

## REPAIRS AFTER THE HURRICANES

PLEASE REMEMBER THAT YOU ARE NOT PERMITTED TO INSTALL **NEW** LANDSCAPING, FENCING OR MAKE ANY EXTERIOR **CHANGES** WITHOUT PRIOR WRITTEN APPROVAL FROM THE POA ARCHITECTURAL REVIEW COMMITTEE ("ARC"). Items damaged by the storm may be repaired/replaced without approval only if the replacement is EXACTLY what was damaged. Please remember that only approved type fences are permitted (they cannot be purchased at the local hardware store). If you have any questions PLEASE call the POA at 627-2800 before you spend money on something that you may have to remove and replace again if it does not conform with POA requirements.

### TREES

Each home is required to have two canopy trees in the back and three in the front. Minimum heights at the time of planting are 12 ft. tall with an 8 ft. spread. Palm trees can be substituted (3 palms = 1 canopy) but you cannot use exclusively palms on the lot.

The POA understands that some lots are just too small for the above quantity so the basic rule is: If the removal of the tree has left your house visible to the surrounding areas (homes, golf courses or roads) with no landscaping to "buffer" the view, it will probably need to be replaced. You are urged to contact the POA to discuss whether or not your particular landscaping must be replaced. You should use native trees (such as Live Oaks) and remember that some trees are PROHIBITED.

Trees which may NOT be used include:

ACACIA (Acacia Farnesiana)

ROSEWOOD (Dalbergia Sissoo)

LAUREL OAK (Quercus Laurifolia)

MALELEUCA (Malaleuca Leucadendron)

BRAZILIAN PEPPER (Schinus Terebinthifolius) or FLORIDA HOLLY

AUSTRALIAN PINE (Casuarina equisetifolia)

POISON WOOD (Metodium Toxiferum)

BISCHOFIA

FICUS (except ficus hedges)

You should also keep in mind that certain trees (such as Black Olive) tend to stain concrete surfaces or vehicles so they should be used over grass areas.

### OTHER LANDSCAPING

#### **Hedges**

Hedges are required around screen enclosures (see Screens below)

They are also required around all fences and walls and foundation plants are required around all house walls

Hedges cannot be planted forward of the front walls of the home (ie: do not "box in" the lot).

**Mulch:** ROCKS ARE NOT PERMITTED IN LIEU OF MULCH!!! All beds are required to have a 3" layer of Class A Shredded Cypress mulch.

## **SCREEN ENCLOSURES**

All screens must have a mansard roof. They are also required to have a 12" tall hedge or other type of ground cover, planted 18" on center. Accent plants, a minimum of 4-5 ft high must be planted on each corner of the enclosure.

Screens must have a 9" trim band at the top and 6" vertical posts are required.

Screen Frames must match the rest of the community (Eagleton/Championship communities) or, if all homes do not have rear screen patios/pools, the screen frame must be the same color as the frames around your windows.

## **FENCING**

Please remember that you cannot go to the local hardware store and pick up wood fencing for installation. There are seven types of approved fencing in PGA National. If you are replacing damaged fencing, you must replace it with the same type fence in the same location, as was originally installed. Otherwise, POA ARC approval is needed.

Fences are to be set in two feet from the property line and all fences are required to have a 36" tall hedge on the outside, planted 24" on center and allowed to grow to the height of the fence.

## **ROOFS**

You may only repair roofs unless you have ARC approval. If you must replace the roof, ARC approval is required.

Roofing materials permitted in PGA include: Cedar shake, concrete tile, slate, barrel or Spanish "S" tile. Stone coated steel roofs (such as Decra or Gerard type) are materials approved for use.

If drip edges are used, they must be COPPER. No galvanized drip edges are permitted.

Roofs MAY NOT BE PAINTED OR STAINED!

No asphalt shingles or standing seam flat metal roofs are permitted.

No Flat Roofs are permitted except those communities with flat roof porches; they too must have mansard surrounds along exposed flat surfaces.

## **HURRICANE SHUTTERS**

If you wish to contract for hurricane shutters, please remember ARC approval is needed. You may not place roll-down or accordion type shutters on arched windows. The POA also has rules regarding when storm panels can be installed. Galvanized (silver color) removal panels and plywood may only be installed after a hurricane WARNING is issued and must be REMOVED no later than 7 days after the warning is cancelled or the hurricane passes, whichever is later.

Removable metal panels, factory finished to match the building exterior, or clear plastic panels may be installed through the hurricane season (June 1 – November 30).

Bahama, Roll, Accordion shutters and the like, which are permanently fastened to the building may be closed through Hurricane season (June 1 – November 30).

If you are considering shutters, please get started NOW. Shutters companies tend to have back-ups after a storm and you may not be able to have shutters installed until next season. Once you have selected the type shutters you wish to install, contact the POA to find out how to obtain ARC approval.

#### **CONSTRUCTION HOURS**

Are 8:00 a.m. to 5:00 p.m. Monday through Saturday. No construction or exterior repairs or maintenance work is permitted on Sundays or holidays. Special hours were established after the hurricanes, these special considerations are valid only until October 31, 2004.

#### **IN CLOSING**

Thank you to each of the PGA residents for your patience during clean up. The City graciously assisted with clean up on public AND private roads; we also thank the City Manager issuing the Executive Order to allow the clean up and the Mayor for his assistance in coordinating the conference call which resulted in the Order.