

LEXINGTON COMMUNITY ASSOCIATION

ARCHITECTURAL & ENGINEERING COMMITTEE STANDARDS AND GUIDELINES

PLEASE REFER TO YOUR NEIGHBORHOOD ADDENDUM FOR EXCEPTIONS AND ADDITIONS TO THESE GUIDELINES

According to the Declaration: Any change in the exterior appearance of any building, wall, fence or other structure or improvements, and any change in the appearance of landscaping, shall be deemed an alteration requiring approval.

1. SATELLITE ANTENNAS

One satellite antenna 32.5"x 22.5" or less may be installed. The A&E Committee requires a review of the antenna's location to determine the proper placement in such a way as to camouflage the antenna so that it can be least visible from the street or golf course, nor obstruct view of other properties. In all condominiums, multistory or single floor, these antennas are not permitted on the exterior wall, only within the lanai.

2. STORM SHUTTERS

Shutters to be installed shall meet the following specifications:

- A. Roll down, accordion, and storm panel shutter systems will be allowed in all neighborhoods and must be mounted on the inside of all screened lanais for all neighborhoods.
- B. All shutter systems, metal, polycarbonate or polypropylene, must meet or exceed all applicable building and hurricane codes.
- C. Colors of all shutter systems visible from the outside must conform to neighborhood standards found in your addendum.
- D. The cost of the installation of the shutter system and any subsequent maintenance must be borne by the homeowner.
- E. Clear (polycarbonate resin) storm panels are permitted in all neighborhoods. The unit owner will be responsible for maintaining the clear finish of the storm panel.
- F. All panels, metal and polycarbonate, must be installed vertically, except on windows under 24 inches in height.

NOTE: Lexington Community Association, Inc. Board of Directors is not recommending that anyone should or should not install any kind of storm shutters, nor do they recommend any brand or manufacturer.

3. SCREEN ENCLOSURES

Screened entries are permitted in all neighborhoods with the following specifications:

Screens that measure 18 X 14, 18 X 20 & 20 x 20 strands per square inch will normally be approved. Other configurations could cause damage in a windstorm to the homeowner's premises and adjacent homeowner's premises. This includes all lanai and door screens.

4. LANAI SUN SHADES

If visible from the outside, sunshades must be white or beige in color and must be mounted on the inside of the screen for all neighborhoods. Prior to departure greater than one week, all sunshades must be in the rolled up position on all unprotected lanais. A & E approval is NOT required.

5. FLAGS

Any unit owner may display a flag in accordance with Florida Statute 720.304(2) "Any homeowner may display one portable, removable US flag or official flag of the State of Florida in a respectful manner, and on Armed Forces Day, Memorial Day, Flag Day, Independence Day and Veteran's Day may display in a respectful manner portable, removable official flags, not larger than 4.5 feet by 6 feet, which represent the United States Army, Navy, Air Force, Marine Corps or Coast Guard." No flag poles will be permitted in the ground.

6. BASKETBALL HOOPS

No temporary or permanent basketball hoops will be permitted.

7. HOLIDAY DECORATIONS

Only Christmas and Hanukkah lighting and ornamentation shall be allowed without A & E Committee approval, and must be displayed in a conservative nature. Decorations may be installed any time after Thanksgiving Day and may be kept in place until the end of the first week in January.

8. WINDOW TINTING AND FILM

Permitted in all residences. The degree of tint is controlled by samples in the HOA Master Guidelines book. The FILM permitted must be of a non-reflective tint (non-mirror).

9. LANAI ENCLOSURES

Clear acrylic panels or glass in white frames are permitted in all neighborhoods.

10. FLOWER POTS

Where permitted by neighborhood, flower pots must be either terra cotta, concrete or ceramic. Flower pots containing annuals or perennials cannot be placed on any grass area, at fire hydrants, manholes, or mail box areas, nor hinder the landscaping services. Hanging flower pots of plastic or fiberglass are permitted to be hung from garage attached lights. The homeowner is responsible to maintain potted plants and remove unattended flower pots when either leaving the area or when plants die.

11. DECORATIVE ITEMS

Items such as pedestals, statues, birds, animals, benches, reflective globes and other such items are permitted only within the front entry screen enclosure or the lanai.

12. TREE REMOVAL AND REPLACEMENT

An A & E Review form must be submitted for the removal or replacement of a tree, with the exception of a dead tree. A county permit will be required and obtained by the Director of Operations/Maintenance at which time the Lee County inspector will review the permit and determine its viability according to their standards and the homeowner's needs, and determine that replacements or removal conform to county standards and codes. The expense to remove the existing tree, purchase the new tree and plant the new tree will be the responsibility of the homeowner.

13. LANDSCAPING REQUESTS

Same species replacement of existing plantings approved by Grounds Maintenance supervisor shall not require further approval. Landscaping requests on common property must have written approval from adjoining residents prior to submitting an A & E Review if there is a reasonable possibility that the planting may interfere with an adjoining homeowner's view.

14. ALL OTHER REQUESTS

Requests that are not stated within the above standards will follow the regular approval procedure.

APPROVED BY THE LCA BOARD OF DIRECTORS MARCH 28, 2017