

# Beacon Park Phase 1 HOA Adopted Rules and Regulations 2024

These are the rules according to the docs. They have been summarized and organized into categories

## Landscaping

- Landscaping must be maintained and weed free
- Grass must be less than 4"
- Trees greater than 6" diameter may not be removed without approval unless they are within 10' of a building
- All fences must be uniform, approved by the county and the HOA: 6' laurel white plastic
- Pools must be approved by the county and the HOA
- Screen enclosures must be approved by the HOA, and are not allowed in front

## Vehicles

- All vehicles must have current license plates
- No inoperative vehicles for more than 48 hours (except inside garage)
- No major repairs allowed
- No commercial vehicles (anything larger than 1/2 ton pickup)
- No carports, boats, campers, RVs or trailers of any kind
- No stripped, unsightly, offensive, wrecked, junked or dismantled vehicles or portions thereof

## Buildings

- Premises must be maintained
- Damaged buildings must be repaired within 2 months
- No sheds or temporary structures
- No window AC units or security bars, or reflective material in window or glass door
- No exterior displays (other than seasonal) on doors, walls, windows, roofs without ARC approval
- Seasonal displays must be removed within 10 days \*This excludes DOOR HANGERS
- One normal TV antenna or satellite dish (max 18") is allowed with ARC approval no construction materials (lumber, brick, stone,
- No cinder block, concrete, scaffolding, mechanical devices, etc) may be stored on the lot after approved construction is completed.

## Animals

- No hunting or breeding
- Household pets are allowed unless they become a nuisance or annoying to any neighbor
- No more than 2 dogs and/or cats (**per governing docs**)
- Pets must be leashed when not in enclosed area (**PLEASE PICK UP REMAINS WHEN WALKING YOUR PET**)

## General

- No lot may be unclean, unsightly or unkempt
- Nuisance: no obnoxious, dangerous, offensive or annoying animals, plants or devices
- No sign of any kind shall be displayed to the public view on any lot (without ACC request)
- Any sign placed in violation shall be subject to immediate removal by HOA (not considered trespassing)
- Clothes hanging/drying may not be visible from the street (front or side)
- No trash disposal except as permitted by the HOA.
  - \*Containers must be kept clean \*3rd trash can that is for yard waste may be kept outside out of street view.
  - \*Containers must be placed within 12 hours of collection and removed within 12 hours after (per governing docs)
- No skateboard or bicycle ramps
- No basketball hoops or play structures \*excluding those grandfathered in Hoops (store hoops away out of sight after use) and RENTAL bounce houses, trampolines  
(Must be in your fenced in backyard child safety protected and anchored down to prevent from flying away)
- No flags except one respectfully displayed American flag or military flags allotted by (per state statutes)

## **NOISE ORDINANCE Per Orange County Ordinance 7:00 AM -10:00 PM Every day of the Week**

\*Please mindful to your surrounding neighbors ALL around you noise travels! Respect one another if you're going to have fun be courteous knock on their door ask if they mind, not everyone works Monday-Friday.

## **NO PARKING ON TOWNHOME GRASS**

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## BEACON PARK PHASE 1 ARCHITECTURAL RULES 2 0 2 4

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The following architectural rules have been adopted by the Board of Directors to further clarify and/or supplement the Association's -guidelines as provided for in the governing documents. Please review the governing documents and these Architectural Rules prior to submitting an Architectural review application to the Architectural Control Committee (ACC) at [www.artemislifestyles.com](http://www.artemislifestyles.com) for its review of a proposed change, alteration, or renovation. Your property survey must be included with your application, the survey must show the locations of the proposed change, alteration, renovation or addition along with photo of project and photo of property in current condition. County permits are the responsibility of the homeowner. The Association's approval of a proposed change, alteration, renovation or addition does not absolve your obligations to higher authorities.

### **Townhomes (only)**

#### **Rooftop Installations**

The installation or modification of the roofs, exterior of the buildings or other areas where owners do not have exclusive use and control, including the installation of such things as TV antennas, satellite dishes, solar panels and or any other modifications to the roof is prohibited.

- Homeowner will be responsible for any damage to the roof.
- Satellite Dishes may be installed with an ACC Request (in designated area courtyard or rock area of driveway behind Townhomes)
- Nothing herein shall be construed to contradict the FCC's Over-The-Air- Reception Device Rule.

#### **Building**

- The following changes to the buildings do not require the prior approval of the ACC, or compliance with the architectural review process:
- Replacing street address numbers (must be kept in the same location and uniform to the existing townhome's)
- Replacing light fixtures (If old paint is visible please contact property manager for name of color to touch up paint). Front Door Changes (\*Front door on Townhomes must all remain the same as builder kind & color scheme and requires ACC request)
- Changing the doorknobs for door's (all must be the same color)
- Adding a second deadbolt. (all must be the same color)
- Installing a strike plate. (all must be the same color)

#### **Security Cameras or Camera Doorbell**

- Ring or any other similar type of camera doorbells may be installed without prior approval of the ACC **Front Door Changes Requires**

#### **ACC Request**

- Enclosures will be considered on a case by case bases for lots 305-310 (2285-2307 J Lawson) and 315-322 (2408-2436 Victoria Falls)
- Hurricane Shutters (Hurricane shutters must blend in with the trim of the window and compliment the overall feel of the home)
- Window Replacements (Grids must match existing windows)

#### **Cable**

- If you would like to contract AT&T for cable, you must submit an ACC request for approval. Due to drilling to exterior walls of the townhome, otherwise exterior wall becomes homeowner's responsibility.

#### **Courtyards**

- Any fence changes must submit an architectural review application to the Architectural Control Committee ("ACC")
- Back doors may be replaced without architectural request as long as the color is white or same as front door

#### **Pavers**

- ALL townhome Courtyard Pavers require an architectural request; however, lots 305-310 (2285-2307 J Lawson) and 315-322 (2408-2436 Victoria Falls) due to the building design. \* These units require compliance with the architectural review process and the ACC's prior written approval
- Any owner installing pavers is required and shall take precautions to prevent water runoff onto any neighbor's property. If the installation causes water runoff onto a neighbor's lot, the owner of the pavers must correct the issue immediately.
- Driveways, Breezeways, or sidewalks may not have pavers installed.

#### **Landscaping**

- Landscaping may NOT be altered without first complying with the architectural review process and obtaining ACC's written approval. Any changes and/or damages to landscape area will result in the homeowner paying the expense to returning it to the original plan and could result in a fine.

### **Awnings, Gazebos and Canopies**

- Any awning, gazebo, canopy, pergola or other similar structure of a permanent or non-portable nature (i.e. cannot be stored out of sight after use) requires compliance with the architectural review process and the ACC's prior written approval. (NOT ALLOWED)
- Temporary items (umbrellas, canopies, etc) do not require the ACC's prior written approval but must be removed and stored out of sight after use.

### **Water Softeners / Treatments**

- Outdoor water softeners and treatment tanks and systems require compliance with the architectural review process and the ACC's prior written approval.
- Outdoor water softeners and treatment tanks and systems must be installed so that they are hidden from view.

**\*Any approved modifications to exterior wall will become the responsibility of the townhome lot owner  
Single Family Homes (only) ACC 2023 cont.**

### **Paint**

- A picture of the homes to the left and right of yours.
- Select color scheme sample from HOA approved list
- Color may not be the same as your next-door neighbor's house, exception is made for corner lots to exclude the side street visual to their home.
- See our website for list of approved colors at [www.beaconparkhoaphase1.com](http://www.beaconparkhoaphase1.com) These colors schemes coincide with Phase3 colors and now Phase1 Townhomes.
- Approved HOA color schemes cannot be altered and must be followed as per the approved color schemes. Driveways and Sideways Requires Plat Survey w/placement markings, contract, county permit, color selection, picture of project ,picture of area in the current condition.
- Driveways and sidewalks may be sealed (clear only) without architectural request.
- Pavers are not allowed in place of the common sidewalk (parallel to the road in county right of way).
- Replacing the driveway or private sidewalk with pavers requires compliance with the architectural review process and the ACC's prior written approval.
- The driveway may be extended up to 3 feet on one or both sides with pavers. Any owner desiring to do so MUST submit plat survey and permit and with the ACC request for its consideration.
- 3 Color Shade choices to choose from are Saratoga (red), Sierra Blend (neutral), Slate Blend (grey) Alternate /similar colors will be considered at the board's discretion.

\* This may be extended a short distance around the side of the house to store county garbage/recycle cans.

\* Recommended color: harvest blend, brown tan or similar, black border recommended no request needed for small area for garbage cans.

### **Exterior Stone Addition**

- Can only add to the front facing of single-family homes (not the sides)
- The Association encourages the use of brick, stone or like material. The use of imitation material is discouraged.
- Please include Contract plans & color, Plat survey, County Permit, Pictures or links of material being used (indicating type & color) photos of exterior of the property (mark with where stones will go).
- The following approved colors are AUSTIN Laytite, KARAMEL Laytite, NAPPANEE Laytite, SLATE Laytite, BUCKS CREEK Laytite, SOUTHERN LIMESTONE Laytite. Alternative colors may be considered at the board's discretion

### **Fences Requires 4 photo's exterior home and view of neighbor's fence, plat survey w/placement markings, contract & county permit, picture of fence style.**

- All fences must be 6' laurel white plastic and require compliance with the architectural review process and the ACC's prior written approval before installation. Additionally, County approval is required.  
\* Relocating a gate on an existing fence WILL require an architectural request with survey marking of current & relocation.
- Gates may open in or out.
- Gates (single) may not be wider than 6 feet no double gates allowed.
- Finished side of the fence (side with no visible structural support) shall face the street or neighbor's side of the lot.
- Fences may go up to the side windows of the home on each side, to accommodate A/C units Plat survey and permit are required to be submitted with an ACC application for the installation of fencing.

### **\*Roof/Gutters Requires contract, color sample, county permit**

- Roof repairs and replacements require compliance with the architectural review process and the ACC's prior written approval before installation and may take 30 days or more for a response once all required documents are submitted.
- A Copy of the contract and color sample similar to the ones approved will need to be submitted with the application. The following approve colors are Barkwood, Saddlewood Ranch, Pewter Gray, Williamsburg Slate, Appalachian Sky and Brandywine Dusk.
- Alternative colors may be considered at the board's discretion.

- Gutters must be white/Maison Blanche and require prior written approval of the ACC

#### **Windows**

- Replacing windows requires the prior written approval of the ACC.
- All replacement windows must compliment the overall feel of the community

#### **Walkways/Porch**

- Walkways and porch(s) may have tile placed on top of concrete
- Prior written approval of the ACC is required with tile/stone colors

#### **Landscape**

- All yards must have grass planted. St. Augustine, Bahia and Zoysia are examples of acceptable grass. \* Sod may be replaced without architectural request.
- All landscape plans must be similar to the overall feel of the original neighborhood landscape plans. \* Mulch may be replaced (any color) without architectural request.
- Bushes can be removed or replaced without architectural request.
- Up to 3' of lava/river rock may be installed next to the home without architectural request.

#### **Screen Doors and/or Enclosures**

- Screen enclosures compliance with the architectural review process and the ACC's prior written approval before installation.
- Screen enclosures may only be metal anodized components. No screen enclosures may be constructed on the front of any unit
- Required: Plat survey and permit required

#### **Hurricane Shutters & Doors**

- Hurricane shutters must compliment and fit the overall feel of the home; must submit all necessary information for review.

#### **Water Softeners / Treatments**

- Outdoor water softeners and treatment tanks and systems require compliance with the architectural review process and the ACC's prior written approval.
- Outdoor water softeners and treatment tanks and systems must be installed so that they are hidden from view

#### **Notes**

- Your survey was included in your closing documents.
- Items allowed without ARC must still meet other guidelines (not unsightly, etc).

#### **Cotheslines**

- Clotheslines shall only be installed in the rear yard and behind the structure (house) from sun up to sun down and not visible from any street or lot. They shall not be visible from the street along the front of the house and should not be located on the street side of a home on a corner lot.
- They shall be retractable, displayed only when in use, and used for the shortest possible time to accomplish drying of the clothes

#### **Trellises, Lattice, Arbors, Arches and Pergolas**

- Requires Photo of project , photo of property in current condition & survey marking the location of installation proposal/contract Arches, arbors, pergolas, trellises and similar structures will only be permitted in the rear of the property if they are part of a permanent structure to the home and properly constructed/installed to meet Florida Building Code to withstand wind forces.

**\*Anything not listed in these Guidelines requires the prior submission of an application to the ACC and the ACC's prior approval before commencing the proposed change, alteration, renovation, or addition. When in doubt please reach out to the property manager for clarification on any items not listed above.**