

*Redbridge Square
Homeowners Association,
Inc.*

*Community Standards
and
Architectural Guidelines*

COMMUNITY STANDARDS AND ARCHITECTURAL GUIDELINES, STANDARDS & CRITERIA

This community was developed with the intent that homes harmonize with each other and present a pleasing and consistent style. Except as required by the governing documents, this style is not the result of a formal Architectural code but rather the result of the vision of the original developer (s) / declarant (s).

To ensure the preservation of the existing harmonious design and to prevent the introduction of design that is not in keeping with the community theme, the Board of Directors and the Architectural Review Board (ARB) hereby recognizes and adopts the style and form of the existing community's Architectural standards as required by the governing documents. This standard shall continue in effect until the adoption and publication of new guidelines and standards.

The Architectural Review Board is responsible for reviewing all Architectural Alteration Applications made by residents for improvements to the exterior of the house or lot. The Board also reviews Architectural Guidelines and recommends changes and/or additions to the Board of Directors for adoption.

To the extent that any government ordinance, building code or regulation requires a more restrictive standard than that found in these Guidelines, the government standards shall prevail. To the extent that any government ordinance, building code or regulation is less restrictive than these Guidelines and any standards contained herein, or the Declaration, these Architectural Guidelines and the Declaration shall prevail.

Nothing contained in these Guidelines shall obligate any agency, governmental or otherwise, to approve plans submitted, nor shall the approval of the ARB be construed as meeting either the requirements of Polk County or any governmental agency required for approval.

The ARB has the right to modify, revise, add, delete or make any changes to these guidelines by joint resolution with the Board of Directors.

Alteration Application

1. An alteration application may be obtained from the community website.
2. A separate alteration application should be submitted for each exterior modification.
3. Incomplete applications will be "rejected" and not be considered until resubmitted with all the necessary information for the ARB to make a decision.
4. The ARB has up to 30 days from the date a properly completed Alteration Application is received by them to take action on that request or it is deemed unapproved.

Each application should include:

1. Copy of the lot survey with the location of the alteration clearly drawn and labeled.
2. Vendor specifications or proposal showing the nature, kind, shape, height, materials and color to be used and the location of the proposed alteration.
3. Color samples where applicable.
4. Color picture or vendor brochure showing what the item will look like when completed.

Access to Common Areas

1. All exterior changes and modifications shall be completed in a manner so that they do not materially damage the common areas of the Association or individual Lots. Nor shall they in any way impair the integrity of the improvements on the property subject to maintenance by the Association.
2. No homeowner shall permit their contractor to access or otherwise cross the common areas, or another person's Lot without receiving written permission in advance from the Board or the Community Manager. In the case of accessing another person's Lot, permission shall be obtained from the Lot Owner.

3. Other than the record titleholder of the Lot, any contractor or installer who will cross the common areas to access the construction site, shall provide the Association with an insurance certificate listing the Association as a named insured prior to commencing work. Insurance shall meet the following minimum limits: Contractor's General Liability including completed operations: statutory minimum amount. Worker's Compensation: statutory minimum amounts. The Board may establish these amounts.
4. Homeowners are responsible for any damages to the Common Areas and other Association property. Homeowner is responsible for restoring, re-grading, repairing & replacing any damaged grass or plants on the common area or any adjoining Lots, caused by this construction.
5. Owners are responsible for all cleanup of any improvement project. All debris, sod, soil, construction trash etc. shall be removed from the lot and hauled to the proper waste sites within seven (7) days of the completion of the project.
6. Homeowners shall be held responsible for the acts of their employees, subcontractors and any other persons or parties involved in construction or alteration of the home site. The responsibilities include but are not limited to the following:
 - i. Ensuring that the construction site, community properties and roadways are kept clean and free of all debris and waste materials, and that stockpiles of unused materials are kept in a neat and orderly fashion.
 - ii. Prohibiting the consumption of alcoholic beverages, illegal drugs or other intoxicants that could hamper the safety or well-being of others on the site.

Air Conditioning Equipment

1. No air conditioning equipment other than compressor units may be visible on the exterior of any Dwelling unless previously approved by the ARC, which approval may be based on the aesthetics or adequacy of screening of such equipment. Window and wall air conditioning units are prohibited on the property.
2. Replacement of air conditioner components shall be in their original location unless approved by the ARB.

Antenna, Satellite and Solar Panes

1. No exterior antennas and no citizen band or short wave antennas or satellite dishes in excess of one meter in diameter shall be permitted on any Lot or improvement thereon, except that Declarant and its affiliates shall have the right to install and maintain community antenna, microwave antenna, dishes, satellite antenna and radio, television and security lines. The location of any approved satellite dish must be approved by the ARB, which may require appropriate screening; provided, however, that the satellite dish shall be allowed in the least obstructive location where the signal may be received.
2. No solar heating equipment, panels, collectors, or devices ("Solar Equipment") is permitted on or outside of any enclosed structure on any Lot, except such Solar Equipment whose installation and use is protected by U.S. federal or Florida law including, but not limited, by Section 16304 of the Florida Statutes. Notwithstanding such protection, for aesthetic purposes, and to the maximum extent permitted by Section 163.04 of the Florida Statutes, the location, type, and design of all Solar Equipment must be approved by the ARB prior to installation and use of same, which approval, if granted, may require landscape or other screening, in the ARB's determination and reasonable discretion. An application for use and installation of such Solar Equipment must be submitted for approval to the ARB prior to installation and approval and will be granted only if: (i) such Solar Equipment is designed for minimal visual intrusion when installed (i.e., is located in a manner which minimizes visibility from all Streets and adjacent Lots); and (ii) the Solar Equipment complies to the maximum extent feasible with the ARB's requirements and the Planning Criteria. Without limiting, and in addition to the foregoing, Declarant or the ARB may determine the specific location where solar collectors may be installed on the roof of any Dwelling or building within an orientation to the south or within forty five (45) degrees east or west of due south if such determination does not impair the effective operation of the solar collectors.

Awnings, Canopies and Umbrellas

1. No awnings, canopies or shutters shall be affixed to the exterior of a Dwelling on a Lot without the prior written approval of the ARB.
2. Exception will be for private parties and such fixtures or decorations may be installed 24 hours prior to and must be removed within 24 hours of the party. No other type of sunshade, tent or canopy cover will be approved.

Barbecues/Smokers/Grills/Firepits

1. Barbecue grills, smokers and built-in barbecue units shall be located within the rear side setbacks of the home. Their location must be carefully planned to minimize smoke or odors affecting neighboring properties.
2. If not screened from view of the neighboring property by a fence, they must remain covered when not in use.
3. Outdoor wood burning is prohibited except in a fire pit used on an uncovered patio or an open area of pavers or concrete within the rear yard. When not in use, a fire pit may be stored on a lanai or in a screened enclosure. The fire pit must have a wire screen mesh covering, be freestanding and kept in good working condition. An Alteration Application is required.

Car Covers

1. Car covers including tarps are not permitted outside the home, only in the garage.

Carriage Lights

1. Carriage light sizes and locations must harmonize with the front elevation of the house. A picture with color and dimensions shall be attached to the Modification Request. Lights shall be black, white or natural metal in color.

Clotheslines

1. Clotheslines shall only be installed in the rear yard and behind the structure (house).
2. They shall not be visible from the street along the front of the house and should not be located on the street side of a home on a corner lot.
3. They shall be retractable, displayed only when in use, and used for the shortest possible time to accomplish drying of the clothes.

Decks and Concrete Patios

1. All decks and patios shall be in the rear yard of the lot and not visible from the street in front of the house.
2. All decks and patios shall be solid poured concrete or concrete pavers in an earth tone color to complement the color palette of the house. Wooden or composite material decks may be considered based on the grade and terrain of the lot and will be reviewed by the ARB on a case by case basis.
3. Concrete pavers shall be installed according to manufacturer's recommended specifications and at a minimum over weed block fabric and level tamped sand or similar material.
4. Spaces between concrete pavers shall be sanded or grouted. Grass and weeds shall not be permitted to grow between pavers.
5. The size of decks and patios shall be determined by the available space per lot and may not cover more than twenty five percent (25%) of the total lot area excluding any building, structures and paved areas.
6. Construction of decks and patios shall not adversely affect any designed and approved drainage pattern for this or any other Lot.

7. Deck rails cannot exceed forty-eight inches (48") in height from decking and shall match the material and color of the decking or trim of the home or be ornamental aluminum to match the color of the house window frames. Deck rails may not extend past the deck or patio and must have a continuous top rail that is free of decorative finials to serve as a handrail.

Dog Houses, Kennels and Runs, Invisible Fences

1. All dog houses will be in a fenced rear yard and within the side setbacks of the house.
2. The exterior colors and materials must relate to the exterior of the house in which they are located or blend with the environment. The height of the doghouse may not exceed the height of the fence. These are subject to the proper maintenance, care and appearance as with any structure.
3. Dog houses shall be a minimum of fifteen feet (15') from any neighboring property line.
4. The placement of dog houses must also take into consideration safety concerns, noise minimization, the possibility of offensive odors, etc.
5. Dog runs (partial fencing of an area) and kennels are not permitted.
6. Invisible fences need approval prior to installation and are only permitted in detached single-family homes, not in townhome style units.
7. Invisible fencing wiring must be buried no less than six inches (6") inside the lot line. No alterations of the yard grade shall be permitted with the installation of such system.
8. Regardless of the method of restraint used, including invisible fencing, pet owners are responsible for assuring that their pets do not run free. Pet owners are liable for any damage to persons or property caused by their pets.

Doors

1. Doors may be replaced with doors that are similar in style and composition. Requests for replacement doors shall be submitted including pictures and color choices.

Garage Doors

1. Garage door type and style must match builder's original style installed on the home. Colors are available from the management company.

Driveways and Entrances to Garage

1. Driveways and entrances to garages may be concrete or interlocking stone or brick pavers which complement the color scheme of the home.
2. New or replacement driveways and modifications to driveways with asphalt, loose gravel, stabilized rock and sand base, etc. will not be allowed.
3. Additional walking area(s) adjacent to the driveway which extends the overall total driveway width not more than four (4) feet (two feet on each side of the existing driveway) will be considered for approval. The extension should match the existing driveway in design, material and color; however, paver extensions that complement the color of an existing concrete driveway will be considered. Samples of the pavers and photos of the existing driveway should be submitted with the application. No driveway expansion shall be permitted beyond the external side lines of the garage.
4. Screen doors are not permitted for garages; the garage doors should remain closed when not in use.

Elevations (change in Grade)

1. No owner shall excavate or extract earth (dirt) from a Lot for any business or commercial purpose.
2. No elevation changes shall be permitted which materially affect surface grade of surrounding Lots or change the flow and drainage of surface water within the Redbridge Square HOA.

Encroachment and Plantings on Common Grounds

1. No extension of the landscaping of Home sites will be permitted onto Association common grounds.
2. Residents shall not put trees, bushes, plantings, bird baths, lawn ornaments, planters, bird feeders, flowerpots, picnic tables, furniture, fences, walks, hedge enclosures and other types of groupings on common grounds or other Association property.

Painting and Approved Color Schemes

1. Only those colors noted on the Approved Paint Colors Exhibit are permitted.
2. Prior to painting, each Owner must submit to the ARB a color plan showing the color of all exterior surfaces that shall include samples of the actual colors to be utilized and the materials.
3. Colors on the charts below are from the Sherwin Williams color selections; however, you may use the paint manufacturer of your choice as long as the color has been matched to the Sherwin Williams color and is substantially the same.
4. Alteration Applications submitted without color samples will be returned. See below for chart of approved colors. NOTE: The body and trim colors shown are interchangeable with the other schemes for that builder; or, you can change your trim color to extra white. The front door may be any of the front door colors shown. If your home has shutters, they will be the same color as the front door.
5. The body of the house (base color) must have a flat or eggshell finish, no gloss or high gloss finishes are. If an Owner is proposing to paint doors and trims with gloss or high gloss, this needs to be noted on the Alteration Application.
6. There must be a minimum distance of three homes to either side and in front of the applicant's home before a color combination can be repeated.

Fences

1. Fences must have the prior approval of the ARB and must be constructed of solid **WHITE** PVC, black powdered aluminum, in style and design as shown in the examples below and shall be built to conform to all manufacturer's specifications.



WHITE PVC privacy fence often referred to as the Lexington style. Panels look the same on both sides. Height will be six (6) feet. Post caps are flat. Fences that abut a perimeter wall or fence must be tapered down to meet the same height of the perimeter wall or fence so as not to exceed its' height.



Black powdered aluminum picket-style fence. A maximum four (4') feet in height is allowed on the side (s) facing the body of water. Caps are flat. No fence installation may block the view from neighboring lots. Privacy on the sides may be obtained by installing hedges along the sides up to 10 feet from the furthest point of the house in order to preserve the water view for neighboring lots.

The ARB reserves the right to notify any homeowner blocking a water view to remove hedges or trim them to the height of the fence line.



For lots whose back yards or side yards face a retention/detention pond, storm water tract, or conservation area, and the Owner chooses to install a 6' high white PVC, the side fence should start as 6' PVC privacy fencing and taper down to a 4' high (See picture for final side view appearance)

The back side facing a water body must be 4' high black powdered aluminum.

2. No fence shall be constructed closer than ten feet (10') back from the forward-facing corners of the house. No fence shall be permitted to extend beyond the front corners of the house in any circumstance.
3. Notwithstanding any other governmental regulations, any side fencing on a typical or regularly shaped corner lot shall be located no more than one-half of the distance between the side wall of the house and the side property line that is next to the side street. The measurement for the distance of this fence shall start at the side wall of the house. Fence setbacks on irregularly shaped corner lots will be reviewed on a case-by-case basis.
4. Fences for corner lots require close coordination with the ARB due to their unique layout and concerns for vehicle visibility/safety and compliance with existing easements and county building code setback requirements. The ARB will also take into consideration how a home abutting this lot will be affected due to front set back requirements for the abutting lot
5. All fences that will abut an existing fence or perimeter wall must be installed with the final end side section graduating in height so that the last panel meets the height of the existing fence or perimeter wall.
6. Fences shall not be installed flush to the ground in order to prevent blockage of storm water drainage.
7. It is recommended that fences not be installed in drainage or utility easements. However, if the ARB grants permission for a fence to be installed in a drainage easement it is the responsibility of the homeowner to correct any changes in drainage on the homeowner's home site or adjoining home sites at the homeowners' expense.

8. Should the Association or County be required to correct a drainage or utility situation either above or underground on lots affected by swales, rear yard drains or easements, the homeowner is responsible for all costs associated with the removal and reinstallation of the fence installed in said easement.
9. Only the good side of the fence may face outward. No posts or stringers may be visible from the outside of the fence.
10. Except where easements or swales exist, fences will be installed no more than six (6) inches inside the property line. Pool fences are not subject to this restriction since a pool fence surrounds the pool deck area and does not replace a lot perimeter fence.
11. Irrigation systems must be reconfigured to provide complete coverage outside of the fenced area.
12. Fences must be kept clean and in good repair.
13. Any and all required governmental approvals/permits for fence construction are the responsibility of the homeowners and must be obtained prior to construction. It is the responsibility of the Owner to comply with all County and/or Association requirements, whichever is most stringent.

Flags - Federal, State, Military

1. In accordance with Florida Statutes 720.304 and the Declaration of Covenants, Conditions and Restrictions of Redbridge Square HOA, Inc.
2. Flags shall be replaced if faded, tattered, or in poor condition.
3. Flag poles and flag attachments will be kept in a clean and maintained condition.
4. Each Lot Owner 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 feet by 6 feet, which flag represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag. Each Lot Owner may erect a single freestanding flagpole no more than 20 feet high on any portion of the said Owner's Lot ("Flagpole"), provided the Flagpole does not obstruct sightlines at intersections and is not erected within or upon any easement area established, granted, or reserved pursuant to this Declaration or otherwise.

Front Entry of Home

1. Front entry into the home may not be screened but must be left open as constructed by the builder of the home.
2. No front entry shall be used for storage of any kind (this includes shoes).

Front Roof Changes

1. No changes other than skylights will be permitted on any roof which is visible from the front of the house.
2. All shingle replacements must be dimensional architectural shingles with a thirty (30) year life.

Garage

1. No garage shall be enclosed or converted into a living area and must at all times be used as a garage for car storage or storage of owner's personal property.
2. No screening is allowed temporarily or permanently on garage door openings.
3. Garage doors shall remain closed when the garage is not in use.
4. Stand-alone garages and secondary garages accessible by side or rear yards are not permitted, unless they are designed to be the primary garage for the home by the builder.

5. Replacement of garage doors shall meet current County codes at the time of replacement. If there is more than one (1) garage door and the new door cannot be an exact match, then all doors must be replaced at the same time.
6. Garage doors must be painted the same color as the body of the house. Design monograms and anything other than a solid door, with the exception of windowpanes in the topmost panel of the door, are not permitted.

Garbage and Trash

1. No garbage, trash, junk, refuse, rubbish, or waste materials shall be placed, kept, maintained, or stored on any Lot, except in covered containers and sealed sanitary containers of a type, size, color, and style which are required by the Local Municipality or pre-approved by the ARC. All such containers shall be kept inside Dwellings and screened from view from outside of the Lot, except when they are being transported and made available for collection.
2. Containers transported and made available for collection shall not be placed at any Lot curb or outside any Dwelling earlier than 6:00 p.m. on the evening prior to the scheduled pickup, and must be retrieved and returned to storage inside the Dwelling by no later than 9:00 a.m. on the date after the pickup occurs. All food refuse shall be placed in a covered receptacle to avoid attack from animals. Plastic garbage bags are not adequate.
3. Garbage and other refuse may not be accumulated or stored on any portion of the Lot.
4. Open burning of garbage and other refuse is not permitted.

Garden Hoses

1. All hoses shall be stored completely out of sight of the street.
2. Garden hoses shall be on a hose wrap attached to the rear of the house or on a mobile station. Hoses may be neatly coiled on the ground in a flower bed behind shrubbery out of sight from the street, common grounds or nearby neighbors. Circular (spiral coiled) hoses shall be secured.

Gas Tanks (Propane and/or Natural)

1. Preferable installation is to have gas tanks buried. Gas tanks installed above ground shall meet Osceola County building code requirements.
2. If Owner chooses not to bury the gas tank, the tank must be screened from view of the streets and neighboring property. Appropriate screening includes fencing and landscaping.
3. If using landscape for screening the tank, Owner shall install no less than six (6) plants to screen tank from view of the street and other properties. Plants that are a minimum of three feet tall and that will reach a maximum 80% opacity within 12 months shall be installed and allowed to grow to the height of the gas tank. When the tank height is attained, the plants will then be properly trimmed and maintained at that height. Any dead plants shall be replaced immediately with the same type of plant of similar height.

Generators

1. Permanent or hard-wired generators may be installed and mounted on a concrete pad at the rear of the house. These generators are normally hard wired to the house's electrical system and run off of propane.
2. The generator shall be installed in the back of the house.
3. Generators shall be screened from view from the street with shrubs or other landscaping under the same guidelines as those for screening swimming pool equipment.
4. The generator enclosure box shall be painted to match the exterior body color of the house unless located within a fenced yard.

5. The generator may only be operated when there is a power outage or for the briefest possible time to test it as required by the manufacturer.
6. Portable generators shall be stored in the garage and only placed outside during periods of power outage. They shall be operated in accordance with manufacturer's directions and located as far as possible from all adjacent houses.

Gutters and Solar Collectors

1. All gutters must match the exterior house color; trim color or window frame color.
2. Gutter down spouts must not concentrate water flow onto neighboring properties.
3. Solar collectors must be flush mounted on the roof and whenever possible be located on the rear and side roofs of the house and should not be installed so as to be visible from the street. Roof mounted solar equipment (excluding the solar panels) must match the roof color. (Note: Roof mounted solar collectors and equipment may void builder warranties and/or the roof warranty.)
4. Yard mounted solar collectors are allowed within a fenced area of the yard and shall not exceed the height of the fence.

Holiday Decorations

1. Holiday displays in the front entryway and on the front door, along with traditional holiday lighting do not require approval from the ARB.
2. Holiday lights and decorations shall not create a nuisance to the adjacent residents or the community.
3. Holiday lights and decorations to celebrate Christmas, Hanukkah, or other holiday, may be installed commencing on Thanksgiving and shall be removed no later than January 15th of the following year. Brackets, clips and other holders for holiday lights that are installed on a house must be removed at the time that the lights are removed.
4. No more than 3 individual inflatable display items are permitted for any holiday.
5. Special decoration displays for Valentine's Day, St. Patrick's Day, Easter, Memorial Day, Independence Day, Halloween, Veteran's Day, Thanksgiving, or other religious holiday may be placed on the exterior of the lot fifteen days (15) prior to the special day and must be removed five days (5) after the special day.
6. Any displays other than those defined above will require the approval of the ARB.

House Numbers

1. To aid emergency personnel, delivery people and to conform to Polk County ordinances, each house shall have a readily visible number permanently attached to the front of the house.
2. The numbers shall be located over the garage door or near the entrance to the front door, in a location clearly visible from the street.
3. **Periodically you may receive solicitations to paint your house numbers on the concrete curbing of the street. The literature is formatted in a manner to make it appear that the contractor has permission to do this work and is performing a valuable service. Please be advised that the Association did not and will not hire a contractor to perform these services.**

HVAC Air Conditioning Equipment

1. No air conditioning equipment other than compressor units may be visible on the exterior of any Dwelling unless previously approved by the ARC, which approval may be based on the aesthetics or adequacy of screening of such equipment. Window and wall air conditioning units are prohibited on the Property.
2. All screens, landscape structures or plant materials shall be located a minimum of two (2) feet from HVAC equipment to allow for adequate air circulation around the equipment but may not encroach on a neighboring property or disturb yard drainage.
3. If plantings are used for screening, "adequate screening" shall be plantings which initially (i.e. when first planted or installed) screens a minimum of eighty percent (80%) and which completely screens the equipment within one (1) year from the date of approval.

Irrigation

1. Irrigation may be installed in the front, side and rear yards of houses.
2. For houses where this is not the case, the lack of an installed irrigation system does not relieve you of the responsibility of maintaining your lawn and landscaping to the minimally acceptable community standards.
3. In periods of extreme drought and tightened water restrictions, the Association will waive the portions of the community standards requiring the replacement of dead grass and landscaping until the restrictions are lifted. After the restrictions are lifted, all dead grass and landscaping shall be replaced within thirty (30) days.

Landscaping

1. The addition or removal of any landscaping is a landscape change subject to the power of the ARB to promulgate guidelines. The following Guidelines shall apply:
 - a) Landscaping may be added to or removed from the yard of any Lot, but only with the approval of the ARB.
 - b) Maintenance of the lawn and landscaping shall mean at a minimum, upkeep, maintenance and preservation of that which was initially installed by the builder of the house on the Lot.
 - c) Any Lot owner who wishes to modify and change the landscaping installed by the builder of the house on his Lot, to a Xeriscape or low water-usage design must first obtain approval from the ARB. The Alteration Application requesting this approval must be accompanied by a landscape design that is a certified Florida-friendly yard under the Florida Yards and Neighborhoods (FYN) program. Information about this program can be obtained through the [University of Florida](#).
2. The ARB encourages all owners to follow the Florida Friendly Landscaping Principles shown below when making changes to their landscape design.
 - a. Right plant in the right place
 - b. Water efficiently
 - c. Fertilize appropriately
 - d. Mulch
 - e. Attract wildlife
 - f. Manage yard pests responsibly
 - g. Recycle yard waste
 - h. Reduce storm water runoff
 - i. Protect waterfront

Berms

1. Except as installed by the developer or builder, earthen berms shall not be permitted.

Buffer Landscaping Between Lots

1. Side yards between Lots may be landscaped with plant materials to provide visual screening. Continuous linear runs shall not exceed twenty-five (25) feet in length and must be at least ten (10) feet back from the front corner of the house (same as Fence Guidelines). Normally, no more than one (1) landscape buffer will be permitted on each side of a Lot. Curvilinear shrub hedges augmented by ornamental, shade and/or palm trees are preferred.
2. Buffer landscaping shall not be located any closer than five feet (5') to the property line as measured from the tree trunk or plant material's main trunk. Buffer landscaping shall not extend into any front yard setbacks or obstruct the vision and safety of vehicular or pedestrian traffic.
3. All buffer landscaping shrubs shall be planted and maintained so as to form a continuous, unbroken 80% visual screen within one year of installation. Shrubs shall consist of one predominant species, shall be planted thirty inches (30") apart, on center, with each plant having a minimum size of three gallons, thirty-six inches (36") tall and eighteen inches (18") wide at the time of planting and maintained to achieve a minimum of forty-eight inches (48") in height within one (1) year of planting.
4. On view corridor Lots, shrub material from the rear building set back to the property line shall be maintained at a 4-foot height to ensure visibility. The selection of buffer landscaping species shall be made from the approved Plant Materials List.

Edging or Landscape Borders

1. Poured concrete curbing, concrete edging blocks and stacked stone or slate edging are the only acceptable forms of edging (see examples at the end of section).
2. Only one style of landscape curbing and/or edging may be used in areas of the lot which are not enclosed by a privacy fence.
3. Poured concrete curbing shall be the natural concrete color or a natural earth tone color added to the concrete mix at time of pouring. No painting or staining will be allowed after pouring. A color chip shall accompany the request. Only stone or block may be used.
4. Edging blocks shall be natural concrete color or an earth tone color. A sample or photo of the edging block shall accompany the request.
5. Edging will be allowed around mulched areas along the perimeter of the house and may be installed around an island which measures a minimum of 150 square feet.
6. Edging will be allowed around individual trees if installed to a diameter of at least thirty-six (36) inches in order to contain mulch and prevent damage to trees from equipment. A minimum distance of six (6) feet shall be maintained between any landscape borders.
7. Edging shall not be installed around lampposts, along driveways, more than one individual tree, on side or rear property lines or within the grassy area between the street and sidewalk.
8. **NO borders may be installed around street trees.**
9. Black or green plastic edging (standard roll edging) is not permitted.
10. Wire, decorative plastic, resin and wood borders are not permitted.
11. No railroad ties will be permitted.
12. Approved styles of edging and landscape borders are shown below.

APPROVED STYLES OF EDGING or LANDSCAPE BORDERS



Styles shown above are poured in place stamped concrete, stone look, Keystone block, retaining wall blocks and stacked slate. Colors may be muted tones of beige, tan, gray, terra cotta or natural concrete.

EXTERIOR MAINTENANCE OF STRUCTURES AND GROUNDS

- Lots and houses shall be maintained in a neat and attractive manner at all times.

Note: After proper notification is given to the Owner, the Association has the right to enter a property and complete any repairs or maintenance if the Owner does not respond within the specified period of time. Should the Association contract for providing the needed maintenance, the cost of materials, labor, administrative charges and out-of-pocket expenses for the Association plus any attorney fees will be charged against the homeowner and a lien immediately placed against the property if not paid within ten (10) days of receipt of invoice for the charges.

Islands

1. Landscaping may be grouped in an island to provide a focal point. Islands shall be a minimum of fifteen feet (15') long, three feet (3') wide and shaped in a curvilinear design.
2. In no case shall islands take up more than 30% of the grassy area.

Landscape Lighting/Flood Lights

1. Except as may be installed initially by Declarant, no spotlights, seasonal and special effect lighting, floodlights or similar high intensity lighting shall be placed or utilized upon any Lot which in any way will allow light to be reflected on any other Lot or the improvements thereon or upon any Common Area, or any part thereof without the prior written approval of the ARC and in accordance with the Planning Criteria and the Rules and Regulations. Low intensity lighting which does not disturb the Owners or other occupants shall be permitted.

LAWN & LANDSCAPE MAINTENANCE STANDARDS

The following lawn maintenance standards apply to landscaping maintained by owners and residents of Redbridge Square HOA.

- Trees:** Trees are to be pruned as needed and shall be maintained with a canopy no lower than eight feet (8') from the ground.
- Shrubs:** All shrubs are to be trimmed as needed and should be maintained at window ledge height.
- Grass:** Grass shall be St. Augustine unless an alternative has been approved and shall not exceed five inches (5") in height. This includes the grass between the sidewalk and the street.
- Edging:** Edging of all street, curbs, beds and borders shall be performed as needed to prevent grass "runners" from growing onto driveways, sidewalks, curbs and into landscape beds. Grass along the walls of the house shall be edged. Chemical edging is not permitted.
- Mulch:** Mulch should be replenished as needed on a yearly basis to help control weeds.

Insect Control and Disease: Insect and disease control shall be performed on an as needed basis. Failure to do so could result in additional liability if the disease and insect spread to neighboring properties. Sod that is killed due to insect/disease shall be removed and replaced within thirty (30) days of dying. To change the turf will require ARB approval.

Fertilization: Fertilization of all turf, trees, shrubs, and palms should be performed no less than three (3) times a year and according to Best Management Practices as provided by the Osceola County Extension Service or the University of Florida IFAS Extension.

Irrigation: Watering and irrigation will be the sole responsibility of the homeowner. It is the Owner's responsibility to comply with all local municipality applicable watering restrictions.

Weeding: All beds are to be weeded every time the lawn is cut. **Weeds growing in joints of curbs, driveways, and expansion joints shall be removed as needed.** Chemical treatment is permitted. If landscape fabric is used, it must allow the free flow of water, air and gasses to and from the soil.

Trash Removal: Dirt, trash, plant and tree cuttings and debris resulting from all operations shall be removed and all areas left in clean condition before the end of the day. Trash may not be placed at curb until scheduled trash pick-up day.

NOTE: Based upon SJRWMD and Polk County restrictions that may be placed upon irrigation during times of drought, portions of these Landscape Maintenance Standards may be suspended until such time as the restrictions are lifted.

Xeriscape

1. Yard will have a band of sod from the sidewalk up to the landscape bed. This band should be curving and of varying width. The minimum sod width will be two feet (2'). There should also be a band of sod not less than one foot (1') in width on either side of the driveway. Side yards will also have a band of sod at the property line that is a minimum of three feet (3') wide. The preferred sod is St. Augustine. All plants will be Florida Friendly plants.



Example of Xeriscape Design with bands of sod

Lawn Furnishings

1. All other types of lawn furniture will be located in the rear of the home and not be visible from the street in front of the home.
2. Swings and patio style furniture will not be approved for placement in front of the home.
3. For safety reasons all lawn furniture shall be removed when residence is unoccupied for a period of seven (7) days or more unless prior arrangements have been made with a neighbor.
4. All lawn furniture shall be removed upon issuance of any storm warnings of a Tropical Storm Warning or higher.

Lawns

1. Lawns shall be maintained in accordance with adopted policies that define the minimum community standards.
2. All Lots shall have grassed front, side and rear lawns.
3. No gravel or similar type lawns will be permitted.
4. All lawns shall be sodded with St. Augustine or other approved Florida Friendly grass and irrigated unless dictated otherwise by local municipality. When replacing the builder installed sod with another type of grass, ARB approval is required.

Lighting

1. All exterior lighting shall be consistent with the character established in the Redbridge Square HOA and be limited to the minimum necessary for safety, identification, and decoration.
2. Owners may not install security spotlights or flood lights unless lights are activated by a motion sensor.
3. Fixture design and location shall be compatible with the design of the Home.
4. No spotlights, flood lights, or other high intensity lighting will be placed or utilized upon any house so that the light is directed or reflected on neighboring property.
5. Bollard light fixtures are not permitted.
6. Enclosures of light fixtures shall be designed to conceal the lamp bulb. Light bulbs may not exceed the manufacturer's recommendation for bulb wattage.
7. Fixtures may be incandescent, metal halide, mercury vapor, or high-pressure sodium lamps. Bug lights and colored light bulbs are not allowed.
8. No lighting shall be permitted that constitutes a nuisance or hazard to any owner or neighboring resident.
9. Post mount light fixtures shall be permitted in the rear of the house and not visible from the street in front of the house.

Lightning Rods and Brushes

1. Lightning rods and brushes may be installed and shall be done in a manner that is least obtrusive and uses the minimum number to accomplish the desired purpose. ARB approval is required.
2. Lightning rods shall not be allowed to fall into disrepair. Any lightning rods needing repair or replacement shall be repaired or replaced immediately or completely removed.

Ornaments

1. The ARC may regulate the size and number (which could be zero) of permitted decorative statues or figures, birdbaths, birdhouses, lawn ornaments and other yard art.

Outbuildings, Sheds and Storage Containers

1. Metal, wooden, vinyl sheds, car canopies, are not permitted.

Ponds and Waterfalls

1. A plot plan showing the location of the pond and/or waterfall must be submitted with the application. If the pond is being constructed from a kit, a picture would be helpful.
2. Design of these features should discourage creation of stagnant pools of water.
3. Ponds and waterfalls shall be located in landscaped area within a fenced back yard and situated in a manner that does not permit sounds from the pond, waterfall or its equipment to be a nuisance to neighboring properties.

Portable Storage / Moving Containers

1. **No portable storage/moving containers** (commonly known as P.O.D.S.) or any similar units designed for the temporary storage or transportation of a resident's personal household goods are permitted in the community without Board approval.
2. After proper notification is given to the Owner, the Association has the right to enter a property and have the container removed if the Owner has failed to comply with this standard. All related costs including administrative charges and out-of-pocket expenses for the Association plus any attorney fees will be charged against the homeowner account and a lien immediately placed against the property until all costs are paid.

Rain Barrels & Rain Chains

1. Rain barrels designed for the purpose of capturing rain from the gutter systems may be used on the side or rear of the house.
2. Barrels shall be placed within an existing landscape bed and screened with plants.
3. Barrels may not exceed three (3) feet in height and shall be in an earth tone color.
4. Rain chains may only be used in the rear of the home.

Reflectors

1. Reflectors are not allowed.

Roofs

1. Roofs shall be cleaned within thirty (30) days of notice by management.
2. Roofs shall be high grade architectural (dimensional) shingles with a thirty (30) year life.
3. Approved shingles and colors may be found on the Redbridge Square HOA web page.

Roof Extensions/Covering

1. No roof extensions (carport or overhang) for a car, boat, equipment or any other purpose will be permitted.

Screen Enclosures, Patios and Sunrooms

1. Screen enclosures shall have the same roof style, structure and materials as the home. If shingled, they shall match the existing shingles on the house and shall maintain the rear setback as required by local municipality code. The pitch of the roof shall meet current code requirements.
2. The screen on screen enclosures shall be charcoal in color.
3. Framing must be anodized; aluminum or they may be bronze in color.
4. Screening shall be charcoal and of standard mesh size. No opaque or decorative screening is permitted.
5. Installation will meet all county and state building codes for homes within "C" Wind Exposure Zones and be designed and built to withstand 130 mile per hour winds.
6. All support cables, screws and fasteners shall be of a non-corrosive material such as stainless steel.
7. Structural gutters may be installed but where necessary, must be adjusted to tie into existing home gutters – runoff must be directed in a manner that will not negatively affect neighboring property or common property.
8. Aluminum kick plates will be permitted on screen enclosures. Decorative grills may be installed on screen doors.
9. Sunroom walls shall have a stucco finish on the exterior to match the existing house and will be constructed at a height not to exceed thirty-six inches (36"). All construction must be in conformance with Osceola County building codes.

10. Roof line may not exceed the height of the house.
11. Exterior of the enclosure must be landscaped if not located within a fenced area.
12. Irrigation systems may require modification to ensure 100% coverage of the property. This should be a part of the Alteration Application.

Screen and Storm Doors

1. Screen doors will not be allowed on the front of a home.
2. Storm Door frames shall be white, bronze (dark brown) or of a color to closely blend with the trim color around the front door. A color sample of the trim must be submitted with the Alteration Application.
3. No decorative grilles or bars will be permitted on storm doors with the exception that one (1) horizontal bar may be used on screen doors located at the rear of the home.
4. All storm doors must be full glass as shown in the example. A kick plate is optional.
5. Security doors (metal grilles or bars) are prohibited.



Signs

1. No signs, advertisements, billboards, solicitation or advertising structures or materials of any kind shall be displayed or placed upon any Lot (including within any window) without the prior written approval of the ARB.
2. Notwithstanding the foregoing, the following shall be permitted without prior approval of the ARB: (i) street number and name signs; and (ii) one (1) professionally made, non-digital, non-electric (or otherwise illuminated) sign constructed of metal or wood, installed on one wooden 4" by 4" post, and of not more than eight (8) square feet of surface area per side (2 sides maximum), containing no handwriting whatsoever, and used solely in connection with the marketing of the affected Lot for sale or lease.
3. Additionally, an Owner may display a sign of reasonable size provided by a contractor for security services provided that said sign is located no more than ten (10) feet from any entrance to a Dwelling.

Skylights and Solar Panels

1. Skylights must be integrated as part of the roof design and require prior written approval from the ARB before installation.
2. Solar water heating panels will require approval by the ARB. Any solar panels and related appurtenances and equipment shall be designed and constructed to appear as an integrated part of the building's architecture. This shall generally mean that the panels shall be roof mounted so that the top surface is flush with the roof surface with all appurtenances recessed into the building's attic.
3. Solar panels should not be installed on the front street facing side of the home. All pipes must be of a color to blend with the roof shingles and color of house.

Storm/Hurricane Shutters

1. Permanently installed shutters may be accordion or roll-up style for side or rear windows only and must be approved by the ARB.
2. Temporary shutters include Lexan panels or similar, aluminum panels and fabric panels. While not advised, if using plywood panels, they should be marine grade and ¾" thick.

3. Shutters may be closed or installed 48 hours prior to the expected arrival of a tropical storm or hurricane in the area and must be removed no later than 72 hours after the warning is lifted. Should the panels not be removed, the Association is granted an easement to the property to remove the panels and the cost of labor shall be charged to the Owner. The Association is not responsible for any damages caused by the removal or for the costs of storage of the panels.
4. In the event of an actual storm event causing substantial damage to the house, homeowner may request in writing, for an extension to this time period if the repairs and restoration of the house require that the panels remain attached for a longer period of time.
5. Shutters may not be closed or installed at any time other than during a storm event.
6. Under no circumstances may storm shutters or protective panels be used as a routine security measure.

Swimming Pools and Spas

1. Any swimming pool to be constructed on any home site is subject to review by the ARB.
2. Pool filter equipment must be placed out of view of neighboring properties and the noise level to neighboring properties must be considered in locating equipment. The need to screen equipment may be necessary. All screening must have the prior written approval of the ARB.
3. Pool heating equipment must comply with all applicable building, zoning and fire codes.
4. Pools shall be of the in-ground type. Above ground pools are prohibited. The elevation at the top of the pool shall not be over two feet (2') above the natural grade of the lot.
5. Swimming pools shall not be permitted on the street side of the residence and if on a corner Lot must be screened from the street.
6. Spas or Jacuzzis shall be of the in-ground type with the exception of above ground types not exceeding three feet (3') in height above the existing grade level. They shall be located in the rear yard and screened from street view and the view of any neighboring property.
7. Screening of the pool is required either by fencing the property or by a screen enclosure that totally encloses the pool. Landscaping may be installed to provide privacy for screened enclosures. Landscaping for this purpose must receive ARB approval prior to installation.
8. Pool heaters and pool filters shall be screened from view from the street by either a fence or landscaping. If using landscaping, Plants shall be the same height as those planted by the builder at the A/C unit. Plants shall be properly trimmed and maintained at the height of the pool equipment. Dead plants shall be replaced immediately.
9. Pool overflow and drainage are required to have a small gravel drain bed (French drain) for chlorinated water to flow into.
10. Under no circumstances may chlorinated water be discharged onto other homeowners' lawns, community streets, or into retention ponds.

Trees – Planting

1. The originally installed trees were part of a landscape plan approved by Osceola County. Street trees and some Lot trees were actually a development requirement. If relocated, all reasonable efforts must be exercised to keep them alive. If they die, they must be replaced with a tree from the approved species list from the Osceola County Tree Ordinance.
2. No tree listed as a Not Approved Tree in the Polk County Tree Ordinance is permitted.
3. Tree staking materials shall be adjusted on a regular basis to maintain a neat appearance and permit plant growth to occur. All staking materials shall be removed no later than one (1) year after initial installation.

4. Fruit and citrus trees will be considered by the ARB; however, they will be required to be planted in the rear of a fenced yard and must be located at a distance from the property line that will not allow encroachment of the mature tree onto a neighboring property.

Trees – Relocation

1. Existing trees to be relocated shall be pruned then immediately replanted, firmly secured in the ground by staking and adequately watered and fertilized until well established and rooted. Any relocating of existing trees should be done by a licensed professional who will adhere to nursery standards for relocating.
2. Any tree relocated due to construction, such as the installation of a swimming pool, shall in addition to the above, be barricaded against the construction activity with silt fencing or other acceptable barrier. Any relocated trees which die within one year of completion of construction shall be removed and replaced with nursery stock approved by the ARB.

Trees – Removal or Destruction

1. The removal or destruction of any tree and distinctive flora is a landscape change and, therefore, subject to the authority of the ARB to approve or disapprove the removal or destruction of trees. The following guidelines shall apply to the removal or destruction of trees and distinctive flora:
2. Trees that have been planted at the direction of the builder/developer to meet County development requirements shall not be intentionally destroyed or removed.
3. Trees which have a diameter in excess of six inches (6”) measured two feet (2’) above ground level, and distinctive flora shall not be intentionally destroyed or removed except with the prior approval, in writing of the ARB.
4. Prior to the written approval of the ARB to remove any tree described above or distinctive flora, the homeowner shall first obtain written approval (in the form of a removal permit along with any conditions for replacing the removed tree or distinctive flora) from the governing County agency or department.
5. The above requirements pertain to trees and distinctive flora which die, for whatever reason, and unless otherwise approved by the ARB, shall be replaced with the same species and size tree or distinctive flora as the original tree or distinctive flora.

Trees – Street Trees

1. Osceola County has approved a landscape plan for the Redbridge Square HOA that may require the planting of one or more street trees in the grassy right-of-way easement located directly adjacent and parallel to the back of sidewalk.
2. Other than street trees, there shall not be any plantings other than sod between the street curb and sidewalk nor shall landscape borders, decorative curbing or landscape lighting be installed around the tree.
3. Removal of the street tree is not allowed. Any street tree that dies or is badly diseased shall be replaced at the Lot Owners expense. Approval to remove a street tree and to replace that tree does require ARB approval as well as a county tree removal permit.

Trellises, Lattice, Arbors, Arches and Pergolas

1. Arches, arbors, pergolas, trellises and similar structures will only be permitted in the rear of the property if they are part of a permanent structure to the home and properly constructed/installed to meet Florida Building Code to withstand wind forces. No temporary structures of this type are permitted.

Vegetable, Herb and Cutting Gardens, Compost Bins

1. Vegetable, herb and cutting gardens shall be confined to a fenced rear yard and plants shall not exceed fence height.
2. Gardens shall be properly maintained during the growing season and thereafter, all dead plants, stakes or other materials shall be removed.

3. Composting is only permitted in commercially manufactured bins designed specifically for suburban composting and must have ARB approval prior to placement on the Lot. Any such bin shall be covered at all times, be located in rear yard and not visible from the street.
4. Compost bins shall be located a minimum of fifteen feet (15') from neighboring property lines.
5. Should an adjacent property owner complain regarding odors, rodents or other animals that are attracted to the bin, the Association will notify the Owner in writing and they must immediately remedy the situation. In the event that the Owner does not abate the problem within ten (10) days from receipt of notice, the Association shall have the right, without further notice to enter the property and remedy the problem. All expenses incurred shall be assessed to the homeowner.

Vehicles

1. All vehicles must be parked on surfaces designed for vehicle parking (e.g. parking areas or lots and driveways) and shall not in any event be parked on individual lawns or the grass of any Common Areas. Vehicles shall not be parked in a manner which would block fire hydrants, dumpsters, sidewalks or pedestrian or bicycle paths.
2. Inoperable vehicles (e.g. missing major components such as engines and/or transmissions, one or more flat tires, etc.), or derelict vehicles (e.g. broken glass, severely damaged body panels, unpainted body panels, etc.) must be fully enclosed within a closed garage at all times, and in any case may not be parked in plain view.
3. No trailers, boats campers, motorized recreational vehicles may be parked in the Property unless parked inside the garage. Notwithstanding the foregoing, trucks and vans, weather commercial or non-commercial, will be permitted provided that they comply with the following: they may not exceed (1) ton carrying capacity; they may not have camper shells extending more than twelve inches (12") over the cab roof; and signboard or lettering is professionally applied to fenders doors, tailgates and panels of the vehicles; frame to ground clearance may not exceed twenty four inches (24"); and they may not have added frames, racks, wooden shell boxes.

Water Softeners

1. Installation usually requires a permit. Please check with the County Building Department.
2. Discharge from water softeners shall be routed to an open-air sanitary waste line or it may dump into a laundry tub or sewer line with a "P" trap. It shall not drain to the outside open areas.
3. Water softeners shall be screened from view from the street with shrubs or other landscaping under the same guidelines as those for screening HVAC and swimming pool equipment.

Windows - Replacement, Tinting and Treatments

1. Originally installed windows may be replaced with windows of similar style. Replacement window frames shall match existing window frames unless all windows in the home are being replaced at the same time in which instance a request to change style or color may be considered by the ARB.
2. Owners may request to install energy conservation films on windows. Window tinting film applied to the interior of the windows shall be gray in color with no more than 21% solar reflectance and no less than 30% light transmittance.
3. The degree of darkness allowed for non-reflective tinting shall remain with the ARB on a case by case basis. All tinting requests must be accompanied by a brochure or manufacturer's description. All requests must include a sample of the material to be used. This sample will remain with the application and will not be returned.
4. No silver, gold or bronze reflective colors are allowed. No reflective tinting or mirror finishes (to include aluminum foil) will be permitted.
5. Window treatments shall consist of drapery, blinds, decorative panels or other tasteful window covering. Any window treatments facing the front street of the house shall be white, off-white or other neutral color (i.e. interior shutters in a wood tone are permitted). ARB approval is required.

6. Sheets or other temporary window covering may be used for periods not exceeding one (1) week after an owner or tenant first moves into a House or when permanent window treatments are being cleaned or repaired, but in no case may they be in place for longer than one (1) week.

Yard Accessories and Play Structures

1. Except as otherwise required by Law, all yard accessories and play structures, including basketball hoops or backboards and any other fixed games, shall be located at the side or rear of the Dwelling, except that, in the case of Dwelling(s) on corner Lots, such accessories and structures shall be restricted to the side yard furthest from the side Street and to that portion of the rear yard which is no closer to the side Street than a fence would be permitted to be located by the Local Government. The location of any play structure or permanent basketball structure shall be approved by the ARC prior to location of the structure on a Lot. Basketball structures, either permanently mounted to a Dwelling above the garage or mounted to a permanent pole, will be allowed only under the following conditions:
 2. Basketball hoops and structures must be well-maintained;
 3. Backboards must be transparent or white, NBA approved, with a limit of two colors of trim; nets are limited to white nylon;
 4. The location of the basketball hoop and structure must first be approved by the ARB;
 5. If pole-mounted, the pole must be metal, either black or galvanized and permanently mounted into the ground with a concrete base; and no permanent basketball structures may be placed in any side yard.
 6. Temporary basketball structures are allowed provided they meet the requirements of items above. Temporary basketball structures shall be placed in the garage or laid down behind a fence when not in use so as not to be seen from the Streets or neighboring Lots. The time of play of basketball may be limited by the Board or the ARB to reasonable daylight hours.
7. Tree houses are prohibited within the Community.

The ARB may regulate the size and number (which could be zero) of permitted decorative statues or figures, birdbaths, bird houses, lawn ornaments and other yard art.