

ARCHITECTURAL CONTROL COMMITTEE INDIAN WELLS HOMEOWNERS' ASSOCIATION

PROCEDUREES/DUTIES AND FUNCTIONS OF THE COMMITTEE

The Declaration of Covenants, Conditions and Restrictions for Indian Wells provide that:

- No building, sign, fence, outside lighting, hedge, wall, walk, antenna, clothesline or other structure or planting shall be constructed, erected or planted until the plans and specifications showing the nature, kind, shape, height, materials, floor plans, color scheme, and location with respect to the topography and finished ground elevation shall have been submitted to and approved in writing by the Architectural Control Committee (hereafter "ACC").
- The ACC shall have the right to refuse to approve any plans and specifications which are not suitable, or otherwise determined undesirable, in its sole discretion, for aesthetic or any other reasons, provided such approval is withheld. In approving or disapproving such plans and applications, the ACC shall consider the suitability or the proposed building, improvements, structure, or landscaping and materials of which same are to be built, the site upon which it is proposed to be erected, the harmony thereof with the surrounding area and the effect thereof on adjacent or neighboring property.

The purpose of the Architectural Control Committee (ACC) is to provide in establishing and overseeing community standards and reviewing and deciding upon change requests, in the realm of the Association's architectural scheme.

In affecting its duties and functions the ACC shall:

1. Consist of at least two (2) members and no more than four (4) members. ACC members must be HOA members.
2. Be aware of the overall architectural plan of the Association as set forth by the Articles of Incorporation, Bylaws, and the Deed Restrictions
3. Prepare community standards for architectural control for approval by the Association's Board of Directors.
4. Facilitate HOA member compliance with the standards and guidelines and provide oversight/enforcement procedures recommendation to the Board of Directors.
5. Prepare, periodically, articles for the HOA website and Facebook Page relative to architectural information.
6. All ACC members shall act with the best interest of the homeowners in Indian Wells
7. ACC Chairman will be required to attend all HOA Board meetings, or submit a report, if attendance is not possible. Three missed Board Meetings will end in termination of ACC duties.
8. ACC members shall bring serious issues to the attention of the Board of Directors. Be alert to architectural problems shared by HOA members and seek a solution to these problems.

The Architectural Control Committee shall be responsible for but not limited to the following areas:

- Home exterior colors, including roofs, shutters, gutters, any exterior item relating to home.
- Fencing-No higher than 6' and must be privacy fencing.
- Sheds-No larger than 10x12
- Driveways, no bigger than total of 24 feet
- Landscaping
- Solar
- Windows
- Doors (Entry/Sliding Glass Doors)
- Patios

The purpose is to regulate the design, appearance, and location of external improvements to all properties within the subdivision in such a manner as to:

- Maintain a consistent quality level of improvements that enhance property values for all owners.
- Promote a harmonious relationship among neighboring structures, landscaping, and topography.
- Blend functional necessity with aesthetic appeal.
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The Architectural Control Committee is required to:

- Review all applications for exterior changes to buildings or grounds.
- Approve or deny requested changes within 30 days of receipt of a completed application.
- Develop architectural standards, guidelines, and related regulations for approval by the Board of Directors.
- Enforce architectural standards as directed by the Board of Directors.

Any Renter who plans to modify any of the items mentioned in this document, MUST obtain the Owners approval before submitting an ACC application. Please Note: the HOA Board of Directors have final approval on any change, regardless of any County approval. Any plans affecting any of the items below require an ACC Application

General Building Specifications:

Roof materials: 25-year dimensional shingles/Metal Roofing/Terra Cotta

Sheds: No larger than 10x12. A plan indicating location on the lot, height of the desired external structure, and building material shall be submitted to the ACC for approval prior to construction. An Osceola County building permit will be required.

Garages: All front-loaded garages, no split doors. Approved facades on website.

Driveways: All concrete **NO PATIO PAVERS. Residents allowed to expand an additional 8 feet.(Total 24 total feet) Building permit required prior to construction.** Only Paint color allowed to paint the driveway is **Slate Gray only, no paint on the sidewalks. All driveways must be extended to street. If driveway pavers are used, size must be uniform.**

Patio: Any plans for changes, i.e., screening in patio areas, requires ACC approval. An Osceola County building permit may be required.

Exterior Painting Appearance:

All exterior paint colors shall be consistent with the initial paint application (unless approved by the ACC) to maintain continuity with the surrounding homes. . Neutral Colors only. No black. Approved colors published on website for all residents to review. Any special requests can be submitted to Indian Wells Board for review.

Fencing:

Must be privacy fencing, no higher than 6 feet. Vinyl or wood. Wood may be painted or stained white or natural wood color. **NO COLOR paint allowed.** Wide gates are permitted to allow cars to drive through into yards. Fencing must hide all vehicles. When fencing is replaced, it must be in the same footprint as the original fence. Any changes **MUST** be presented and approved by a member of the ACC **PRIOR** to installation. An Osceola County building permit will be required for more than 3 sections. The request shall include the desired material type and color of materials.

Holiday Decorations:

“Temporary” holiday Decorations and lighting do not require approval from the HOA; however, such “temporary” lighting and any associated wiring must be removed within a reasonable period after such holiday. A reasonable time is defined within 4 weeks after such holiday is over. All Holiday Decorations must be removed by January 31st.

The Declaration of Master Covenants, Conditions and Restrictions for Indian Wells provide that:

- 1) no building, sign, fence, outside lighting, hedge, wall, walk, antenna, clothesline or other structure or planting shall be constructed, erected or planted until the plans and specifications showing the nature, kind, shape, height, materials, floor plans, color scheme, and location with respect to the topography and finished ground elevation shall have been submitted to and approved in writing by the ACC. The ACC shall have the right to refuse to approve any plans and specifications which are not suitable or desirable, in its sole discretion, for aesthetic or any other reasons, provided such approval is withheld. In approving or disapproving such plans and applications, the ACC shall consider the suitability or the proposed building, improvements, structure, or landscaping and materials of which same are to be built, the site upon which it is proposed to be erected, the harmony thereof with the surrounding area and the effect thereof on adjacent or neighboring property.

The Architectural Control Committee shall develop ACC policy standards subject to approval of the Board of Directors of the Association setting forth policies and procedures governing the architectural review and enforcement process for Indian Wells. (Violation Fines)

The policy standards shall include.

- a. The application process, [Architectural Control Community Application – Indian Wells HOA \(indianwells-hoa.com\)](http://indianwells-hoa.com)
- b. The ACC Committee meets every other Monday at 1pm to review all ACC applications. Recommendations are made to the Board-Board meet 2nd and 4th Tuesday @5:30. HOA Member applications are given preferential priority review. All completed applications must be reviewed within 30 days. Applicants are contacted within 7 days if additional information is needed. If Board approves application, ACC is approved.
- c. The reviews procedures of the Architectural Committee,
- d. The standards for various types of architectural and landscaping changes, and
- e. Such other Standards and rules as may be necessary to implement effective architectural review within Indian Wells.

The Standards may also include specific recommended design practices that are generally accepted methods for achieving the objectives of the Association, in particular design problems frequently encountered in the community. The policy standards are intended to assist the Architectural Control Committee and the Owners of lots in the ongoing process of community design.

There are total 3 Board members. The number of Board members who voted in favor of this Policy are 3 the number of Board members who voted against this Policy are 0 . The vote of each Director on the Board is reflected in the minutes of the meeting at which this Policy was adopted.

INDIAN WELLS OSCEOLA COUNTY
HOMEOWNERS' ASSOCIATION, INC.

BY:

Michele Molesky

Michele Molesky
President,