

**Prestwick Townhomes II**  
At Plantation Bay  
Property Owners Association, Inc.

Architectural Review Standards

Introduction:

Townhomes are, of course, clustered attached residential units. Prestwick Townhomes II has two or four units per building with less than thirty feet between buildings. Prestwick Townhomes II has eighty-four units within twenty-two total buildings. Titled Owner lot sizes are small with very small areas between neighbor units.

Townhome uniformity is a key to increasing the value of the units. To ensure that our community will always be an attractive and desirable place to live, standards must be maintained. These standards are outlined in the Declaration of Covenants and Restrictions (C&R's). Architectural standards benefit all residents, and all residents share the responsibility to comply with, support, and contribute to them. A complete understanding of Prestwick II's standards can be found in the C&R's and document titled Architectural Review Standards on the Vesta portal/website.

This is a synopsis of Article X of the C&R's and the Architectural Review Committee's (ARC) role and the criteria the ARC shall consider when reviewing Modification Request Forms and the community of Prestwick II.

Standard:

Article X, Architectural Control, of the C&R's gives exclusive right to the ARC to approve or disapprove, in accordance with the provisions of Article X, any exterior additions, changes, modifications, or alterations to any Lot or common area.

No addition, change, or alteration is to be made, unless and until the plans, specifications, and location of the same have been submitted to, and approved in writing by, the ARC on the Modification Request Form found on the Vesta portal/website.

All plans and specifications shall be evaluated as to visual and acoustical privacy and as to the harmony of external design and location in relation to surrounding structures, topography, existing trees, and other natural vegetation, and as to specific conformance with architectural standard criteria that may be imposed from time to time by the ARC.

Amendment 2019-1 to Clarify Exterior Ornamentation.

In addition to evaluation based upon the C&R's and the visual and acoustical privacy and as to the harmony of external design and location in relation to surrounding structures, topography, existing trees, and other natural vegetation, the ARC imposes the following criteria:

An approved ARC modification request form is required for all exterior Lot ornamentation.

The request form must include a complete description of size, location on lot, materials, color, and design. A picture should be included.

Ornamentations shall be:

- 1) Of a color that is compatible with the house color and trim. All publicly displayed ornamentation must be of high quality in material, color, and other characteristics. Plastic and paper ornamentation is not allowed.
- 2) Excessive or over ornamentation is prohibited.
- 3) Ornaments and statuary should be limited in number to not more than 3-5 items, no larger than three feet in height, and placed in the river rock and/or mulch beds next to the house. Ornaments and statuary must not depict lifestyle, political views, or ethnic affiliations.
- 4) No ornamentation of any kind is allowed on front lawns, side lawns, driveways, or tree rings.
- 5) No seeded bird feeders or wildlife feeding is allowed, as doing so attracts undesirable vermin. Feeding wildlife is a violation of State Law.
- 6) Garden flags and/or any other ornamentations must not depict lifestyle, political views, or ethnic affiliations.
- 7) Only low voltage landscape lights, solar and/or wired, installed in specific locations on the lot for the intended purpose of safety and security will be considered. In some instances, accent lighting may be approved, but only with specific conditions.
- 8) Holiday ornaments must comply with PBCA Rules.