

**THE FOLLOWING IS A SUBSTANTIAL AMENDMENT OF THE PRIOR STANDARDS.  
SEE PRIOR STANDARDS FOR COMPARISON.**

**The Masters Neighborhood Association**

**Architectural Standards and Procedures**

**November 6, 2020**

All Homeowners are subject to PSGRC ARC Guidelines and Procedures. In addition, The Masters Board of Directors has and may choose to continue to approve more stringent neighborhood restrictions than those of the PSGRC ARC Guidelines and Procedures.

A homeowner wanting to make any exterior lot modification should first review the PSGRC ARC Guidelines and Procedures. Then the Masters ARC Standards and Procedures document should be reviewed as to standards and procedures for which the Masters Board has chosen to make more stringent.

Exterior lot modifications require a PSGRC ARC application. The application is available on the Masters Website. A Homeowner wanting to make any exterior lot modification should:

- Submit completed application with all pertinent information to the PSGRC Administration office. The Masters President or designate representative is notified of the submitted application, asked to review it, and add any conditions/restrictions that are unique to the Masters.
- The application is reviewed and either approved, approved subject to any noted conditions/modifications or rejected for reasons stated.
- 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.

## Landscaping

By reference, The Masters Neighborhood Association Landscaping Responsibilities document is made a part of this document. A copy of this document is available on the Masters website.

## Artificial Vegetation, Decorative Objects and Sculptures

The items listed below require the review of the Masters Neighborhood Association and the approval of the PSG&RCARC. The PSG&RCARC Application form is to be used. These include:

sculptures	fountains
butterfly houses	bird houses
driftwood	weathervanes
rock gardens	decorative iron work,
lattices* and trellises	decorative objects (natural or man-made)

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

Approval is required prior to the placement of any of the above-mentioned items. The following should be carefully considered when requesting placement:

- 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.

Items not allowed:

- **Bird feeders and bird baths** – are not allowed anywhere in the Masters. The feeding of wildlife is also not allowed anywhere in the Masters.
- **Artificial vegetation** – are not allowed in any flowerbed, home perimeter or along the driveway. The only exception is by the front door entry area and on the covered lanai area.
- **Mailbox plants** – neither plants (real or artificial) nor pots may be placed around mailboxes.
- **Plant pots** – Empty pots or those containing dead plants are not allowed.

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.

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 Lighting

Landscaping lighting requires ARC approval and must adhere to the following conditions:

- 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 the property.

### House Color Schemes

By reference, The Masters Neighborhood Association house colors are outlined in the House Color Framework and House Color Schemes documents which are part of this document. Copies of these documents are available on the Masters website.

### Doors

- **Front Doors** – The approved door style is six panel solid or with full or three-quarter glass. Six panel with two upper glass panels is also permitted. The sidelights can be full or three-quarter glass. Glass inserts cannot include figures or be coloured. They may include a geometric design or decorative trim. Mullions may be added.
- **Garage Doors** – No screen enclosures are allowed on garage door openings.
- **Screen Entry Doors** – Bronze color screen doors or screen doors blending with the exterior color of the entry door are allowed. No new screen doors with animal, fish or bird themes are allowed.

### Windows, Coverings and Film

- **Windows** – frame color can be white or bronze, with or without mullions/grid dividers.
- **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.

### 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.

### **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.

### **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.

### **Front Entry Screen Enclosures**

Only bronze enclosure frames are allowed. The white enclosure frames previously installed are grandfathered.

### **Front Entry Enclosures**

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.

Pavers (if used) and plants must be approved by the PSGRC ARC prior to installation.

### **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 (except for pool cage downspouts) and pipes should be painted to match house color.

**Pool Enclosure/ Lanai Enclosure/Covering**

All pool/lanai enclosures must be bronze in color.

**Signs, Billboards, Flags and Banners**

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

**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.

**Barbeque/Grilling**

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

Adopted – xx-xx-xx and Revised – 04-10-17; 01-23-20; 04-09-20 and 11-06-20