

The Preserve at Lake Charm HOA Inc.

Approved Clarifications to Use Restrictions

June 25, 2018

1. 10.7.3 Prohibited Vehicles. No commercial vehicle, limousines, recreational vehicles, boats, trailers including, but not limited to, boat trailers, may be kept on the property except in the garage of a residence. Recreation vehicles, boats and trailers may be parked in the driveway ONLY of a residence for a maximum of 24 hours while they are being loaded and 24 hours while being unloaded. The maximum amount of time cannot exceed 48 hours in a 7-day period.
2. 10.37 Signs and Flags. No sign, flag, banner, sculpture, fountain, outdoor play equipment, solar equipment, artificial vegetation, sports equipment, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed in or upon any part of the property that is visible from the outside without the prior written approval there of being first had and obtained from the ACC as required by this Declaration. Declarant/Builder is exempt from this Section. For sale signs by realtors may be installed between the residence and the sidewalk. No in ground flag poles shall be permitted within the property, unless written approval of the ACC is obtained. Notwithstanding the foregoing, flags which are no larger than 24" X 36", attached to a residence and displayed for the purpose of a holiday, shall be permitted without ACC approval. Additionally, any Owner may display one portable, removable United States 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 Veterans Day may display in a respectful manner portable, removable official flags, not larger than 4 1/2 feet by 6 feet, -which represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard. A permanent flag pole for display of the American Flag or other flag shall be permitted only if displayed in a respectful way and only if first approved in writing by the ACC as to its size, placement, and safety.

Approved 6/25/18

Previously Approved Clarifications

Section 10.39 - Storage Buildings

- A. No temporary or permanent utility or storage shed, storage building, tent or other structure or improvement shall be permitted and no other structure or improvement shall be constructed erected, altered, modified or maintained without prior approval of the ACC. Storage sheds that may be approved by the ACC will require the following conditions:
 - a. Homeowner must obtain a building permit from the City of Oviedo for structure
 - b. Structure must meet Florida building codes
 - c. Structure cannot be seen from the road, i.e. behind fencing or landscaping (see diagrams)
 - d. Structure must have a concrete or at least 3/4 inch tongue and groove pressure treated flooring system
 - e. Structure must be painted the same color as the house.
 - f. Structure roofing materials - if shingled, same as house, if aluminum; see color book for choices

Section 8.7 – Power and Duties of ACC

- a. Exterior Paint colors – Colors for house body and trim have been established. A book has been put together identifying approved colors and is available for homeowners to check out prior to choosing colors.

Article X covers other Use Restrictions that do not fall under ACC guidelines. The following sections clarify and explain conditions that are to be met.

A. Section 10.7.1 – Parking.

- a. Owners automobiles shall be parked in the garage or driveway, if provided and shall not block the sidewalk. No vehicles of any nature shall be parked on any portion of the property or a lot except on the surfaced parking area thereof. The surface parking area is defined as the garage or driveway. Parking is not allowed overnight on any street in the community. Residents who have guests that require vehicles to be parked on the street overnight must contact the management company and let them know the vehicle type and how long they will be staying. This exception is only for resident guests and for the duration of their visit, normally limited to 7 days. Vehicles are to be parked with right side tires against the curb with the flow of traffic at all times.

B. Section 10.31 Pools

- a. Additional information regarding pools is to be added to this section.
- b. ACC approval process is:
 - i. Send in ACC Request form to management company with the following information:
 1. Survey of house where pool will be located.
 2. Type of pool (fiberglass, gunite, etc.)
 3. Contractor who is installing pool. Contractor is responsible for getting building permit from City of Oviedo.
 4. If screening is to be included, type, size and contractor doing work. See section 10.16 for additional requirements.
 5. If a fence will be included, type, size and contractor doing work. See section 10.16 for additional requirements.