTE:
1. FOR TUBULAR STEEL FENCE CONSTRUCTION SEE TUBULAR STEEL FENCE DETAIL
2. INSTALL TUBULAR STEEL FENCE WITHIN HOME OWNERS PROPERTY LINE
EXISTING STUCCO PILASTER AT COMMUNITY WALL.

1½" X 1" RECTANGULAR TUBULAR STEEL FRAME SECURED TO PILASTER WITH 3/8" ØX3½" REDHEAD WEDGE ANCHOR.

OPEN TUBULAR STEEL.
SIDEYARD FENCE (8'-0" SECTION SEE EXHIBIT A.

WOOD SIDE YARD FENCE OR SIDE YARD BLOCK WALL. SEE EXHIBIT E AND G.

FINISH GRADE

FOOTING PER FENCE DETAIL

UNDISTURBED SUB-GRADE

COMMUNITY WALL - TYPICAL LOT
TUBULAR STEEL FENCE PANEL
SIDE YARD FENCE OR WALL

COMMUNITY WALL - TYPICAL CORNER LOT
WOOD, TUBULAR STEEL, OR BLOCK WALL, TYP.

COMMUNITY WALL CONNECTION DETAIL
NO SCALE

LANDSCAPE DEVELOPMENT GUIDELINE EXHIBIT D
WOOD GATE DETAIL

SCALE 3/4" : 1'-0"

LANDSCAPE DEVELOPMENT
GUIDELINE EXHIBIT (F)
8 X 8 X 16 PRECISION CONCRETE BLOCK, 
GROUT. FILL ALL CELLS SOLID. APPLY 
SCRATCH COAT AND STUCCO FINISH.

#4 BAR VERT. @ 16" O.C. ALTERNATE 
BENDS IN FOOTING.

#4 BAR HORIZ. CONTINUOUS IN FOOTING.

2000 P.S.I. CONCRETE FOOTING

NOTE: STUCCO FINISH AND TEXTURE TO MATCH HOUSE.

WALL CENTERED ON PROPERTY LINE AT 
SIDEYARDS AND SHALL MEET COUNTY SET BACK 
REQUIREMENTS AT ALL OTHER LOCATIONS.

6' HIGH BLOCK WALL WITH STUCCO FINISH
SCALE 3/4": 1'-0"

LANDSCAPE DEVELOPMENT 
GUIDELINE EXHIBIT (G)
2 X 6 CAP & STRINGER. SECURE CAP TO POST WITH 20d NAILS. SPLICE CAP WITH SCARF SPLICE @ POSTS ONLY AS SHOWN. TOE-NAIL STRINGERS TO POSTS WITH 20d NAILS. SECURE CAP & STRINGER TO NAIL AND POSTS WITH 16d NAILS. PROVIDE 2"X2" BRACE EACH SIDE OF CAP AND STRINGER.

2"X2" WOOD BRACE TOP AND BOTTOM.

1 X 6 PAILINGS SET ON STRINGER DIAGONALLY WITH 1" OVERLAP EA. END AS SHOWN AND NAIL TO 2"X2" BRACE.

4 X 4 POSTS @ 8'-0" O.C. MAX.

FINISH GRADE:

2000 PSI CONCRETE FOOTINGS.

COMPACTED SUBGRADE:

2 X 6 NAILER. ATTACH TO PILASTER OR WALL OF HOUSE WITH 3-4" X ½" Ø LAG BOLTS SET IN LEAD EXP. SHIELD. OR SET 4" X 4" POST ADJACENT TO HOUSE.

NOTES:
1. ALL FASTENERS SHALL BE HOT-DIPPED GALV.
2. ALL POSTS SHALL BE R.S. REDWOOD CON. HEART.
3. ALL OTHER WOOD MEMBERS SHALL BE FENCE GR. CEDAR.
4. STAIN ALL WOOD WITH 'OLYMPIC STAIN CO.' NO. 917 SIMI-TRANSPARENT STAIN OR LEAVE IN NATURAL STATE (NO PAINTING).

FENCE CENTERED ON PROPERTY LINE AT SIDE YARDS, AND SHALL MEET COUNTY SET BACK REQUIREMENTS AT ALL OTHER LOCATIONS.
GOOD-NEIGHBOR FENCE DETAIL

1" X 6" DOG EARED PECKY CEDAR FENCE.
PAILINGS:
1. STREET FACING (SIDE YARD) FENCE SHALL HAVE ALL PAILINGS ON PUBLIC SIDE.
2. SIDE AND REAR YARD FENCE SHALL ALTERNATE PAILING SIDE TO SIDE AT EACH FENCE POST.

4 X 4 POSTS @ 8'-0" O.C. MAX.

FINISH GRADE
2000 PSI CONCRETE FOOTINGS
COMPACTED SUBGRADE

2 X 4 NAILED. ATTACH TO PILASTER OR WALL OF HOUSE WITH 3-4" X 1/2" Ø LAG BOLTS SET IN LEAD EXP. SHIELD. OR SET 4" X 4" POST ADJACENT TO HOUSE.

NOTES:
1. ALL FASTENERS SHALL BE HOT-DIPPED GALV.
2. ALL POSTS SHALL BE R.S. REDWOOD CON. HEART.
3. ALL OTHER WOOD MEMBERS SHALL BE FENCE GR. CEDAR OR REDWOOD.
4. STAIN ALL WOOD WITH 'OLYMPIC STAIN CO.' NO. 917 SEMI-TRANSPARENT STAIN OR LEAVE IN NATURAL STATE (NO PAINTING).

FENCE CENTERED ON PROPERTY LINE AT SIDE YARDS, AND SHALL MEET COUNTY SET BACK REQUIREMENTS AT ALL OTHER LOCATIONS.
PRODUCT MASONRY WALL ELEVATION

PRODUCT VIEW WALL ELEVATION CONCEPT

4"x4" DECORATIVE WOOD POSTS

TUBULAR STEEL FENCE PANELS
PRODUCT WOOD FENCE ELEVATION CONCEPT #1

PRODUCT WOOD FENCE ELEVATION CONCEPT #2

2"x6" CAP
1"x6" TOP TRIM
4"x4" POST AT 8" O.C. MAXIMUM
1"x6" DIAGONAL BRACES
1"x6" PICKETS
2"x4" BOTTOM RAIL

2"x8" CAP
1"x4" TOP TRIM
6"x6" POST
1"x6" BOARD ON BOARD
2"x6" BOTTOM RAIL
PRODUCT WOOD FENCE ELEVATION CONCEPT #3