

Pointe Alexis Homeowners Association

Architectural Guidelines May 2022

The Pointe Alexis HOA (a.k.a. PAHA) Architectural Guidelines are intended to preserve the quality and appearance of the community, while establishing minimum standards for the exterior of each dwelling, as well as common and limited common property.

These guidelines are an integral component of the Declaration of Covenants, Conditions and Restrictions (CC&Rs) as well as current, prevailing Rules & Regulations. ACC Guidelines may be changed, or updated from time to time based on circumstances. Consult the Pointe Alexis web site (www.pointealexis.org) for the latest, most current version of these guidelines.

All Architectural Guidelines apply to the exterior of a dwelling, decks, balconies, sun rooms, its lot and paved areas such as but not limited to walkways, driveways and patios.

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1. Definitions

- **ACC Written approval** – Written authorization to proceed with intended work
- **ACC Request** – Completed ACC form (copy attached) detailing intended work along with pertinent supporting documentation or material samples as may be required.
- **Community Inspections** – Periodically PAHA will conduct community inspections to identify and alert Homeowners of items or areas in need of attention by the Homeowner.
- **Digital Antennas** – Satellite receptive antennas supplied by digital service provider.
- **Excessive discoloration** – Stains or discoloration not remedied through cleaning. Requires re-painting or replacement.
- **Erosion** – Excessive soil erosion due to improper extraction of storm water.
- **Hardscape** – Non organic, fixed landscaping elements, patios, walkways, retention walls.
- **Homeowner** – Property owner of record.
- **Landscaping** – All organic materials, trees and turf within the lot and around the dwelling.
- **Mildew free** - No visual evidence of surface mildew.
- **Permit** – Appropriate City of Tarpon Springs building or landscaping permit.
- **Prints** – Design, architectural or graphic representation of project.
- **Resident** – Occupant; could be a tenant or Homeowner.
- **Structural** – Dry-rot, material degradation or damage, or unsafe structure.
- **Violation Notice** – A formal, written notification of non-compliance with prevailing guidelines.
- **Written approval** – A formally approved ACC request.

2. Decks

Note: Modifications of existing decks and stairs or new construction shall be documented with detailed prints, and accompanied by an appropriate building permit.

1. Structural Replacement
 - a) Regardless of footprint, height or number of levels it shall be constructed of Pressure Treated (PT) lumber, resting on concrete piers.
 - b) Shall be constructed with proper hardware and anchoring devices as dictated by prevailing building practices.
 - c) Shall be compliant with existing, valid construction codes as enforced by Tarpon Springs (copy of building permit may be required).
 - d) Any structure visible from the street shall be sealed with a transparent or colored sealer after a reasonable period of time of installing PT.
2. Decking
 - a) All decking material shall be either PT lumber not less than 5/4 thick, or maintenance free composite decking.

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3. Railings

- b) Railings shall be constructed and completed prior to continuous, permanent use of deck.
- c) All deck railings shall maintain esthetical design characteristics of neighboring buildings or the community.
- d) Shall be compliant with all aspects of existing, valid construction codes as enforced by Tarpon Springs.

3. Digital Antennas

- a. Digital antennas shall be mounted in an inconspicuous manner, when possible attached to the dwelling.
- b. Digital antennas installed in landscaping shall not be further than four (4) feet from dwelling, surrounded by landscaping of the same height as the base of the parabolic antenna to hide its structure.

4. Doors

- All entry doors shall be free of any security grates, and/or bars.
- Door windows may be tinted but not less than 80% transparency.
- Any and all remodeling work shall be compliant with existing, valid construction codes as enforced by Tarpon Springs.

5. Driveways & Sidewalks

- All driveways and sidewalks shall be constructed of reinforced concrete, in accordance with existing, valid construction codes as enforced by Tarpon Springs.
- Asphalt, dirt, gravel or sand driveways and/or sidewalks are not permitted as a permanent access way.
- Existing driveways may be covered by pavers designed to be placed on top of existing surfaces; for instance 2 inch thick pavers. If such pavers cross over a sidewalk, the transition between pavers and the existing sidewalk surface must not be higher than 2 ½ inches, and in a span of not less than eight inches. Such transitional areas must not be a safety hazard.

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- Sidewalks, driveways or paved access areas visible from any point from the street shall not be painted. Exceptions may be considered when painting is a viable solution to a structural problem.

6. Fences – Swimming Pools & Hot Tubs

- Residential swimming pool and/or hot tubs shall have fences compliant with existing City and County codes for these amenities.

7. Fences – Other

- Fences of any type are not permitted by our CC&Rs. Fences or enclosures required to secure an existing building structure (e.g. garage, deck, or space under elevated deck) shall require the express written approval of the Architectural Committee.

8. Exterior Accent Illumination

- All exterior electrical systems shall be low voltage – not line voltage. Low voltage transformers shall be enclosed in certified weather proof, Nema type enclosures, as close as possible to source of line voltage.
- It is the property owner's sole responsibility to maintain the exterior lighting system, including but not limited to bulb replacement, damaged fixtures, and circuit maintenance.
- Solar lighting for walkways and driveways shall be placed in flower beds not to impede mowing of turf.
- Homeowner shall hold Pointe Alexis Homeowners Association harmless for any fault, damage, or liability resulting from an exterior electrical system.

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9. Paint (Exterior Colors)

All exterior colors require the express written approval of the Architectural Committee. Repainting of an existing color also requires written approval – no exceptions. Request for painting shall be submitted prior to contracting or scheduling a painter.

Pointe Alexis has specific Color Palette books to be used in your color selection– the first step is to go to the Clubhouse and see our maintenance person. They will allow you to sign out 1 of the 2 books which you may keep for up to 7 days. There is no charge to view these books – but we do require a \$50 deposit when you sign one out – check or cash only please. Lost or not returned books will be charged \$150 – our actual cost per book. With the book in your possession – you may pick out the color combination you wish to have your home painted. After making your choices – please note the colors and color numbers – or make a photo copy of the page. If you or your painter takes this info to any Sherwin-Williams store in our area --- and provides the Pointe Alexis account number – you will receive an approximate discount of 35% off your paint order. The P A account number is: 4538-3702-3. Once the salesperson at Sherwin-Williams enters this number into the computer – the savings should be automatic. Your deposit will be returned to you when you return the book to the Clubhouse.

- ✓ ***PAHA is not responsible for delays, material losses or scheduling conflicts if a paint request is submitted less than ten days from the projected job date.***
- ✓ ***Any work conducted prior to ACC written approval will be rejected, and may require repainting at homeowner's expense.***
- ✓ ***Failure to conform to approved color(s) may lead to repainting at homeowner's expense.*** If homeowner should change its color selection, a new application must be submitted with the new color selection prior to the commencement of work.

An ACC request must be submitted with corresponding color (not black & white) samples of the desired color(s), or manufacturer name, color code and reference data. Requests without detailed color information will be rejected without exception or consideration.

1. Body Color
 - a) All exterior body colors require written approval.
 - b) Paint finish shall be “satin” or “semi-gloss”.
 - c) At ACC’s sole discretion, Homeowner may be required to paint a 10x10 foot sample area before obtaining final written approval.
2. Trim Color
 - a) Trim color shall significantly contrast body color, except when trim color is “white”.

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- b) All exterior trim colors shall require written approval.
- c) In the event an approved body color is no longer available, an alternate color shall be submitted for written approval.
- d) Paint finish shall be “*satın*” or “*semi-gloss*”.

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10. Roof & Soffits

As new and improved materials come onto the market, the Architecture Control Committee may approve these materials for such use.

1. Roof covering Replacement
 - a) Of like type materials
 - b) Architectural style shingles
 - c) Shall be a minimum useful life of 25 years as represented by the manufacturer.
 - d) Textures and colors require written approval to initiate work.
 - e) In the event an approved product is no longer available, an alternative product shall be approved by the Architectural Committee.
2. Additions and replacement roofs shall have a similar slope to the pre-existing roof and shall meet all existing building codes. The roof design shall be consistent with the main residence and give the appearance of unity of structure.
3. Roof overhang shall not be less than 12 inches.
4. All roof vents, plumbing stacks, forced ventilation systems such as attic fans shall be placed so as to minimize their view from the street. Forced ventilation systems such as attic fans require the express written approval of the Architectural Committee.
5. Roof surface shall be maintained free of substantial staining, discoloration, delimitation and/or missing components leading to, but not limited to roof replacement.
6. All visible, finished fascia shall be a maintenance free material such as aluminum. Wood or wood based materials such as but not limited to cedar, redwood, pressure treated wood, particle board are not permitted.
7. Visible Soffit surfaces must be composed of a durable material that will not readily deteriorate due to exposure to the elements. Soffits must have sufficient venting surface area to meet attic ventilation requirements as established by existing building codes.

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11. Siding

1. Repair / Replacement

Buildings having siding made of wood, wood composites and/or particle board shall replace such siding with a non-wooden, composite based product; for instance cement based composite.

2. Trim, Skirt Boards and Fascia Boards

Structures having trim, skirt boards and/or fascia boards made of wood, wood composites and/or particle board shall replace such items with a non-wooden, composite based product; for instance cement based composite.

3. *Any work shall be compliant with existing, valid construction codes as enforced by Tarpon Springs.*

12. Stairs - Wood

1. Exterior stairs, regardless of number of risers shall:

- a) Front stairs shall have solid risers – no open air risers
- b) Be compliant with existing and prevailing building codes as enforced by Tarpon Springs.
- c) Properly anchored to the dwelling and resting on a concrete pad at ground level.
- d) Structurally sound and stable.

13. Windows & Doors

1. All windows shall be free of any security grates, and/or bars.

2. Windows may be tinted but not less than 80% transparency.

3. Any work shall be compliant with existing, valid construction codes as enforced by Tarpon Springs.

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14. Shutters & Canopies

1. Temporary Severe Weather Shutters and Coverings
 - a. Severe weather protective barriers or coverings shall not be permanently mounted on exterior of window and door openings, except for retractable roll-away protective barriers.
 - b. Severe weather protective barriers may be temporarily mounted during a continuous period of time while the homeowner is not present, but not to exceed a continuous three month period.

2. Canopies
 - a. Window canopies must be approved by the Architecture Control Committee and must be of a color that is compatible with the color of the home where it is to be installed
 - b. Window canopies shall be constructed of a “soft” material such as exterior grade fabrics, vinyl or the like in order to minimize the risk of dangerous debris during a severe storm.
 - c. Canopy Structure must be such that it is easily dismantled. The canopy structure shall be removed by the Homeowner in the event of a hurricane or tropical storm “watch” or “warning” unless it can be shown to be able to withstand up to 70 mph winds, in which case it only needs to be removed during a hurricane “watch” or “warning”. It may be reinstalled after the “watch” or “warning” has expired.
 - d. Canopies over open decks shall be structurally sound and stable, compliant with 14.2.c above.

3. Permanent Shutters
 - a. Permanent shutters require the express written approval of the Architectural Committee.

15. Outdoor Firepits, Fireplaces, etc.

Outdoor firepits and fireplaces are permissible under the following guidelines:

- Location must be compliant with current Fire Department regulations. It is the responsibility of the homeowners to familiarize themselves with these regulations.
- The firepit or fireplace must be placed in the back yard on a temporary basis and removed after use unless it is placed on a permanent patio consisting of stone or similar patio material.
- Use of the firepit or fireplace is subject to all current Fire Department regulations.

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Complaints from neighbors regarding smoke or other nuisance factors that are reported to the fire department will result in cessation of the activity.

- Any such equipment is subject to approval by the Architectural Review Committee.