

Canary Isles Architectural Guidelines Summary

June 2016

Consistent with the Covenant and Restrictions of the Canary Isles HOA, Article 9, Section 9.1, Architectural Controls, **“No alterations of the exterior of the any home or alteration or permanent improvement of any lots” shall occur without prior approval of the Board/Architectural Committee (ARC).**

The following exceptions to the requirement for ARC approval are listed below:

- Maintenance – any upkeep of existing property (house, lawn, driveway) that does not include any configuration or color change. For example, a window or door may be replaced if it is identical to the existing window/door. If it is different in any way, it will require ARC approval. This maintenance allowance does not apply to painting of the home or roof replacement, as these two areas will require ARC approval even if identical to the existing paint or roof type.
- Items that do not change the overall appearance of the property – specifically:
 - Flowers
 - Installation of bushes/hedges and landscape features located in the rear yard
 - Removal of trees, bushes/hedges and landscape features located in the rear yard
 - Gutters/Down spouts, if painted white
 - Lawn Furniture/Ornaments
 - Recreational Structures in the rear yard if not visible from roadway
 - Tiling of covered porches, patios or entryways

Architectural Guidelines – an application should be submitted to the ARC for review of all exterior alterations including the following:

1. **Exterior Painting** – All paint used on the exterior of the body of any residence shall be subdued in tone. Colors should be selected to harmonize with the natural environment of the subdivision and should be soft and unobtrusive. No colors should be loud or bright. No more than one paint color may be used for the body of each residence; no more than two accent trim colors may be used; and a minimum of one accent trim color is required. A test area of paint shall be applied prior to requested approval and shall be reviewed by the ARC. Paint chips shall be submitted with the application.
2. **Windows/Doors** – All windows/doors should be consistent with architectural style of the home and other homes within the subdivision.
3. **Roof Materials** – All roofs shall be finished with architectural shingles.
4. **Fencing (9.4.12)** – All fencing material shall be white vinyl material and may not be installed within the front yard setback area.

5. **Pools and Screened Enclosures** – All pools and screened enclosures shall be reviewed for location, height and style.
6. **Hurricane Shutters** – All permanent hurricane shutters shall be professionally manufactured and may remain on the house along the side and rear yards as needed. Temporary plywood utilized as shutters and manufactured shutters abutting the front yard shall be removed within 7 days of any storm event.
7. **Landscaping** (9.4.12) – Installation of any tree and/or other landscape materials within the front yard requires review by the ARC. Installation of a tree in the side or rear yard also requires review by the ARC. Landscape materials located within front yard bedding areas, adjacent to the home, do not have a height restriction. Hedges/bushes within the front yard setback area, not adjacent to the home, are limited to four feet in height.
8. **Mailbox** (9.4.24) – see Board for approved models
9. **Flagpoles** (9.4.15) – All flagpoles shall be reviewed by the ARC as to design, height, location and type of flag.
10. **Satellite Dish/Antennas** (9.4.15) – All dishes and antennas should be located as to not be seen from the street and shielded from view of any adjoining lots. Dishes smaller than three feet in diameter and attached to the house, should be located as far to the rear of the structure as possible and are not required to be shielded from an adjoining lot.
11. **Accessory Structures** - All accessory structures should be: located behind a six foot fence; be limited to 300 square feet in size; meet City requirements for setbacks; and be painted to blend with the house.
12. **Recreational Vehicles** (9.4.26) – Campers, boats, and motor homes shall be permitted behind a six foot fence on the side or rear of the property. Recreational vehicles may be parked in the driveway for up to 48 hours for loading or cleaning.
13. **Building Additions** (9.4.2) – All building additions require approval of the ARC.