

## **Osprey Landing Home Owner Association Standing Architectural Approvals**

In a effort to streamline ARC requests and to provide ease of lot / home improvements the Board of Directors have authorized the following standing ARC approvals: The following is a list of standing ARC approval items. Any item in the following list does not need to be approved by any further process, and may be commenced at any time by the home owner. Provided the home owner does not deviate from the expressed approvals as they are written in their entirety. If a improvement does not comply with any part of these approvals, as they are written below it is not approved it may not be commenced until it has been approved by the ARC / Board of Directors. ARC requests shall be made on the board of Directors approved request form and submitted to the Osprey Landing Home Owners Association ARC.

1. Any home owner may enclose the original covered lanai that was constructed when the home was built, with a aluminum framed screen enclosure either in white or bronze aluminum frame. The frame enclosure may not protrude beyond the existing lanai structure, screen colors may be bronze, charcoal and grey or match the existing color of window screen. In no event may the home owner enclose any covered lanai with windows or a similar product by attachment to the frame of enclosure. However, the home owner may use outdoor rated curtains for the purpose of providing privacy provided they are in consistent with the aesthetic of the community and in good condition free from tears and stains. If a home owner intends on enclosing beyond the original structure ARC approval must be obtained.
2. Any home owner may replace dead or dying plantings fronting the home with the same type of plant species.
3. Any home owner may install up to three commercially available planters not to exceed 28 inches tall and 30 inches wide. The planters are to be located in front the home within 8 feet of the exterior wall. The planters may be any earth tone color, or any color within the home exterior color palette. The planters shall be planted with healthy plant material at all times, and may be planted with any seasonal planting except vegetable or edible fruit plants.
4. Any home owner may install aluminum rain gutters provided, the rain gutters match the fascia color of the home, and the down spouts are either white or any color within the home exterior color palette. Rain gutter and downspout systems designed as a part of a approved screen enclosure may be the color of the enclosure building material. Rain gutters and downspouts must be maintained in good condition.
5. Any home owner may install a storm or security door on the front door provided, The material must be of substantial construction with a standard or decorative design with suitable decorative looking mechanisms. Door designs shall be consistent with the aesthetic of the community and not overly ornate or cluttered. The storm or security door must match the exterior color of the house trim color. Security doors must be maintained to their original condition, free from rust, torn screens, bent frames and damaged hardware.
6. Any home owner may replace existing bark mulch areas with a earth tone (i.e. buff, beige, charcoal or brown) color complementary stone, that meets the following minimum dimension of

0.75 and a maximum dimension of 1.75 inches. The home owner may not use any artificially colored stone, lava rock, shell, or crushed concrete as ground cover. The ground cover must be maintained weed free and sufficient to cover the soil.

7. Any home owner may replace existing bark mulch with a earth tone (i.e. buff, beige, charcoal or brown) color tinted or natural earth tone color mulch. The home owner may not use any mulch that is green, red, orange, or yellow in color. The ground cover must be maintained weed free and sufficient to cover the soil.

8. Any home owner may remove, after obtaining permission from Manatee County the live oak tree fronting the property located in the grass space between the street and the side walk. Immediately after such removal the hole must be filled with soil and the sod replaced with Floratam sod. Please visit the following Manatee County web site for the tree removal form. [https://www.myanatee.org/departments/building\\_development\\_services/environmental\\_review/tree\\_removal\\_authorization\\_permits/residential\\_tree\\_removal/street\\_tree\\_removal\\_form/](https://www.myanatee.org/departments/building_development_services/environmental_review/tree_removal_authorization_permits/residential_tree_removal/street_tree_removal_form/)

9. Driveway extensions are allowed. No driveway expansion shall not be permitted beyond the external side lines of the garage or twenty-four (24) inches which ever width is lesser. Driveway extensions must be constructed of the same type of material used in the main driveway. Driveway extensions are for the purpose of entry and exit into a vehicle, driveway extensions shall not be used to increase original driveway capacity as designed by the builder (i.e. if the home has a two (2) car garage door then only two (2) vehicles may be parked in the driveway, or if the home has a three (3) car garage door then only three (3) vehicles may be parked in the driveway). For the purpose of property ingress and egress home owners may also select one side of the home to receive a walkway from the front corner of the home to the back of the home. If the home is located on a outside corner lot this walkway shall be located on the opposite side of the home from the corner side. The walkway shall not exceed 48 inches in width and may not encroach within twenty-four (24) inches of the lot line, as not to impede with drainage.

10. Any home owner may install a Satellite Dish, TV air antenna, cell phone booster/ wifi antennas. The Association requests that you make every effort to install the preceding in the preferred locations unless there is a problem obtaining a quality signal in those locations. Homeowners may install one (1) twenty (20) inch satellite dish, one twenty (20) inch TV air antenna, and up to two (2) ten (10) inch cell phone booster/wifi antennas. The preferred installations are as follows in descending order of preference:

- a. Locate in the back yard of the lot where the Receiver will be screened from view by landscaping or other improvements.
- b. An unscreened location in the backyard of the lot.
- c. A location in the side yard of the lot where the Receiver and any poles or mast will be screened from view by landscaping or other improvements.
- d. An unscreened location in the side yard.
- e. A location in the front yard of the Lot where the Receiver will be screened from view by landscaping or other improvements.
- f. On the roof, below the roof line. All exposed wires must be in conduit and/or painted to match the home.

11. Any home owner may install a permanent outdoor 110 volt regulated power supply / low voltage transformer below the vegetation height, and 12 volt or 24 volt outdoor lighting in front of their home. Provided that the total of all light fixtures shall not exceed a cumulative illumination intensity budget of 1,500 lumens, if using L.E.D light fixtures the lamps shall not exceed a color temperature of 3,000K, the fixtures blend with the decor of the home, the fixtures are either be black or earth tone in color, the lighting is directed such that the light shines primarily on the owner's lot, and minimizes glare visible from adjacent lots. Low pressure Sodium bulbs, Mercury and Metal Halide fixtures are not permitted. Color light bulbs, lenses or reflectors are not permitted except as decorative items during holidays.

12. Permanent window shutters, which have been certified as hurricane shutters, are permitted for permanent installation on all homes. Colonial shutters may be mounted to one or both side of a window. Bahama shutters are hinged at the top and held in place by support rods. All installed permanent shutters must match the door color of the home color palette or match the existing color of the decorative shutters being replaced on the home.

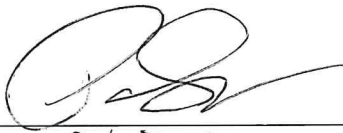
Attestation:

Adopted at a meeting of the Board of Directors held October 3, 2018

By the authority of the Board of Directors of Osprey Landing Home Owner Association by

  
Name: Trevor Evans

PRESIDENT/ VICE PRESIDENT  
For: Osprey Landing Homeowners Association

  
Name: Patricia Lavin  
SECRETARY/ VICE PRESIDENT  
For: Osprey Landing Homeowners Association