

ARROWHEAD ESTATES: PLANNING CRITERIA

Arrowhead Estates administrative committees, builders, and residents establish this document known as the **PLANNING CRITERIA** for the current and future use as a guideline for maintaining consistency associated with the planning, use, aesthetics and administration of the Arrowhead estates community.

These criteria serve only as a guideline and can be changed as deemed necessary by the ARB. In the event these criteria conflict with the Covenants and Restrictions in the Articles of Incorporation or the planning and zoning laws of Lake County or the State of Florida, the planning criteria shall be subordinate.

All construction projects must be completed and cleared by Lake County inspectors within six months of approval by the ARB. If the project has not been started six months from the time of ARB approval, another application must be submitted to the ARB for re-approval.

The previously mentioned criteria include but are not limited to:

1. Sheds

Sheds shall not exceed 12 x 12 in size and may not exceed 10' ft. at the highest point and shall not be entirely constructed of aluminum. Sheds may not have electricity. They must be located behind a fence or concealed from view or have neighbor approval. Sheds must be painted same color as the house and the roof shingles must be identical or as close as possible to the house shingles. Before the installation of a shed, one must submit an application to the ARB for approval and then pull a permit from the county. A permit is required by law.

2. Screen room additions and screened enclosures:

Screen room additions and screen enclosures shall be a bird cage type, consistent with screened pools or of permanent construction, consistent with county building requirements and zoning restrictions, and of make and material identical with the homeowner's residence. These are only permitted at the rear of the property and attached to the dwelling. Colors may be white or bronze.

3. Fences

Fences are addressed in the Covenants and Restrictions. Additionally, they must be constructed of 6 – foot wood board on board or 6 – foot PVC white. All wood must be finished in a natural color and approved in advance by the ARB. Wood fences require a stain to maintain a neat and pleasant appearance. The stain must be a natural color approved by the ARB. All fences must meet ARB approval/ criteria and must be constructed for privacy purposes. No fence will be allowed adjacent to the pond. Chain link fence can be used only when backing up to a conservation or natural area. The

ARROWHEAD ESTATES: PLANNING CRITERIA

chain link must be four (4) feet galvanized black or green and must be completely landscaped behind it. Fences shall be installed 15 feet from the front corner of the structure, which is the furthest setback from the street and equidistant on each side.

4. Accessory structures

Accessory structures shall not be used for commercial gain or personal commerce.

5. Mailboxes Replacement

Replacement of mailboxes must look identical to those in the neighborhood. The box, post top, and decor must be identical in color and style as seen throughout the community. One may make a post out of PVC, having the same diameter as the existing posts, with a flagpole style top and matching scroll décor. The color must be black, and the box must match the existing boxes in the neighborhood. ARB members have the address of the company that supplies the mailboxes installed by Horizon Builders if a homeowner chooses to use that setup.

6. Metal Roof Systems

****Metal Roof Systems Standards:**** To comply with Florida House Bill 293, the Architectural Review Board (ARB) committee for Arrowhead Estates will now allow two types of roofing systems in our neighborhood: asphalt shingle and metal roof systems.

These must meet the following established standards:

1. The roof system must comply with the Florida Building Code for Lake County and the ASCE 7-22 standards for High Velocity Hurricane Zones (HVHZ).
2. Only two types of metal roof systems are approved: Standing Seam and Metal Tile.
3. No roofing system, whether shingle or metal, may have exposed fasteners.
4. The Florida Building Code specifies a minimum thickness of 26 gauge for steel roofs.
5. Metal roof systems must have a corrosion-resistant finish or stone coating to prevent damage.
6. Homeowners are required to maintain the aesthetic quality of their roof system. This includes removing algae growth on asphalt shingles and addressing issues like color fading or chalking on metal components.
7. No bare or clear-coated metal products are allowed. For coated metal roofs, a PVDF (Polyvinylidene Fluoride) paint system is preferred (such as Kynar 500 or Hylar 5000). If a homeowner chooses a SMP (Silicone-Modified Polyester)

ARROWHEAD ESTATES: PLANNING CRITERIA

coating, they must agree to maintain the aesthetic, regardless of the warranty provided by the manufacturer.

8. **Roof colors are subject to ARB approval. Blue, green, and red metal roofs are not permitted.** Acceptable colors include medium grey to black tones and medium tan to brown or bronze tones, which help maintain the overall aesthetic of neighboring homes.

9. **The roof color must have a Solar Reflective Index (SRI) of 50 or less.**

10. All roof vents and standing pipes must match roof color.

Please ensure that any new roofing complies with these guidelines. Thank you for your cooperation in maintaining the beauty and safety of Arrowhead Estates.

Metal Roof Colors and Materials Chart #1:

https://www.drexmet.com/wp-content/uploads/2023/03/Drexel-Metals-Metal-Roofing-and-Perimeter-Edge-Finishes-Color-Chart_REV08-25.pdf

Metal Roof Colors and Materials Chart #2:

https://www.drexmet.com/wp-content/uploads/2023/06/DM-11654-Drexel-Metals-Residential-Color-Chart-Brochure_05-28-24-1-1.pdf

Metal Roof Colors and Materials Chart #3:

https://www.metalalliance.com/files/ugd/d146f0_58720087819f4a3a92fe11350cb629ef.pdf

7. Painting and Approved Color Schemes

To assist you in selecting an approved combination, the complete, official paint color charts for our subdivision can be found directly at the Sherwin-Williams link below:

<https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/hoa/clermont/fl/arrowhead-estates/>

You will find 82 complete paint **schemes** (house body, trim, and accent colors) to choose from on that website.

For your information:

Sherwin Williams can match Behr paint by using a color-matching system, but the match may not be exact due to differences in paint bases and colorants between brands. To get the most accurate match, bring a physical sample of the Behr paint, such as a chip or a dried paint sample, to Sherwin Williams for them to scan or match.

How to get the best possible match

ARROWHEAD ESTATES: PLANNING CRITERIA

- **Provide a physical sample:**

A paint chip is the most reliable method for getting a match. If you have a wall painted a specific color, bring in a small piece of that paint or a sample you've painted on a surface.

- **Be aware of the limitations:**

Even with a scan, a matched color might have a slight difference from the original because each brand has its own unique colorant systems and paint bases.

- **Request a paint swatch:**

Ask for a swatch of the matched color to see how it looks in your space before you commit to a large purchase.

Important considerations

- **Avoid mixing brands for touch-ups:** If you are trying to match an existing paint job, it is best to buy the same brand and type of paint for touch-ups. Mixing brands for touch-ups can lead to a spotted or mismatched look.
- **Use one brand for the project:** For a large project, it is recommended to choose a single brand for all your paint needs. This will ensure a consistent look across your walls and trim, as even slight variations can become noticeable.

Any of the above criteria may be re-considered on a case-by-case basis but may not infringe upon the aesthetics of the community or the individual enjoyment of others in the community. If any conflicts of these criteria shall arise, controlling consideration shall revert back to the Covenants and Restrictions.

The Covenants and Restrictions give specific authorization for these criteria to be modified as approved by the ARB. This adjustment shall be in keeping with the Covenant and Restrictions, building code of Lake County, and laws of the State of Florida, yet must maintain the aesthetics of the community.

This document shall be approved and enforceable per the Covenants and Restrictions of Arrowhead Estates Homeowners Association.