

ARCHITECTURAL PLANNING CRITERIA, UPDATED APRIL 2021
 INCLUDING THOSE ITEMS THAT REQUIRE SUBMITTING FORM FOR ARC APPROVAL

Revised Architectural Planning Criteria (APC) approved by Glen Eden Board of Directors, April 22, 2021.

It is suggested that homeowner's consult sections 5, 6, and 7 of the *Declaration of Covenants, Conditions and Restrictions* when planning changes to the exterior of their home.

1. IMPROVEMENTS REQUIRING APPROVAL (6.1)

No building, structure, enclosure or other improvement shall be erected or altered, nor shall any grading, excavation, landscaping, change of exterior color, or other work which in any way alter the exterior appearance of any structure, parcel or common area be made, unless and until the plans, specifications and location of the same shall have been submitted to and approved in writing by the Association. All plans and specification shall be evaluated as to harmony of external design and location in relation to surrounding structures and topography.

2. AWNINGS (6.1)

Awning placement is recommended only on rear and side lanais.
 The installation of awnings must receive ARC approval.
 Proposed awnings shall be neutral in color.

3. DRIVEWAYS (6.1)

Alteration of driveways requires ARC approval.
 It is recommended that all homeowners with stamped concrete driveways consider replacement to pavers vs. replacement with stamped concrete.

Paver replacement and installation is limited to the use of pavers/color/configuration that was used at the clubhouse.

Pavers may be ordered using the following specification:

Field Shape:	Dekor (2 3/8")
Border Shape:	4 X 8 (2 3/8")
Color:	#114606 (Antique Red-Yellow-Charcoal)

4. EXTERIOR HOUSE AND TRIM COLORS (6.1)

All house and house trim painting requires ARC approval. Homeowners must submit an ARC request and provide information on their color selection. Failure to get ARC approval before painting their homes shall result in a fine of \$100 per day (not to exceed \$1,000) in accordance with our Documents (8.1 in Bylaws). If

the house color is not approved by ARC, the homeowner will have to repaint the home.

No homeowner should paint his home the color of his neighbor's home on either side.

Approved house colors and trim colors are listed in attached addendum and samples may be found at Sherwin Williams (use of Sherwin Williams paint not required).

Garage doors shall be painted either exterior house color or trim color.

Additionally, should a homeowner wish to paint their house/trim a color which does not appear on the approved list, ARC will consider the request for the non-approved color to be added to the approved list. The approved list will be updated annually.

5. FRONT DOORS (6.1)

Consult section 6.1 of the Declaration of Covenants, Conditions and Restrictions

6. FENCES, HEDGES and WALLS (7.15)

No fence, hedge, wall or other dividing instrumentality shall be constructed or maintained on any Lot unless approved by the ARC.

7. DRAINAGE (7.20)

Except to comply with governmental regulation or control, no changes in the elevation of the lands shall be made which will interfere with the drainage or otherwise cause undue hardship to adjoining property.

8. GUTTERS AND DOWNSPOUTS

Installation of new gutters or downspouts requires ARC approval, to ensure proper direction of drainage. Gutters and downspouts should be either; white or neutral in color to match the trim of the home.

Existing gutters and downspouts may be replaced without ARC approval.

9. LANDSCAPING (6.1, 7.12 and 7.13)

No tree or shrub, the trunk of which exceeds two inches in diameter shall be cut down or otherwise destroyed without the prior expressed written consent of the ARC. No ficus trees may be planted within Glen Eden, either on Common Areas or any Lot. (7.12)

At a minimum, all parcels must have at least one Collier County approved canopy tree/hardwood. The approved list is available on the Glen Eden website. The

replacement canopy tree/hardwood must be planted no later than 60 days after removal of the original tree.

The following do not require ARC approval:

- Planting of annual flowers, or
- Replacement of existing plantings with same, or
- Planting with flowers or bushes from the approved list on the GEOTL website at Homeowner Info

All other changes of plantings must be approved by the ARC.

No artificial grass, plants, or other artificial vegetation shall be placed or maintained upon the exterior portion of any Lot. (7.13)

The use of flower pots / lawn art should be done in a tasteful manner. These items should be removed prior to a hurricane.

10. Maintenance – Owners Responsibility (5.1)

Each owner shall be responsible for the cost and expense of maintaining, repairing and replacing his individual Lot's irrigation system. Each owner shall also be responsible for the replacement of any tree or shrub. If any owner fails to perform his or her maintenance responsibility in accordance with this Section, the Glen Eden Homeowners' Association, Inc. may perform it and assess all costs incurred against the Lot and the owner thereof. Prior to entry, the Glen Eden Homeowners' Association, Inc. shall afford the owner reasonable notice and an opportunity to remedy the situation, except when entry is required due to an emergency.

11. IRRIGATION (7.4)

The owner may not alter or change the individual Lot's irrigation system without the express written consent of the Association.

12. MAILBOXES AND MAIL POSTS (7.17)

All mailboxes throughout the single family area shall be of the same size, color, and have the same post of a style or type determined by the ARC.

Alterations to mailboxes are not permitted, including, but not limited to paint, house numbers, decals, etc. No permanent decoration(s) should be affixed to the mailbox.

Nothing should be affixed to the mailboxes or posts UNLESS specified in the section titled SEASONAL HOLIDAY DECORATIONS.

13. PATIOS/HARDSCAPE (6.1 and 7.10)

Patios are recommended to be installed only in the rear or side of the home, and require ARC approval.

14. POOLS (7.28)

No above-ground pools shall be erected, constructed or installed on any Lot.

The installation of any pool requires ARC approval, and must be consistent with all applicable permitting requirements.

ARC request must be accompanied by a proposed landscaping plan for repair to effected landscaping on the homeowners' property and/or neighbors' property.

Free standing above ground spa is permissible only within the homeowner's screen enclosure.

15. LANAI CAGES (6.1)

The replacement of lanai cages requires ARC approval.

Lanai cages must be compliant with applicable Collier County code and permitting requirements; and must be white, in keeping with the existing aesthetics of the neighborhood.

16. SIGNS (7.8)

No sign, billboard, flag, banner, athletic sport or team banner, sport or team banner, team flag, political sign or other advertisement or promotion of any kind, including, without limitation, those of Realtors, contractors and subcontractors, and construction lenders shall be placed, erected or displayed within Glen Eden, including on or within any building or on or within any motor vehicle and visible from the outside without the written consent of the ARC, except signs required for legal proceedings. No person may post or display "For Sale," "Open House" or other similar signs anywhere within Glen Eden, including those posted in windows of buildings or motor vehicles other than one "For Sale" sign of a size, shape, content, location and duration of posting as approved by the ARC. In addition, an owner may post or display up to three (3) directional signs, of a size and shape approved by the ARC, that may be placed within Glen Eden on the day of the Open House. Any such signs must be removed by 7 PM on the day of the Open House. "For Rent" signs are prohibited anywhere within Glen Eden.

The Lot owner may also place to (2) signs which identify the name of the company providing security monitoring for the Lot. One sign may be placed in the front yard of the house and the second may be placed in the rear of the house.

Unless specifically permitted by federal or state law or local ordinance or regulation, no sign, banner, billboard or flag of any kind may be displayed on the

exterior of any residence (or if clearly visible from the interior) except as detailed herein or unless specifically approved in writing by ARC.

A Lot owner may display one (1) of the following:

- a tasteful seasonal, holiday or decorative flag or banner on the front of their home, affixed to a decorative pole extending from the house, with the flag or banner not to exceed 96 inches in overall dimension (length plus width combined).
- a tasteful seasonal, holiday, or decorative banner or sign in the mulched area of their home, with the flag or sign not to exceed 40 inches in overall dimensions (length plus width combined).
- A tasteful sports flag or banner not to exceed 96 inches in overall dimension (length plus width combined) of a team playing in a major final sporting event of a league's season, e.g., Super Bowl, World Series, NHL Stanley Cup Series, NBA Championship Series, final game of the NCAA Division I football and basketball tournaments, or World Cup, during the entire series or final game and for up to three days thereafter.
- The national flag of a country, affixed to a decorative pole extending from the house, with the flag not exceeding 96 inches in overall dimension (length plus width combined). Said flag may be displayed on a recognized national holiday of that country, (e.g., Ireland-March 17, Canada-July 1, Mexico-May 5 etc.)

Decorative flags or banners may not be hung from windows, doors or garages nor in any other place other than affixed to a decorative pole. All displayed flags and banners must be clean and not faded or tattered. Decorative yard banners shall not be lit at night. The right to display flags or banners is provided exclusively to the lot owner and not to tenants or guests.

No political campaign or similar sign, advertisement or promotion of any kind, including without limitation, those of Realtors, contractors and subcontractors and construction lenders shall be placed erected or displayed within Glen Eden.

No person may post or display "For Sale", "Open House" or other similar signs anywhere within Glen Eden including those posted in windows of buildings or motor vehicles other than one "For Sale" not to exceed 42 inches in overall dimension (length plus width combined) to be posted from the time the property is actively for sale until immediately following the closing. No "Sold", "Pending", or similar signs are permitted. In addition, an owner may post or display up to three (3) directional signs not to exceed 42 inches in overall dimension (length plus width combined) to be placed within the Glen Eden community on the day of an Open House. Any such signs must be removed by 7 PM on the day of the Open House. "For Rent" signs are prohibited anywhere within Glen Eden. "For Sale" signs, when permitted, shall be placed within the mulched area of the property if possible. The realty sign will be temporary and

must be removed upon the sale of the house or the withdrawal of the house from the market within 24 hours.

The Lot owner may also place two (2) signs which identify the name of the company providing security monitoring for the Lot. One sign may be placed in the front yard of the house within the mulched area and the second sign may be placed in the rear of the house.

All signs specifically required by federal or state law, local ordinance or regulation or legal proceeding shall be posted only in accordance with those requirements and be removed as soon as possible once such signs are no longer required.

The Association shall have the right upon 48 hours prior notice, to enter any lot and remove any sign, banner, billboard or flag in violation of this provision. The Association and the persons removing such sign, banner, billboard or flag shall not be liable to the owner for trespass, conversion or damages of any kind except intentional misdeeds or gross negligence.

For Information Only

§720.304(2)(a) of the Florida Statutes states:

Any homeowner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and one portable, removable official flag, in a respectful manner, not larger than 4.5' x 6', which represents the United States Army, Navy, Air Force, Marine Corps or Coast Guard or a POW-MIA flag regardless of any covenants, restrictions, bylaws, rules, or requirements of the Association.

17. ROOFS (7.21)

Any replacement roof must be replaced with a tile roof approved by the ARC.

All roofs should be maintained in good condition.

Any replacement roof must be approved by ARC and must be replaced with a concrete tile roof in a contour/shape that is equivalent to the current roof contour/shape of the home, referred to by various manufacturers in these terms: "S" (barrel) shape, or barrel roll shape, or "W" shape, or medium barrel shape or low profile shape. The approximate tile size must be as close as possible to 13" by 17", with an approximate tile height between 2 1/8" and 2 3/8". Additionally, the Eave Riser (fascia) color must be approved by ARC and must be white or a color match to the roof tiles or house trim. The color of the Mortar ("Mud") should match the roof tile color as closely as possible.

Any replacement roof must meet the current Florida State building code as well as the Collier County code, and the proper permits for a new roof must be obtained prior to the beginning of any work.

The homeowner shall provide a full size sample of the roof tile in a requested color if not currently on the ARC approved list, for review by ARC. Approved roof tile colors are listed on the attached addendum and color samples are available from ARC upon request.

Boosted accessories to add visual interest are not allowed. These are any accessory piece mortared to the tile below to raise its profile significantly.

Additionally, should a homeowner wish to replace their roof with a tile from other vendors, of an equivalent shape/contour in similar colors, or in a color which does not appear on the approved list, ARC will consider the request for the non-approved color, to be added to the approved list.

18. ANTENNAS / SATELLITE DISHES

Every consideration should be given to the placement of the dish to minimize its appearance to the Community.

19. SCREEN DOORS/STORM DOORS (6.1)

Replacement / installation of front screen / storm doors require ARC approval and must be white or the same color as the trim of the house or front door.

20. SOLAR PANELS (6.1)

Every consideration should be given to the placement of the panels to minimize the appearance to the community.

21. SEASONAL HOLIDAY DECORATIONS (7.22)

Tasteful individual decoration of homes is authorized during the period from Thanksgiving through January 6th of the following year. Disputes regarding the tastefulness of the display will be resolved at the absolute discretion of the ARC. No amplified audio presentation is permitted. Individual homeowners or groups of homeowners who wish to decorate common areas must first get approval from the ARC before putting up their display.

The Association shall have the right upon seven (7) days prior written notice, to enter any lot and remove lights and decorations displayed in violation of this provision. The Association and the persons removing such lights and decorations shall not be liable to the owner for trespass, conversion or damages of any kind except intentional misdeeds and gross negligence.

22. STORM SHUTTERS (6.1)

Installation of storm shutters requires ARC approval, and must be compliant with all applicable codes.

Shutters must be white, clear plastic or beige in color, Plywood or unpainted metal may be used in an emergency situation when a hurricane watch has been issued. Such material must be removed within 7 days after the storm has passed, except in the case of back-to-back storms.

For safety purposes, ARC recommends that manual storm shutters are taken down while someone is in residence.

23. WINDOWS COVERINGS (7.29)

All windows in any building shall have window coverings of neutral colors facing the street side. Reflective window coverings are prohibited.

24. STORAGE TANKS (7.14)

No above ground storage tanks, including but not limited to, those used for storage of water, gasoline, oil or other liquid or gas shall be permitted on the Lot outside of the building, unless such tanks are installed according to Collier County Code, by a professional installer and approved by the ARC

25. GENERATORS

ARC approval is required for the installation of a generator. The installation of any generator must be in compliance with all permitting requirements.

Approval for installation by the ARC will require proper landscaping to avoid unsightly appearance to the community.

26. REPLACEMENT GARAGE DOORS

Replacement of garage doors requires ARC approval. The approval request must include a description and picture of the door.

Replacement garage doors must meet all current code requirements. Garage doors shall be either painted the exterior color of the home, or the trim color of the home.

Garage door style must be comparable to the other raised panel garage doors used in the community. If the door has top windows, the windows must be code approved and decorative insert designs must be comparable to insert designs already used in the community.

APPROVED ROOF TILE COLORS

JANUARY 2024

EAGLE PRODUCTS	WESTLAKE (FORMERLY BORAL TILE)
<i>Malibu profile</i>	<i>Medium Barrel Profile</i>
	<i>Villa 900 series</i>
Boca Cream	Espresso Blend
Santa Paula	South Beach Blend
Walnut Creek Blend	New Southern Blend
Sandy Bay	Pinto Blend
Floridian Blend	Sterling
Maple Forge	
Palm Beach Blend	<i>Estate Series</i>
	Coconut
	Delcrest Tan
	Desert Tan with White Antique
	Spanish Clay
	Light Brown with White Antique
	Largo Blend

ARC APPROVED HOUSE AND TRIM COLORS
SHERWIN WILLIAMS HOUSE COLORS
REVISION JANUARY, 2024

<u>NAME</u>	<u>NUMBER</u>	<u>NAME</u>	<u>NUMBER</u>
Dormer Brown	7521	Mega Greige	7031
Basket Beige	6143	Morris Room Grey	0037
Macadamia	6142	Ethereal Mood	7639
Nomadic Desert	6107	Gray Area	7052
Deer Valley	7720	Amazing Gray	7044
Oak Barrel	7714	Jogging Path	7638
Bagel	6114	Colonnade Gray	7641
Blonde	6128	Portico	7548
Comparable Cream	6387	Universal Khaki	6150
Interactive Cream	6113	Latte	6108
Inviting Ivory	6372	Beige Intenso	9096
Travertine	7722	Ginger Root	9095
Cachet Cream	6365	Sands of Time	6101
Naturel	7542	Malted Milk	6057
<u>CAN BE USED FOR HOUSE OR TRIM</u>		Playa Arenosa	9094
Vanillin	6371	Inviting Ivory	6372
Muslin	6133	Birdseye Maple	2834
Softer Tan	6141	Honey Blush	6660
Maison Blanche	7526	Banana Cream	6673
Divine White	6105	Avid Apricot	6639
Kestrel White	7516	Sumptuous Peach	6349
Irish Cream	7537	Warming Peach	6338
Napery	6386	Naïve Peach	6631
Eggwhite	6364	Blushing	6617
<u>TRIM COLORS</u>		Sweet Orange	6351
Extra White	7006	Romance *	6323

ARC APPROVED HOUSE AND TRIM COLORS
 SHERWIN WILLIAMS HOUSE COLORS
 REVISION JANUARY, 2024

Pure White	7005	Kilim Beige *	6106
Snowbound	7004	Versatile Gray	6072
Dover White	6385	Repose Gray	7015
Creamy	7012	Classic Gray (Benjamin Moore)	OC23
Ivory Lace	7013	Live Oak (Benjamin Moore)	OC20
Antique White	6119		
Reflective White	7757		
Cotton White	7104	*Original Phase II colors	