

**THE MASTERS NEIGHBORHOOD ARCHITECTURAL STANDARDS AND  
PROCEDURES UPDATED 4/29/2020**

All Homeowners are subject to Pelican Sound Architectural Review Committee Guidelines and Procedures (PSG&RCARCGP). In addition, The Masters Neighborhood Association Board of Directors (MBOD) has and may choose to continue to approve more stringent neighborhood restrictions than those of the PSG&RCARCGP. A homeowner wanting to make any exterior lot modification should first review the PSG&RCARCGP. Then the Masters Neighborhood Architectural Standards and Procedures (MNARSP) document should be reviewed as to standards and procedures for which the MBOD has chosen to make more stringent than the PSG&RCARCGP. All exterior lot modifications require a PSG&RCARC application. The application is available on the PSG&RC web site: tab "Club Documents". "2017 ARC Guidelines and Procedures", "Exhibit A – ARC Application". A Homeowner wanting to make any exterior lot modification should:

- Submit completed application with all pertinent information (see "How to File a Completed Application") to the PSG&RC Club Administration office. -

The Masters NVR or designate representative is notified of the submitted application, asked to review it and add any conditions/restrictions that are unique to the MNARGP).

- The application is reviewed by the PSG&RCARC and either approved; approved subject to any noted conditions/modifications or rejected for reasons stated.
- A copy of the application is returned to The Masters ARC for filing and a copy is sent to the homeowner.
- Rejected applications may be revised and resubmitted.

**ARCHITECTURAL AND AESTHETIC CONTROL**

The Masters Neighborhood Association seeks to maintain a neighborhood of architecturally harmonious homes. Among the techniques employed to achieve this result are the required use of colors for exterior paint and roof materials. Accordingly, no owner or resident shall make any change whatsoever in the exterior color of any portion of his/her residence or any appurtenant structure, or in the color, style or composition of roofing materials used on the residence or appurtenant structure without the prior written approval of both the PSGRC ARC and the Masters ARC. No building structure or other improvement shall be erected or altered on any Lot, nor shall any grading, excavation, landscaping, or other work which in any way materially alters the exterior appearance of any structure, Lot or Neighborhood Common Areas be performed without the prior written approval of both the PSGRC ARC and the Masters ARC. In obtaining the written approval, the owner or resident shall comply with all applicable requirements and procedures set forth in the Governing Documents. Refusal to approve proposed changes may be based on purely aesthetic reasons.

## **ARTIFICIAL VEGETATION, DECORATIVE OBJECTS ANFD SCULPTURES**

The items listed below require the review of the Masters Neighborhood Association and the approval of the PSG&RCARC. These include sculptures, decorative objects (natural or man-made), fountains, butterfly houses, bird houses, driftwood, rock gardens, decorative iron work, weathervanes, lattices and trellises.

Approval is required prior to the placement of any of the above mentioned items. The PSG&RCARC Application form is to be used. The application is available on the PSG&RC web site: tab "Club Documents". "2017 ARC Guidelines and Procedures", "Exhibit A – ARC Application". The completed application is to be delivered to the PSG&RC Club Administration office.

The following should be carefully considered when requesting placement of any of the above:

- Size: to be in proportion to the surrounding area
- Color: to blend or compliment the house color
- Neighborhood esthetics
- Minimal number

Any approved item(s) from the list above shall be installed on the exterior ground and only within a mulched landscaped area, other than those items normally hung on a wall.

Any lattice work attached to a residence must be the same color as the home exterior colors.

Artificial vegetation may not be used for exterior applications except for placement in the front door entry area and on the covered lanai area.

Other than in the front door entrance area, all exterior pots used for live plants shall remain within the mulched landscaped area and the plants therein shall be maintained. Empty pots or those containing dead plants shall be removed. Exception: A home with a three car garage may have a single pot containing a live plant placed on the driveway between the two garage doors.

## **LANDSCAPING**

By reference, The Masters Neighborhood Association Landscaping Responsibilities document is made a part of this document. A copy of this document is available at the PSG&RC Club Administration office and/or can be accessed on the PSG&RC website ("click on Neighborhoods").

No edging material natural or artificial is allowed.

Landscaping lighting requires ARC approval.

- Ground lighting must be white and cannot exceed 25 watts or LED equivalent.
- Up lighting must be white and cannot exceed 35 watts or LED equivalent
- The housing of all fixtures must be black or bronze in color.
- All damaged or non-working lighting must be removed from property.

The planting of Live Oak trees in the Masters was designed to create a canopy appearance along Masters Circle, as well as provide shade and overall ambiance. No Live Oak tree in the front of any home may be removed without a PSG&RCARC application being submitted that includes a rationale for removal, a description of alternatives to removal that were considered, as well as plans for removal and a replacement tree. While replacement is optional, there are several planting options which do not have deep and/or long root systems.

Fruit trees are not allowed anywhere in The Masters. Bird feeders and bird baths are not allowed anywhere in the Masters. The feeding of wildlife is not allowed anywhere in the Masters.

## **DOORS**

### **Front Doors & Sidelights**

There are four approved Door styles:

- Six Panel Solid; Full Glass; Three-Quarter Glass; Six Panel with two upper glass panels

There are two approved Sidelight styles:

- Full Glass; Three-Quarter Glass

Glass inserts can be:

- Clear; frosted; privacy; etched; leaded;

The door/sidelight glass may contain a geometric (architectural) design or decorative trim. No figures are allowed. No colored glass is allowed.

- The door glass may contain mullions (window grids)

In Three columns (2 vertical mullions) or Two columns (1 vertical mullion) with Six (full Glass) or Five (Three-Quarter) horizontal mullions.

- The sidelight glass may contain horizontal mullions to match the door glass.

The Sidelights and Trim must match the door color or house trim.

## **GARAGE DOORS**

No screen enclosures are allowed on garage door openings.

## **SCREEN ENTRY DOORS**

As of the date of adoption of these revised Standards & Procedures only bronze color screen doors or screen doors matching the exterior color of the entry door are allowed.

As of the date of the adoption of these revised Standards & Procedures no new screen doors with animal, fish or bird themes are allowed.

### **FRONT ENTRY SECREEN ENCLOSURES**

As of the date of approval of these revised Standards & Procedures, only bronze enclosure frames are allowed.

### **DRIVEWAYS**

Concrete driveways must be periodically cleaned to remove mold, mildew and tire tracks.

Paver driveways must be maintained. Mold, mildew and weeds must be removed.

### **FRONT ENTRY WALKWAY**

The planting bed along the side of the walkway to the entry of the home may be filled as follows:

If the walkway, driveway and porch are constructed of pavers then the planting area may be covered with matching pavers and may have decorative pots containing live plants set no more than every three feet along the walkway. Or, the planting area may be covered with mulch and have approved live plants planted within it.

If the walkway, driveway and porch are constructed of concrete then the planting area must be covered with mulch and have approved live plants planted within it.

Please note, the pavers (if used), and/or plants must be approved by the PSG&RCARC prior to installation.

### **SATELLITE DISHES, ANTENNAS AND AERIAL DEVICES**

Satellite dish installation location will be reviewed with consideration of placing the device in the least visible location with emphasis on placing the device toward the rear of the home.

### **SIGNS, BILLBOARDS, FLAGS AND BANNERS**

Individual homeowner identification plaques, homeowner name signs and house number signs are not allowed.

### **BARBEQUE/GRILLING**

When not in use, all barbeques must be stored in a garage or neatly stored within a screened pool enclosure/lanai enclosure.

## **POOL ENCLOSURE/ LANAI ENCLOSURE/COVERING**

All pool/lanai enclosures must be bronze in color.

## **HURRICANE SHUTTERS**

Rolling shutters and/or accordion type shutters and their hardware must blend with the exterior color of the home. Storm window panels must be constructed of a clear material. Hurricane shutters protecting the front entry door of a home must cover the door, not the entryway and must be a metal roll-down shutter closely matching the color of the exterior walls of the home. Hurricane fabric roll-down shutters are allowed on rear lanai openings only. These standards apply to new as well as replacement installations.

## **CARRIAGE LAMPS**

All carriage lamps must be between 18" and 25" high measuring from the very top of the frame or arch of the fixture to the base. The lamps must be black, bronze or brushed nickel in color with clear, seeded, wavy or glass inserts. Color glass is not permitted. A coordinating front door light pendant may be used. All carriage lamps on an individual residence must be the same model.

## **WINDOW COVERINGS AND WINDOW FILM**

### **Interior Blinds, Interior Shutters and Curtains**

Window coverings, treatments or linings must be white or off-white as viewed from the exterior of the home.

### **Garage Windows (excluding garage door windows)**

Garage windows must be covered. Window coverings must be white or off-white.

## **MAILBOXES**

Mailboxes may not be changed by individual homeowners. The mailboxes are the responsibility of the Masters Homeowner Association. Deteriorated or damaged mailboxes should be reported to Masters Property Management (Cambridge 239-249-7000) to be fixed or replaced.

## **GUTTERS & DOWNSPOUTS**

Gutters must match the fascia and drip cap color and downspouts must match the color of the house as closely as possible. In future house painting, all downspouts (with the exception of pool cage downspouts) and pipes should be painted to match house color.