

# Architectural Review Standards

## Draft for Community Review 04-15-21

(Supplement to the Del Webb Orlando Design Guidelines)

### Introduction:

The Architectural Review Committee (ARC) utilizes the standards described in this document to provide guidance for the design, size, location, style, structure, materials, color, mode of architecture, mode of landscaping and relevant criteria for the construction or modification of exterior home improvements of any nature. These standards help to ensure that projects are in keeping with Del Webb Orlando's high quality community appearance and character, help to maintain property values, do not degrade the environment, and enhance the living experience of neighbors. Obviously, all present and future considerations cannot be addressed in these standards, and the committee has the right to use its best judgment when reviewing applications for exterior projects.

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## 1. Pergolas, Trellises and Arbors

- Pergolas, trellises and arbors must be constructed of cedar, rust-resistant metal or vinyl and be painted or finished to match the color of the house.
- Pergolas, trellises and arbors and must be submitted to the Reviewing Entity for review prior to installation. The submission must include construction drawings, elevations, and details of materials.
- Pergolas, trellises and arbors must be constructed within the Private Area of the lot and may not exceed forty percent (40%) of the width of the home or be a maximum width of eighteen feet (18 '), whichever is less. These structures should not exceed either of the outside side wall(s) of the home.
- Pergolas and shade structures must be structurally sound and anchored in accordance with local codes. Knee bracing or cross-bracing shall not be utilized on any side of the structure. When framed, the highest point of a pergola may not exceed the eave height of the home.
- One (1) or more trellises may be installed to shield a patio or lanai if approved by the Reviewing Entity. Attaching a trellis to the home may void warranties from Declarant.
- Trellises used to screen lanais or patios that have a height extending to the eaves of the home may have a maximum width of no greater than eight feet (8'). Each section of trellis must be separated by a gap or lower section of trellis at a minimum distance equal to the section of trellis. Applications for trellises that do not extend to the eave height of the home shall be reviewed on a case-by case basis to determine allowable width and configuration.
- Each trellis must be designed to support plants or vine growth and thereafter maintained with plants or vines growing on it, and remain plumb, level, and structurally sound. The intent of these Design Guidelines is that trellises may not be used as substitutes for fences.
- One (1) arbor may be installed only if structurally sound and in accordance with local building codes. Arbors may not be attached to the home nor exceed eight feet (8') in height, four feet (4') in width, and four feet (4') in depth. The arbor must be designed to support plant or vine growth and thereafter be maintained with plants or vines growing on it. As all arbors are different, approval will rest with the Reviewing Entity.

## 2. Florida Friendly Landscaping and Approved Materials

- Consistent with Florida Statute 373.185, the Design Guidelines support "Florida friendly landscaping" principles that conserve water, protect the environment, are adaptable to local conditions, and are drought tolerant. These standards include planting the right plant in the right place, efficient watering, appropriate fertilization, mulching, attraction of wildlife, responsible management of yard pests, recycling yard waste, reduction of stormwater runoff, and waterfront protection. Approved inert materials shall include those described below and other materials as may be approved by Declarant from time to time.
- Determination of whether a material is acceptable for inclusion in any specific situation shall be made Reviewing Entity and shall be in writing. Currently approved materials are as follows:
  - A. Mulch/Bark: Wood and rubber mulch are permitted within the planting bed provided the mulch is of natural color (brown tones). Black rubber mulch is prohibited.
  - B. Decorative Rock Material/ River Rock (Stones): Decorative rock (i.e., river rock stones) shall not be permitted as ground cover and is only allowed within the planting beds. White and black stone or rock is prohibited.
    1. Stones may be used provided they adhere to the following standards:
      - (a) Typical Minimum size: 3/8" in diameter
      - (b) Typical Maximum size: 1 1/2" in diameter
      - (c) Colors: Earth tone only (i.e., beige or brown) Stones may be used within the planting bed provided they are earth tone in color (buff, beige, brown or reddish-brown). Grey stones may be used only as an accent within the planting bed. White or black stones or rocks are prohibited.
    2. b. Stones are not permitted in turf areas.
- Turf sod must cover all ground surfaces of the lot outside planting beds. In keeping with the character of the community, in general, turf sod must cover the major portion of the front and side yards. Any exceptions must receive prior approval from the Reviewing Entity.
- Ground cover or inert material shall not be used to spell out names, nicknames, names of cities, states, athletic teams, slogans, emblems, geometric patterns or any other communication.
- Boulders may be used within the planting bed provided the boulders are earth tone in color (buff, beige or brown). Generally, the number of boulders that may be approved by the Reviewing Entity are up to three (3) boulders per lot and may not to exceed 3 feet x 3 feet in size. Decorative boulders which may be approved within the planting bed must be of natural color and composed of one of the following materials: Moss Rock, Tan Limestone, Tan Sandstone, Granite, or Fieldstone.
- Construction materials are prohibited in or around landscape areas.

- Bed Curbing/ Edging: The only edging / curbing allowed is either plain black commercial grade rubber installed below the grass line or poured concrete curbing in earth tones (red and black are not considered to be earth tones). Prohibited bed-edging materials include, but are not limited to, stones, plastic / composite materials, boulders, rocks, and pavers. Stones, rocks, boulders or other materials may not be used as bed-edging material and are not permitted in turf areas.
- Landscape beds and edging / curbing modifications shall be at least two (2) feet from the Homeowner's side property line, 3 feet from the front property line and 5 feet from the rear property line. Any exceptions must receive prior approval from the Reviewing Entity.
- It is strongly recommended that the homeowner contact the state 811 resource by calling 811 or making an online request at <https://call811.com> a week or more before breaking ground. If functioning irrigation or utility lines or common areas are damaged while work is being done, it is the responsibility of the homeowner(s) to repair all damage and restore all irrigation and utility lines and landscape to their former condition.



## 5. Statues and Artifacts

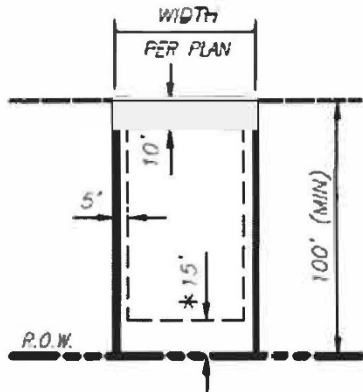
- All statues and artifacts must be located within the planting beds and are limited to five (5) per home site. Water features must be in the rear of the home. Application to and approval from the Reviewing Entity is required.
- Artifacts include clay, masonry, metal, ceramic, resin or wooden objects including decorative containers or planters, ornamental / garden flags, benches, plant stands and hangers, and other "garden" or outdoor ornaments such as animals, gnomes, cut out objects, and planters. Artifacts may not exceed three feet (3') in height.
- No more than five (5) artifacts/statues or other yard ornaments are permitted in either the front yard or side yard of any home. Plant stands and hangers (such as shepherd's crooks) are considered to be one artifact and each potted plant (including those on plant stands and hangers) are each considered to be one artifact. Corner lots are considered to have two front yards.
- All pots must be decorative (not plastic nursery pots).
- Statues include clay, masonry, ceramic, metal or wood statuary, including human figurines, animals, religious figures, etc. Statues and artifacts, may not exceed three feet (3') in height.
- Bird House / Animal Feeder: Up to one (1) Bird House/Feeder not exceeding the roof eave in height may be permitted in the Private Area, rear of the home. Installation on perimeter walls or wrought iron fences and under/on house eaves is not allowed. Multiple bird dwellings, e.g., bird coops are not allowed.
- A wall decoration or small wall decoration grouping, near the front entry will not be counted as part of the five (5) allowable artifacts, at the sole discretion of the Reviewing Entity.

## 6. Building Setbacks with Setback Illustration

The building setbacks described below are applicable to homes in Del Webb Orlando and recognized by the Reviewing Entity. Notwithstanding any other provision of law, all building setbacks must meet these requirements, except for such buildings which are built by Declarant pursuant to approvals obtained from the County. It is the homeowner's responsibility to review and comply with all county, state and federal regulations. The building setback requirements generally define the Private Area, except as noted in Section 11.B. of the Design Guidelines:

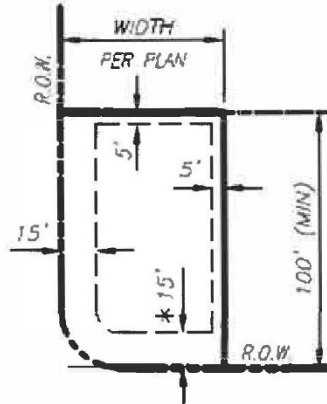
- (a) Interior Lots: Front Yard: 50' wide Homesites: 15' Minimum to Front Facade 20' Minimum to Garage
  - (b) Side Yard: 50' wide Homesites: 5' Minimum
  - (c) Rear Yard: 50' wide Homesites: 5' Minimum
2. Corner Lots:
- (a) Front Yard: 50' wide Homesites: 15' Minimum to Front Facade 20' Minimum to Garage
  - (b) Side Yard (Interior Side) : 50' wide Homesites: 5' Minimum
  - (c) Side Yard (Exterior Side) : 50' wide Homesites: 15' Minimum
  - (d) Rear Yard: 50' wide Homesites: 5' Minimum
- In general, for purposes of landscape beds, plantings, curbing, driveway, patio, and screen enclosure extensions, setbacks are 3 feet from the front property line, 2 feet from the side property lines, and 5 feet from the rear property lines. Any exceptions must be approved by the Architectural Review Committee prior to installation.
  - Corner lots shall be considered to have two front yards and two side yards.
  - Common Areas To Be Owned By The Homeowners Association: The non-residential areas of Del Webb Orlando will be Common Area, Limited Common Area, as defined in the Declaration. Additionally, the sales center, recreation center, parks, and other uses will have various building setback requirements that are addressed in the governing documents.

INTERNATIONAL BUILDING CODE



15' FRONT SETBACK  
TYPICAL INTERIOR  
LOT (MIN)

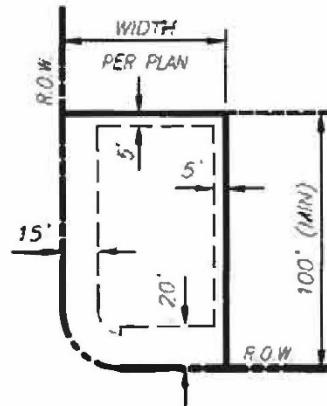
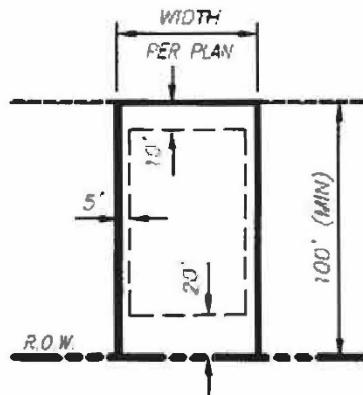
N.T.S.



15' FRONT SETBACK  
TYPICAL CORNER  
LOT (MIN)

N.T.S.

\* 15' FRONT SETBACK ALLOWED ONLY  
IF GARAGE DOOR IS 20' FROM R.O.W.





## **7. Garage Doors**

### **A. Garage Door Screens**

1. The addition of a garage door screen does not replace the purpose or functionality of the originally Amended and Restated Community Declaration for Del Webb Orlando at Ridgewood Lakes pertaining to garages.
2. The garage screen door must be retracted during the period dusk to dawn, and the garage door must remain closed.
3. Approved materials shall include those described below and other materials as may be approved by Reviewing Entity from time to time. Determination of whether a material is acceptable for inclusion in any specific situation shall be made by Reviewing Entity and shall be in writing. Garage door screen additions must be reviewed and approved by the Reviewing Entity prior to installation. A color photo of the home and the garage door materials must be submitted with the ARC Application.
  - a. Screen Color Options: Choice of screen color must match or be close in color to the aluminum frame and/or overall color scheme of the house.
  - b. Aluminum Frame: Must be made of a high-grade aluminum and match the color of the trim. Alternative colors will be reviewed on a case-by-case basis to be consistent with the overall appearance of the home and the neighboring homes.
  - c. Installation: The garage door screen must be installed entirely in the-interior of the garage to ensure it is completely invisible when the garage door is closed and the screen is not in use. No roll-up screens or panel and track sliders will be permitted.
  - d. Assembly: The garage door screen must be assembled and installed by a manufacturer trained, professional installer.
4. The approval of a garage door screen does NOT constitute permission to utilize the garage as a living space.

**B. Garage Door Vents:** must be louvered in style, placed at the bottom of the garage door on the lowest panel, and painted the same color as the garage door.

### **C. Garage Door Windows:**

1. Shall be rectangular with plain glass and a simple frame with no decorations such as etching, arches, sunbursts or scrolls.
2. Shall be no more than one panel in height.
3. Shall be installed in the uppermost panel area of the garage door.
4. Any frame around the window must be painted the same color as the garage door.
5. Must receive approval prior to installation by the ARC. Design approval shall be at the sole discretion of the ARC.

## **8. Hurricane and Storm Shutters and Blinds**

While there are many ways for a homeowner to protect their home's windows and doors in preparation for severe weather, these guidelines are intended to address permanent retractable or removable shutters. Prior to installation, the homeowner must obtain written approval from the Reviewing Entity (Architectural Review Committee) for conformity of design and color in relationship to the home and current neighborhood aesthetics. The installation must comply with local building codes and the following:

- To minimize any adverse appearance in the community, the shutters and attachments must be the color of the painted walls or trim, or other colors consistent with the home's color and the neighborhood aesthetics, and as approved by the ARC.
- The homeowner must present the shutter specifications (including the design, color, shutter material and type, photographs, installation schedule, drawings, number of windows or doors, etc.) to the Reviewing Entity for approval.
- Homeowners shall be responsible for installing, removing, storing, repairing and maintaining shutters for the home in accordance with governmental requirements, the Design Guidelines and the Reviewing Entity approved stipulations.
- Homeowners may deploy the shutters ten (10) days prior to a severe weather event, and they must be removed/ retracted within ten (10) days after the weather event unless there are natural event circumstances beyond the control of the homeowner (i.e., power outages, additional weather events).
- Shutters may not be deployed during homeowner extended vacation periods or absences or for the entire hurricane season (June 1 - December 1).

## 9. Fences and Walls

It is the intent of these provisions to preserve view corridors and access for efficient maintenance and to protect drainage patterns established with the original lot design. The homeowner shall be responsible for any damage to the landscape or the irrigation system caused by the installation of any fence or wall.

### A. Fences:

1. Fencing of any type (except for invisible fencing) is not allowed unless provided by the builder in the original design.
2. Homeowners may install "invisible" fencing for pet control in the rear of the home as outlined below.
  - a. Invisible fencing may be used for the restraint of pets in the rear of the homeowner's private area. The installation must:
    - (i) Be installed no wider than the exterior walls of the home and within the rear setback (five feet from the property line),
    - (ii) Wiring must be buried.
    - (iii) Training flags must be removed within a (2) week period from installation and
    - (iv) The original drainage grade installed by the Declarant may not be disrupted.

### B. Walls:

1. Where walls have not been provided by the builder, walls will be allowed only within the rear yard portion of the Private Area and only if adjacent to a patio. Walls within the rear yard portion of the Private Area and adjacent to a patio must be no further than three feet (3') from the edge of the patio to the inner edge of the wall. NO walls shall be allowed in front or side yard areas.
2. No wall may exceed forty-eight inches (48") in height or the width of the house. All walls must have ninety-degree corners and run parallel and perpendicular to the primary wall surfaces of the home as originally constructed. On sloping terrain, the top and bottom of all wall sections shall be level and the wall segments must be stepped down in equal increments not to exceed eight inches (8") each to adjust to the changing grade.
3. No wall may be constructed that is in conflict with the drainage pattern established for the lot. Homeowner may be required to submit a professional study to verify that drainage patterns will not be disrupted.
4. All walls must be of approved masonry design and constructed of brick, cultured or natural stone, or masonry block.
5. A site plan, showing wall alignments, must be submitted for approval by the Architectural Review Committee prior to construction.

## 10. Buffer Fences and Landscape Buffers

Buffer fences and landscape buffers are defined as fences or hedges, trees or other landscape materials, typically at the rear or side of the property, that separates it from an adjacent property (including other home sites, common areas or property outside of the DWO community). The intent of the buffer fences and buffer landscapes is to provide privacy between yards. It is the responsibility of the homeowner on whose property the hedge is located, and both of the homeowners with a buffer fence between them, to repair and/or replace any damage to adjacent properties that may occur as a result of conducting any inspection or maintenance/repair work.

Homeowners and residents of adjacent are encouraged to work cooperatively together to as good neighbors with the common goal of maintaining the beauty and character of the community for all.

### 1) Buffer Landscapes/Hedges:

- a) The homeowner on whose property a buffer hedge is located, is responsible for the hedge and required to maintain the hedge in good condition. Maintenance may include trimming, fertilizing, and watering. In the event that a buffer hedge is located on the property line, it is the responsibility of both homeowners to maintain the hedge in good condition.
  - i) Annual pruning is recommended. Annual pruning involves thinning and shaping just enough to maintain desired height and width.
  - ii) A hedge should be trimmed so that the top is narrower than the bottom; this way, sunlight can reach all the plant's leaves. The bottom branches of "box-shaped" hedges usually thin out—and even die—from lack of sunlight.
  - iii) Formal hedges should be clipped while the new growth is green. Prune flowering hedges after they have bloomed in order to avoid cutting off buds.
  - iv) It is the intent of these guidelines that the buffer hedges should present a uniform, harmonious, and healthy appearance along the entire length of the hedge on any street. As such, all neighbors along a street should work together to trim their portions of their hedges to a uniform height and width.
- b) The homeowner on whose property a buffer hedge is located is responsible for trimming the hedge as well as any neighboring landscape that is encroaching on their property.
- c) Homeowners do not have the right to enter onto a neighbor's property to trim the neighbor's side of the plant/tree unless permission has been obtained; however, such permission shall not be unreasonably withheld.
- d) Homeowners whose properties abut buffer hedges do not have the right to trim/manicure the hedge in such a way as to kill or damage the hedge. In the event that a hedge is damaged by trimming or other action, it will be the responsibility of the homeowner whose actions (or whose contractor's actions) have killed or substantially damaged the hedge to replace it.
- e) It is the responsibility of the homeowner on whose property the hedge is located to replace a damaged or dead hedge.
- f) In the event that a buffer hedge is located on the property line, it is the responsibility of both homeowners to work together to replace the hedge. In the event that a buffer hedge is located on the property line, both homeowners must work reasonably together in the spirit of good neighborliness.

- g) Replacement hedges should be similar or complementary to the hedge being replaced, i.e., same plant species, in a style similar to any adjacent hedges. The following plant species may be planted (with prior ARC approval) to replace an existing hedge:
    - i) Podocarpus (Podocarpus macrophyllus) . The 'Pringle Dwarf' cultivar is preferred. <https://edis.ifas.ufl.edu/pdffiles/ST/ST49500.pdf>
    - ii) Simpson's Stopper (Myrcianthes fragrans) <https://edis.ifas.ufl.edu/pdffiles/FP/FP41800.pdf>
    - iii) Florida Privet (Forestiera segregata) <https://edis.ifas.ufl.edu/pdffiles/FP/FP21300.pdf>
    - iv) Yellow Star Anise (Illicium parviflorum) <https://edis.ifas.ufl.edu/pdffiles/FP/FP27800.pdf>
    - v) Walter's viburnum (Viburnum obovatum) <https://edis.ifas.ufl.edu/pdffiles/FP/FP60400.pdf>
    - vi) Chinese fringe flower (Loropetalum chinensis) <https://edis.ifas.ufl.edu/pdffiles/EP/EP56200.pdf>
  - h) Any replacement plants must be at least 3 gallons in size and planted not less than 18" and not more than 36" apart. Homeowners are advised to consult IFAS/UFL guidelines for the species they select and not simply rely on landscape workers.
  - i) In the event of a dispute as to the location of a buffer hedge, it is up to the individual homeowner(s) to establish whether the hedge is located on the property line or on one particular property.
- 2) Buffer Fences:
- a) Both homeowners with a buffer fence between their lots are responsible for maintaining the fence in good condition in accordance with the high standards of the community with no signs of damage, fading, mold or mildew. Maintenance may require cleaning or repair.
  - b) It is the responsibility of both homeowners with a buffer fence between their lots to replace any damaged fence. The replacement should be similar in material and style to adjacent fences.
- 3) Prior Architectural Review Committee (ARC) approval must be obtained before any hedge or fence is replaced. The ARC application must be signed by the homeowners whose properties abut the hedge or fence, regardless of whether the work is to be done by one or more than one homeowner.
- 4) Homeowners on adjacent properties must allow access to inspect, maintain, and conduct any work on buffer fences or hedges. Permission to enter adjacent properties for these purposes may not be unreasonably withheld.
- 5) Removal of Fences:
- a) If side yard fencing abuts two homes and both homeowners agree, they may elect to remove the fencing with Architectural Review Committee (ARC) approval. Both homeowners must sign the ARC application.
  - b) For rear yard fencing a collective of homeowners may remove the fencing only if all affected properties along the entire length of the fence agree and submit individual

signatures as part of the application package to the Architectural Review Committee for approval.

- c) If fencing is removed the homeowners are responsible for landscape repair.
- 6) A collective of homeowners (i.e. all homeowners on both sides and along the entire length of fence or hedge) may replace fencing with plant materials. Plant materials of the varieties listed above and must conform to the established character of the neighborhood. All affected properties must agree and submit individual signatures as part of the application package to the Architectural Review Committee for approval.
- 7) It is strongly recommended that the homeowner contact the state 811 resource by calling 811 or making an online request at <https://call811.com> a week or more before breaking ground. If functioning irrigation or utility lines or common areas are damaged while work is being done by a homeowner, several homeowners, or their contractors, it is the responsibility of the homeowner(s) to repair all damage and restore all irrigation and utility lines and landscape to their former condition.