

Middleton

**COMMUNITY DEVELOPMENT DISTRICT A
ARCHITECTURAL REVIEW MANUAL**

Version 4.20.26

TABLE OF CONTENTS

Page#

Introduction	1
Alternative Energy	1
Arbors	1
Artificial Grass	1
Awnings	1
Bird Feeders/Bird Houses	2
Building Additions	2
Carports/Porte Cocheres	3
Driveways, Walkways, Paths, Front Entry Flooring	3
Easements and Property Lines	4
Fences	5
Flags	5
Flagpoles	5
Fountains & Waterfalls	5
Front Doors	5
Garage Doors/Screens	6
Gas Tanks, L.P.	6
Gazebos	6
Generators	6
Lamp Posts	6
Landscaping	7
Lawn Ornaments	8
Lights - Exterior	8
Lightning Rods	9
Painting/Siding of Residence	10
Pergolas	10
Pools	10
Putting Greens	10
Recreational Equipment	11
Rentals	11
Roofs	11
Screen Rooms and Screen Cages	11
Seasonal Displays	11
Setbacks	13
Shades/Privacy Screens	13
Shutters	13
Solariums	13
Split A/C Units	14
Stucco/Wood or Stone Veneers	14
Tank-less Water Heaters	14
Tiki Huts	14
Tree Removal	14
Trellises	14
Wall Art	15
Weather Vanes/Stations	15

APPENDICIES

- I** Fence Locations and Specifications
- II** ARC Application & Re-Submittal Application

Introduction

These Policies should be used in conjunction with the Declaration of Covenants, Conditions and Restrictions relating to the Unit that contains the homesite that is the subject of the Architectural Review Application.

Some Restrictions contain Declarant imposed building setbacks. Certain vertical structures may be prohibited within these setbacks.

Alternative Energy:

1. Solar panels will be permitted if mounted on the roof (see Ch. 163.04 F.S.). On-ground Solar panels are prohibited.
 - a. Solar Nets are permitted only on golf front homes and for protection of damage from golf balls. Maximum height 12” from the solar panels. The size and color must be compatible with the aesthetics of the home.
2. Windmills, wind turbines, and other forms of technology meant to capture wind energy for electricity production are prohibited.
3. Alternative Energy Roofs (See Roofs section)

Arbors:

Arbors may be freestanding, shall be anchored into the ground for safety purposes, shall be located in the rear or side quadrant of the home site, shall not be located in any utility easement or setback and shall have no fences on either side. Only one (1) arbor per lot shall be permitted and shall be consistent with the size of the lot and aesthetics of the neighborhood.

Artificial Grass:

Artificial grass is not permitted.

(Exception: Artificial grass is permitted to be used in construction of a small putting green. See Putting Greens section.)

Awnings:

Permanent awnings with vertical structures are prohibited within any utility easement or setback. Architectural approval is not required for retractable awnings. Retractable awnings shall maintain a minimum of two (2) feet from any adjoining building or dividing wall. Color must be aesthetically compatible to the exterior colors of the home.

Bird Feeders/Bird Houses:

Architectural approval is not required for bird feeders or bird houses. Bird feeders and houses are permitted to be installed on the property as long as the size and height are consistent with the lot size and shall be aesthetically compatible with the style of the neighborhood. Installation of a pole to hang a bird feeder is not permitted in any utility easement or setback. Bird feeders shall not be attached to any walls or wall fences.

Building Additions:

Including: Screen Rooms/Screen Cages/Screened Front Entries

1. All building additions must be attached to the existing dwelling, including being attached by a roof of the same materials, design and roof pitch consistent with the existing homes in the neighborhood. All building addition materials and design, including roof pitch, shall be consistent with the existing home. No building addition roof shall be higher than the roof of the existing home. Some Building Additions roof pitch may be reduced slightly to accommodate tying into the existing roof.
2. Any improvements requiring a stem wall or elevated foundation shall be noted, and approximate heights listed on the site plan attached to the Architectural Review Application.
3. Any structure that has a ceiling is considered to be a building addition and shall have a roof that matches the home's roof style, design, materials and color.
4. Screen rooms/screen cages that were not built during original construction can be added. Screen rooms/screen cages shall have a concrete floor or some type of finished flooring with the exception of permanently raised landscape planters. Screen rooms/bird cages must have an approved roof style: mansard, dome, etc. Screen rooms/screen cages shall not encroach into any utility easement or setback.
5. Canvas roof covers (full and partial) on screen rooms/screen cages are allowed. The covers shall be on a metal frame, firmly attached to the existing screen room/birdcage and be in accordance with applicable county, state, and federal regulations. Canvas roof covers shall be a solid color complimenting the color of the home/roof with no stripes or designs allowed. Valances are allowed on full canvas roof covers, may have contrasting piping but cannot exceed 16 inches in length. Valances are not allowed on partial canvas roof covers unless there are different levels in the screen room/screen

cage roof. If different levels exist then partial valances are permitted as long as the length is no greater than the difference between levels or 16 inches maximum.

6. Detached, free-standing structures (i.e. a summer kitchen) are permitted as long as they are built under the pool cage, or screen room/screen cage.
7. Screening of the front entryway is allowed. It must be under the existing roof line (not eave line) and on the existing entry way concrete slab. The aluminum frame must match any existing aluminum frame of the home.

Carports/Porte Cocheres:

All modifications to, or additions of, Carports/Porte Cocheres must be approved by the Developer or its designee. The materials, screen and color of the framing must be compatible with the aesthetics and colors of the neighborhood. Carports/Porte Cocheres may only be used for parking automobiles and golf carts capable of operation, and sitting areas. Carports may not be used for storage, or automobile or golf cart repair. Carports must be kept neat and clean at all times. Only furniture intended for outdoor use may be placed within Carports/Porte Cocheres.

Driveways, Walkways, Paths, Patios, Front Entry Flooring:

1. Painting/Coating: Driveways and walkways may be painted or use pavers. Only colors that are similar with the surrounding neighborhood and will benefit and enhance the entire subdivision in a manner generally consistent with the plan of development are allowed. Non-geometric designs, hot, electric, neon or bright colors are not permitted
2. Walkway and Driveway extensions may be granted only if the extension is affixed to the existing walkway/driveway originally constructed/designed by the Developer. No additional access points or curb cuts are permitted except to accommodate the walkway/driveway extension. Walkway extensions are limited to a maximum of 6' wide. Driveway extensions are limited to a maximum of 14' wide.
3. If the walkway from the front entry of the home to the street is separate from the driveway, a maximum 4' wide walkway may be added to connect the existing walkway to the driveway. The connecting walkway shall be no further than 3' from the front exterior wall of the home. If a connection walkway is constructed,

the walkway that is separate from the driveway may be removed and replaced with the same sod/grass as the existing lawn.

4. Front walkways may be expanded to the width of the front home. Front walkways shall not be expanded towards the street beyond the existing walkway and no closer than the closest part of the home or garage to the street.
5. Decorative rock yards, paved yards, paver yards, or yards in which the principal ground cover is other than grass are specifically prohibited.

Easements and Property Lines:

1. Site plans shall include all utility use easements and setbacks including but not limited to platted easements, special easements, and easements or setbacks described in the recorded declaration of deed restrictions.
2. Owners are responsible and liable for any and all easement or setback encroachments regardless of Developer approval. Owners receiving Developer approval remain liable for any water/drainage flow blockage, interruption of water/drainage flow, redirection of existing drainage flow and any additional water/drainage flow caused by any improvements made to the property including the installation of landscaping. In addition, said Owner is responsible for any damage that may be caused to any said improvements, including landscaping, should access to the easement area be necessary by any party having rights to the easement areas.
3. No vertical construction of any kind shall be permitted in the utility easements or setbacks. Concrete or paver patios and walkways shall be kept a minimum of three (3) feet from property lines. Concrete/pavers for ingress/egress doorway pads for a screen cage/screen room/room addition shall be no larger than four (4) feet by four (4) feet and shall be kept a minimum of two (2) feet from property lines.

Fences:

Note: This section does not prevent statutorily required fencing such as pool fencing.

1. Fences are permitted around the homesite in some Units. The location and specification requirements are found in this Section and the Appendices.

2. There are no prohibitions on invisible electronic fences for pets.
3. Fences may be used to screen condenser/compressor units, pool pumps and related equipment and shall be placed only in the area of the items being screened.
4. Fences are permitted around patio slabs.
5. Fences are permitted across the front entry of the home, shall have the appearance of being attached to the home and shall be under the existing roof line.

Flags:

The design, material, and subject of the flag is not regulated by the Declarant. The size and the quantity of flags must be consistent with the size of the lot and flag pole. All flags must be hung from a flagpole that is either free-standing or attached to the dwelling.

Flagpoles:

1. One (1) free-standing flagpole is allowed, but shall not exceed a maximum height of twenty-two (22) feet or encroach any easements or setbacks.
2. One (1) flagpole attached to the dwelling is allowed, but the size must be consistent with the dwelling size and style compatible with the aesthetics of the neighborhood.

Fountains & Waterfalls:

Fountains and waterfalls shall be consistent with the lot size and the aesthetics of the neighborhood. Fountains and waterfalls are not permitted in utility easements or setbacks.

Front Doors:

No specifications required for front doors as to type or color. Glass/screen doors are permitted. The color and style shall be consistent with the aesthetics of the surrounding neighborhood.

Architectural approval is not required for front door modifications, including, but not limited to, glass inserts, glass side panels, screen doors, storm doors or door color. An architectural application form is required if said modification is to increase the height or width of the door.

Garage Doors/Screens:

Architectural Review Board approval is not required for garage door or screen modifications to install or remove glass, install decorative panels, install a garage door screen or garage door painting if the chosen color and style is compatible with the aesthetics and colors of the neighborhood. Any modifications to the height or width of the garage door requires Declarant approval.

Gas Tanks, L.P.:

L.P. tanks must be underground and must meet Declarant, local, state, and federal policies and regulations including any easement or setback regulations. No underground gas tanks in utility easements or setbacks.

Gazebos:

A gazebo is a freestanding, roofed, open-sided structure providing a shady resting place and is permitted. Only one (1) gazebo per lot is permitted, shall not be in any utility or use easement area, shall be located in the rear quadrant of the home site, the gazebo shall be consistent with the size of the lot, and the roof material shall be the same as the existing dwelling.

Generators:

Owners seeking to provide a back-up energy source to their dwelling are only required to fill out an Architectural Review application for generators that will be permanently affixed to the property and dwelling.

Permanently fixed generators shall be placed in the rear or the side of the home site and must not be visible from the street. Fences may be used to screen generators. The exhaust of the generator must be directed away from the adjacent neighboring properties. The generator's size must be consistent with the size of the lot. Generators may not be placed in any easements or setbacks.

Lamp Posts:

In neighborhoods where lamp posts are optional, all aftermarket lamp posts and lamp post signs must have an approved Architectural Review Application. Only one lamp post on each homesite. The lamp post shall be in the front yard near the driveway and front entry of the home. The location, size, style and color of the lamp post and lamp post sign shall be compatible with the surrounding neighborhood. The lamp post sign may contain the customary name and address of the home owners and may be lighted.

For homesites that do not have a lamp post, a lighted name and address sign may be attached to the front of the home near the front entry. The location, size, style, color and brightness of the lighted name and address sign shall be compatible with the home and surrounding neighborhood.

Landscaping:

1. A deed restriction or covenant may not prohibit or be enforced to prohibit any property owner from implementing Florida-friendly landscaping on his or her land.
 - a. Florida-friendly landscaping refers to the utilization of drought tolerant “plants”. It does not mean that sod may be replaced with rocks, decorative stone, pine straw, mulch, pine bark or similar non-plant material; however, those non-plant materials may be used as an accent around plantings in designated approved landscaping beds.
 - UF/IFAS states pine needles can be used as mulch but do separate them on a basis of pine straw is frequently used in areas looking for a more natural aesthetic.
 - Some leading nurseries separate mulch and pine straw. Mulch is a broad term that refers to any material spread over the soil. In Florida, most homeowners use organic mulches such as shredded bark, wood chips, or dyed mulch made from recycled materials. Pine straw, on the other hand, consists of fallen pine needles that are spread across garden beds. Both materials serve the same basic purpose but differ in appearance. Nurseries recommend mulch for high visibility areas and pine straw for larger natural zones.

This Manual does not intend for pine straw to be used except in landscaping beds due to it not being as aesthetically appealing.
2. Owners shall comply with, and be liable for any non-compliance with, the applicable construction plan for the surface water management system pursuant to the approved plan on file with the applicable state water management district.
3. Property owner is liable for any resulting blockage, interruption, or redirection of existing drainage flow, any additional drainage flow or any type of easement encroachment(s).

Landscaping (including, but not limited to, curbing, hedging and landscaping walls)

Note: This section refers to new/additional landscaping, including the landscaping beds and not landscaping or landscape beds originally installed at time of construction.

1. Landscaping, including the landscaping beds, shall be kept a minimum of three (3) feet from the side and rear property lines for storm water maintenance/drainage purposes.
2. Landscaping walls shall be no higher than eighteen (18) inches. However, landscaping walls may exceed eighteen (18) inches in height, if necessary, due to existing lot elevations.
3. Existing sod or other plant material shall only be replaced with sod or other plant material. Rock is not an acceptable replacement for sod or other plant material(s) except as an accent material in approved landscaping beds.
4. Decorative rock yards, paved yards, paver yards, or yards in which the principal ground cover is other than grass are specifically prohibited.

Lawn Ornaments:

Lawn Ornaments are prohibited. Lawn Ornaments, or yard art, generally refers to manmade items located anywhere outside the structure or footprint of the home. However, pots and planters designed and constructed for plant use are permitted so long as they are used for their intended purpose. The inclusion or attachment of flowers or plants to a man made ornament, not originally constructed for plant use, does not change the item from a lawn ornament to landscaping. The word "lawn" includes areas that are mulched, concreted, sodded, rocked, landscaped, bare earth or any other material outside the structure (footprint) of the home. The following is intended as a partial list of lawn ornaments: any manmade statute or figure, wind chimes, plastic or silk flowers, windmill, pinwheels, train sets, deer, geese, flamingos or any other animal or human figures.

Lights – Exterior:

Exterior Lighting

Exterior lighting must be attached to the home or screen cage and shall be shielded and directed downward so as not to create glare, light trespass, or nuisance conditions affecting adjacent properties or common areas. Lighting shall not include flashing, chasing, strobe, rotating, or color-changing effects except during an approved Seasonal Display period. No exterior lighting shall project illumination above the roofline or directly onto neighboring structures.

Nuisance Definition

Nuisance means any use of exterior/landscape lighting on a property that unreasonably interferes with the use and enjoyment of neighboring properties or adversely affects the public health, safety, or welfare. Exterior/landscape lighting constitutes a nuisance when it produces excessive glare, brightness, or light trespass beyond the boundaries of the property, such that it causes discomfort, distraction, or loss of visibility to adjoining property owners, occupants, or motorists. A nuisance may be found where lighting is improperly directed, unshielded, or of such intensity or duration that it disrupts normal nighttime use of adjacent properties, intrudes into residential dwellings, or alters the character of the surrounding area beyond what is reasonable under the circumstances.

Landscape Lighting

Landscape lighting is defined as low-voltage, solar, or hardwired outdoor lighting fixtures that are installed on a residential property for the purpose of illuminating approved pathways, walkways, driveways, landscaping beds, trees, shrubs, or architectural features of the home.

The following guidelines shall apply to landscape lighting:

- Landscape lighting shall be limited to the immediate areas of the home's foundation, landscaping beds, pathways, and driveways
- All lighting must be directed downward or shielded so as not to create a nuisance, glare, or disturbance to neighboring properties or common areas
- Hot, electric, neon, or excessively bright colored lighting is not permitted
- Lighting shall not be installed along property lines, on walls, fences, or in a manner that would encroach upon neighboring properties or easements
- The quantity and placement of landscape lighting shall be reasonable and consistent with [review ARC Manual language]

Lightning Rods:

Lightning rods may be installed on a dwelling without an ARC approval. The number of lightning rods and size must be compatible and consistent with the size and style of the dwelling and aesthetics of the neighborhood.

Painting/Siding of Residence (Base or Trim):

Note: Hot, electric, neon or bright colors are not permitted

Only solid colors that are similar to the surrounding neighborhood and will benefit and enhance the entire neighborhood in a manner generally consistent with the plan of development are permitted.

Pergolas:

Only one (1) pergola per lot is permitted. Pergolas shall not be located in any easement or setback, and shall be anchored into the ground for safety purposes and shall be located in the rear or side quadrant of the homesite. Pergolas shall be consistent with lot size. Pergolas constructed with a concrete pad may be screened on the sides and roof. Pergolas may have a sunshade canopy. The canopy may be stationary, retractable, louvered or shade sail. All canopy products shall be a solid color similar to the color of the dwelling. "Elite" roof systems or "Santa Fe" style Pergolas are not permitted. Any structure that has a ceiling is considered to be a building addition and shall have a roof that matches the home's roof style, design, materials, color and roof pitch.

Pools:

Free standing outdoor bathrooms, showers and changing areas are not permitted. They must be compliant with the requirements under Building Additions.

Privacy walls are permitted on pool decks, patios or lanais. The privacy walls may not be higher than the eaves of the existing home.

Any improvements requiring a stem wall or elevated foundation shall be noted, and approximate heights listed on the site plan attached to the Architectural Review Application.

When any pool deck requires a stem wall or elevated foundation, the applicant is encouraged to install landscaping along the pool deck for aesthetic purposes.

Putting Greens:

Putting greens are permitted as long as:

1. They are built on the rear of the property.
2. Not visible to the road in front of the house.
3. They are consistent with the size of the lot and are aesthetically compatible with the neighborhood.
4. Not located in any easement or setback.

Note: Artificial grass may be used in the construction of a putting green.

Recreational Equipment:

All recreational equipment, including, but not limited to swing sets, swings, sandboxes and trampolines, shall be located in the Rear Yard. Any other recreational equipment shall be kept within the Home except when in use, except for a single basketball pole and hoop which may be erected adjacent to the driveway serving the Home.

Rentals:

In some neighborhoods, rentals may be restricted or may have minimum lengths of rental. Tesla (including other solar shingle manufacturers), and metal roofs (styles such as shingle, tile, or standing seam) may be permitted and shall require architectural approval. Only solid colors that are consistent in color within a given community and are harmonious with the home and neighborhood are permitted.

Roofs:

All roofs shall be consistent in color and style of the home and within the neighborhood and all roofing shall require architectural approval. Tesla (including other solar shingle manufacturers), and metal roofs (styles such as shingle, tile, or standing seam) may be permitted and shall require architectural approval. Only solid colors that are consistent in color within a given community and are harmonious with the home and neighborhood are permitted.

Screen Rooms and Screen Cages:

1. Pre-printed or painted screens on screen cages are prohibited.
2. Screen rooms and cages must have approved roof styles; mansard, half mansard, dome, hip or gable style.
3. Free standing structures such as outdoor bathrooms, shower rooms or changing rooms are not permitted.

Seasonal Displays

Note: please abide by your Unit's specific Deed Restrictions regarding Seasonal/Seasons Displays. Not all Units permit Seasonal/Seasons displays for a 30-day duration.

Seasonal/Seasons Displays, as defined in your Deed Restrictions, allow residents to show their holiday spirit and develop esprit de corps within the community. Seasonal/Seasons Displays are temporary displays intended to recognize nationally observed holidays, commonly celebrated holidays and observances, and ethnic and religious holidays.

Section 1. Seasonal Display

“Seasonal Displays” consist of temporary decorative items placed on the exterior of a Homesite/Lot, including but not limited to lighting, ornaments, inflatables, figures, signage, or themed décor intended to recognize or celebrate a season, holiday, or seasonal event.

Seasonal Display does not include:

- Permanent architectural elements.
- Modifying lawn ornaments with decorative elements.

Section 2. Seasonal Periods

For purposes of enforcement, the calendar year shall be divided into four (4) seasonal periods:

- **Winter Season:** December 1 – February 28/29
- **Spring Season:** March 1 – May 31
- **Summer Season:** June 1 – August 31
- **Fall Season:** September 1 – November 30

Section 3. Duration Limitation

1. Seasonal Displays shall be permitted as established in your Unit’s Deed Restrictions.
2. The time allotted may be consecutive or non-consecutive but shall not exceed a cumulative total of thirty (30) days per seasonal period and shall occur within the applicable seasonal period.
3. Unused days shall not be carried forward into a subsequent season.

Each Homesite/Lot shall be permitted no more than four (4) Seasonal Display periods per calendar year, one per defined season.

Section 4. Maintenance and Standards

All Seasonal Displays must:

- Be temporary in nature;
- Be maintained in good repair;
- Not obstruct sidewalks, roadways, or drainage;
- Not create safety hazards;
- Not create a nuisance to surrounding properties;
- Not damage District property or adjacent property.

Setbacks:

Vertical Construction is not permitted within any Developer, City, or County imposed setback. Applicants are responsible for compliance with setbacks.

Shade/Privacy Screens:

Retractable shade/privacy screens are permitted on screen cages or lanais and do not need AR approval. The shade/privacy screens must match the aesthetics of the home and surrounding neighborhood. Pre-printed or painted shade/privacy screens are not permitted.

Shutters:

Shutters are permitted. Color of shutters can be changed as long as color is aesthetically compatible with the base color of the home and consistent with the aesthetics of the neighborhood.

Note: Storm shutters are permitted as long as they are professionally manufactured and are aesthetically compatible with the home. Temporary hurricane protections are not subject to Architectural Review, but must be removed within seven (7) days of the storm passing.

Solariums:

A solarium is a glass-enclosed room or structure, featuring glass walls and roof designed to provide a sun-filled space year-round.

Only one (1) solarium per lot is permitted. Solariums shall not be located in any easement or setback and must be on a concrete pad. Solariums must be attached to the rear or side of the home and must be all glass with an aluminum frame. Plastic is not permitted. The roof must be pitched, flat roofs are not permitted. Solariums must be consistent with the lot size and compatible with the aesthetics of the home and neighborhood. Solariums may have an interior retractable or louvered sunshade canopy.

Ceilings are prohibited, any structure that has a ceiling is considered to be a building addition and shall have a roof that matches the home's roof style, design, materials, color and roof pitch.

Split A/C Units:

Split A/C units are permitted. The outside portion of the split unit must be placed along the side or rear of the home. The outside portion of the split unit shall not be placed in any easements or setbacks.

Stucco/Wood, or Stone Veneers:

Stucco on a portion or all of a home is permitted. Wood or stone veneer is only permitted on a portion of the home as accent. The color and style of stucco/wood or stone veneers must be compatible with the aesthetics of the neighborhood.

Note: Adding stucco/wood, or stone veneers to a home not originally stucco/wood, or stone veneer may void structural warranties.

Tank-less Water Heaters:

Tank-less water heaters are permitted to be installed on the outside of the home or villa. They may not be placed on the front of the dwelling facing the road.

Tiki Huts

A Tiki Hut is a freestanding, thatched roofed (natural or synthetic), open-sided structure providing a shady resting or dining place, outdoor kitchen and/or bar and is only permitted within an approved screen cage, pool cage or lanai. Tiki Huts shall be consistent with the size of the screen cage, pool cage or lanai and shall be compatible with the aesthetics of the dwelling unit and neighborhood.

Tree Removal:

Tree removal does not require Declarant approval. It is the homeowner's responsibility to make sure any tree removal on their homesite is in compliance with all applicable City of Wildwood tree ordinances.

Trellises:

A trellis is a two dimensional structure of open lattice work which may be freestanding and is permitted but shall not be permitted in any utility easement or setback. The trellis shall be consistent with the size of the lot and compatible with the aesthetics of the neighborhood. Only one trellis structure is permitted per homesite (multiple sections of trellis can be combined to create a single trellis structure).

Wall Art:

1. Wall art that is painted is not permitted.
2. Outdoor attached decorations, excluding common holiday displays, or any pieces of art that are permanently or temporarily affixed to the outside of the dwelling are permitted. The size and colors must be compatible with the dwelling. The style must be consistent with the aesthetics of the neighborhood.

Weather Vanes/Stations:

Weather vanes/stations are permitted as long as they are securely attached to the roof of the dwelling. The size and height must be consistent with the lot size and the style must be aesthetically compatible with the neighborhood.

APPENDIX I

Appendix I – Middleton Fence Offerings

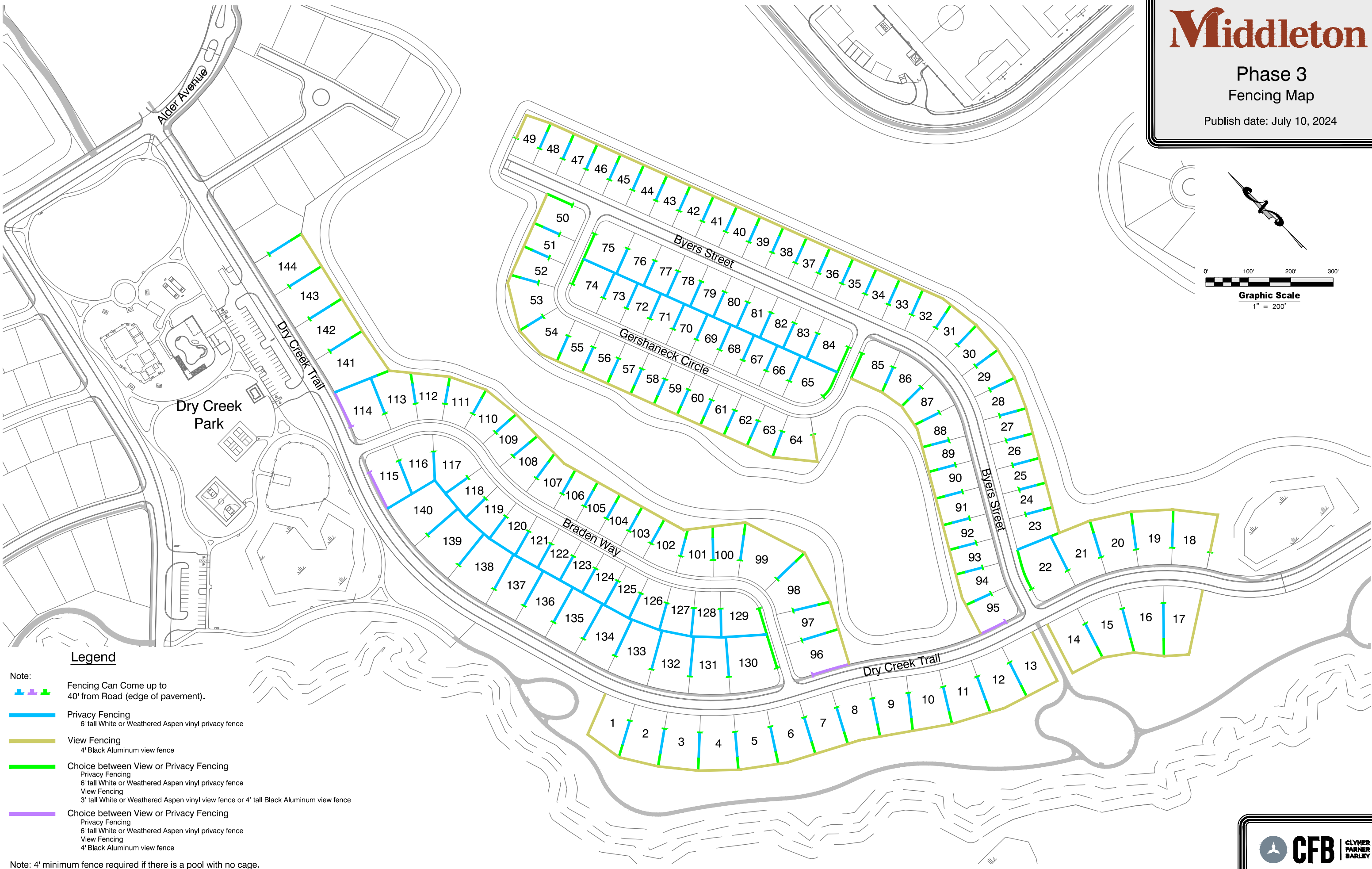
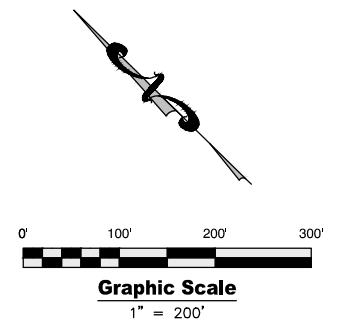
An applicant may choose to add additional gates to the front, rear or side of their homesite (providing neighbors agree, if applicable).

An applicant may choose to not follow the lot line and instead make a smaller fenced area **ONLY** using the view fence selections (and attached to the home). Not allowed with a privacy fence style.

Middleton

Phase 3 Fencing Map

Publish date: July 10, 2024

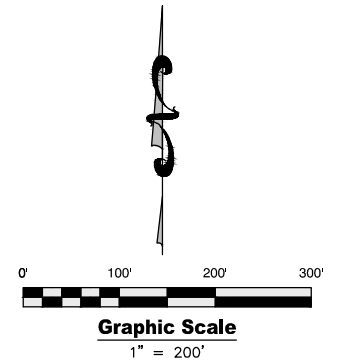


Legend

- Note:
Fencing Can Come up to 40' from Road (edge of pavement).
- Privacy Fencing
6' tall White or Weathered Aspen vinyl privacy fence
 - View Fencing
4' Black Aluminum view fence
 - Choice between View or Privacy Fencing
Privacy Fencing
6' tall White or Weathered Aspen vinyl privacy fence
View Fencing
3' tall White or Weathered Aspen vinyl view fence or 4' tall Black Aluminum view fence
 - Choice between View or Privacy Fencing
Privacy Fencing
6' tall White or Weathered Aspen vinyl privacy fence
View Fencing
4' Black Aluminum view fence

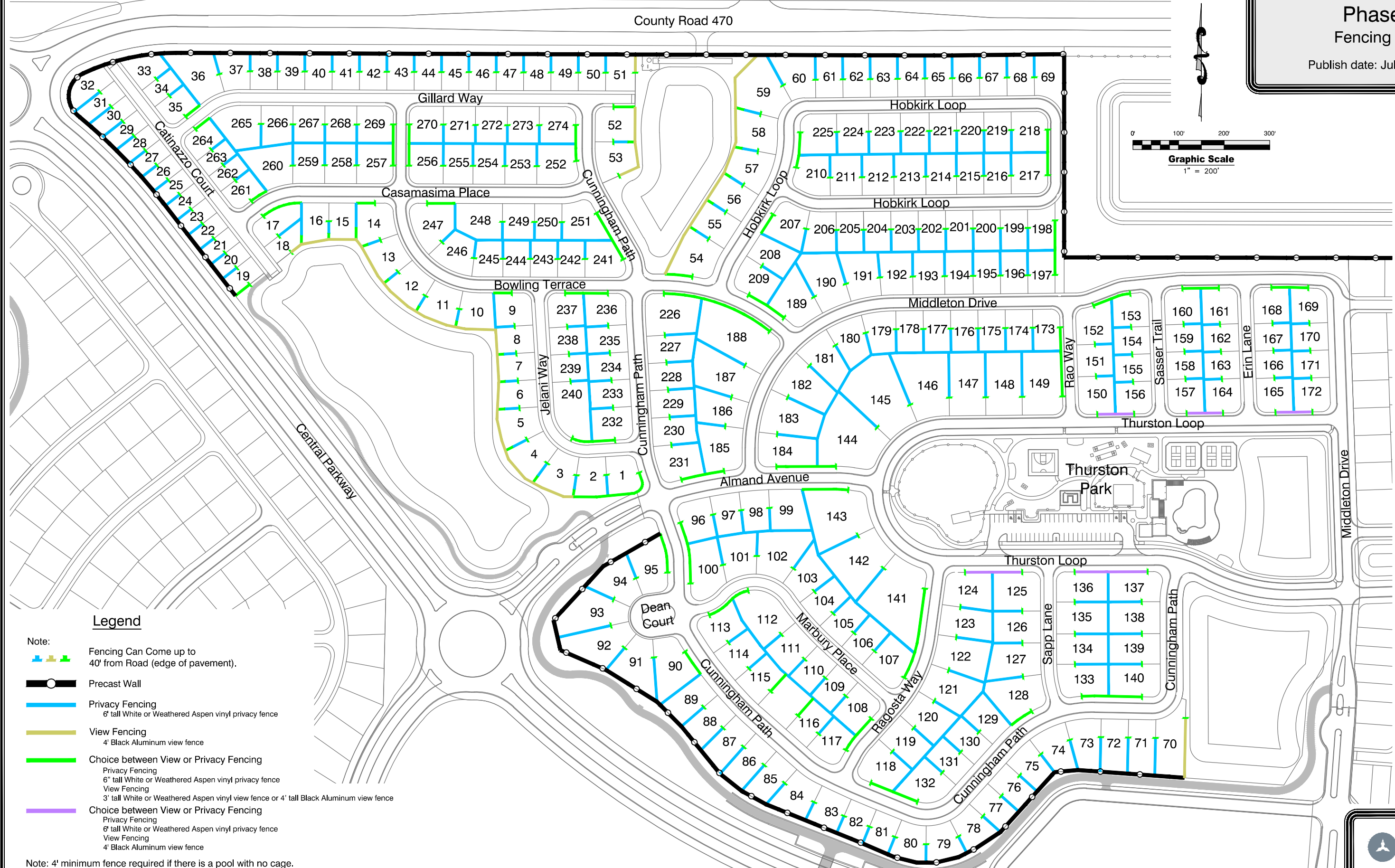
Note: 4' minimum fence required if there is a pool with no cage.





Legend

- Note:
Fencing Can Come up to 40' from Road (edge of pavement).
- 12' Wide Landscaping Area
 - Privacy Fencing
6' tall White or Weathered Aspen vinyl privacy fence
 - View Fencing
4' tall Black Aluminum view fence
 - Choice between View or Privacy Fencing
Privacy Fencing
6' tall White or Weathered Aspen vinyl privacy fence
View Fencing
3' tall White or Weathered Aspen vinyl view fence or 4' tall Black Aluminum view fence
- Note: 4' minimum fence required if there is a pool with no cage.



Legend

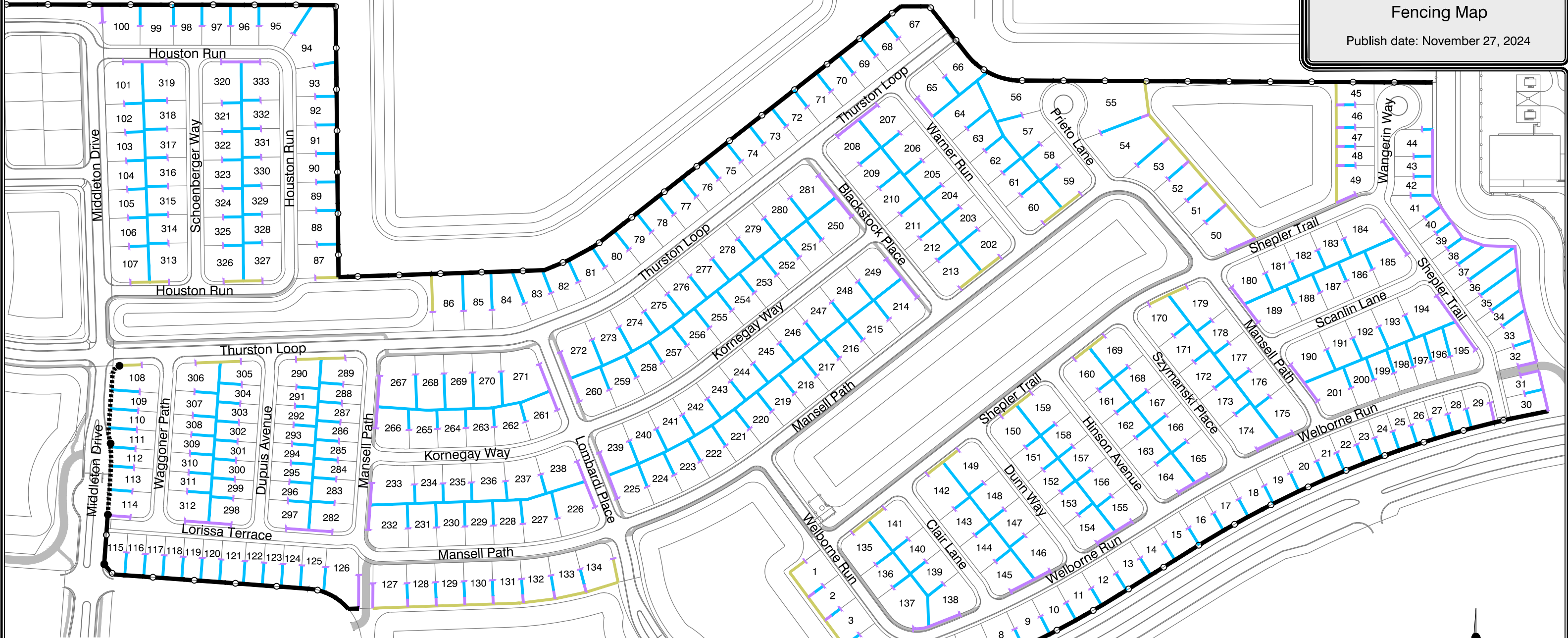
- Note:
- Fencing Can Come up to 40' from Road (edge of pavement).
 - Precast Wall
 - Privacy Fencing
6' tall White or Weathered Aspen vinyl privacy fence
 - View Fencing
4' Black Aluminum view fence
 - Choice between View or Privacy Fencing
Privacy Fencing
6' tall White or Weathered Aspen vinyl privacy fence
View Fencing
3' tall White or Weathered Aspen vinyl view fence or 4' tall Black Aluminum view fence
 - Choice between View or Privacy Fencing
Privacy Fencing
6' tall White or Weathered Aspen vinyl privacy fence
View Fencing
4' Black Aluminum view fence

Note: 4' minimum fence required if there is a pool with no cage.

Middleton

Phase 5 Fencing Map

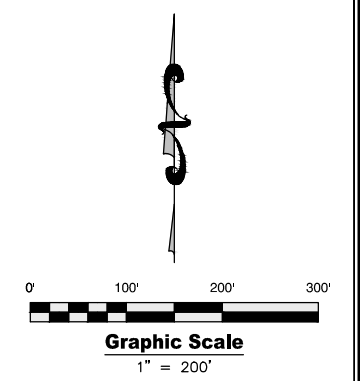
Publish date: November 27, 2024



Legend

- Note:
- Fencing Can Come up to 40' from Road (edge of pavement).
 - Precast Wall
 - 48" Railing with Stacked Block Columns
 - Privacy Fencing
6' tall White or Weathered Aspen vinyl privacy fence
 - View Fencing
4' Black Aluminum view fence
 - Choice between View or Privacy Fencing
Privacy Fencing
6' tall White or Weathered Aspen vinyl privacy fence
View Fencing
4' Black Aluminum view fence

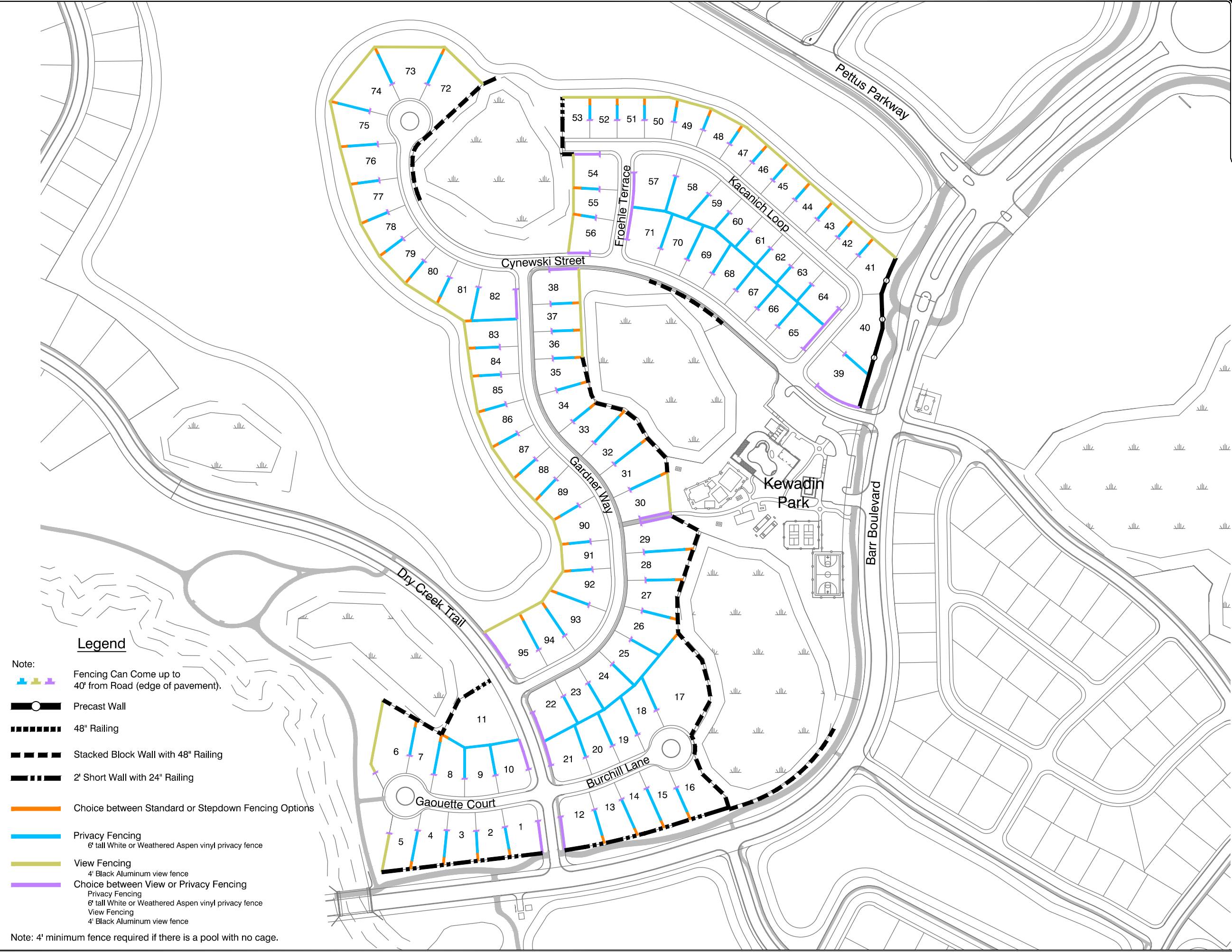
Note: 4' minimum fence required if there is a pool with no cage.



Middleton

Phase 6 Fencing Map

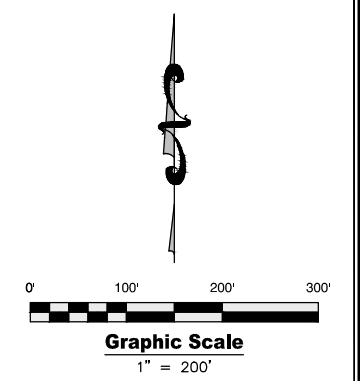
Publish date: June 5, 2025



Legend

- Note: Fencing Can Come up to 40' from Road (edge of pavement).
- Precast Wall
 - 48" Railing
 - Stacked Block Wall with 48" Railing
 - 2' Short Wall with 24" Railing
 - Choice between Standard or Stepdow Fencing Options
 - Privacy Fencing
6' tall White or Weathered Aspen vinyl privacy fence
 - View Fencing
4' Black Aluminum view fence
 - Choice between View or Privacy Fencing
Privacy Fencing
6' tall White or Weathered Aspen vinyl privacy fence
View Fencing
4' Black Aluminum view fence

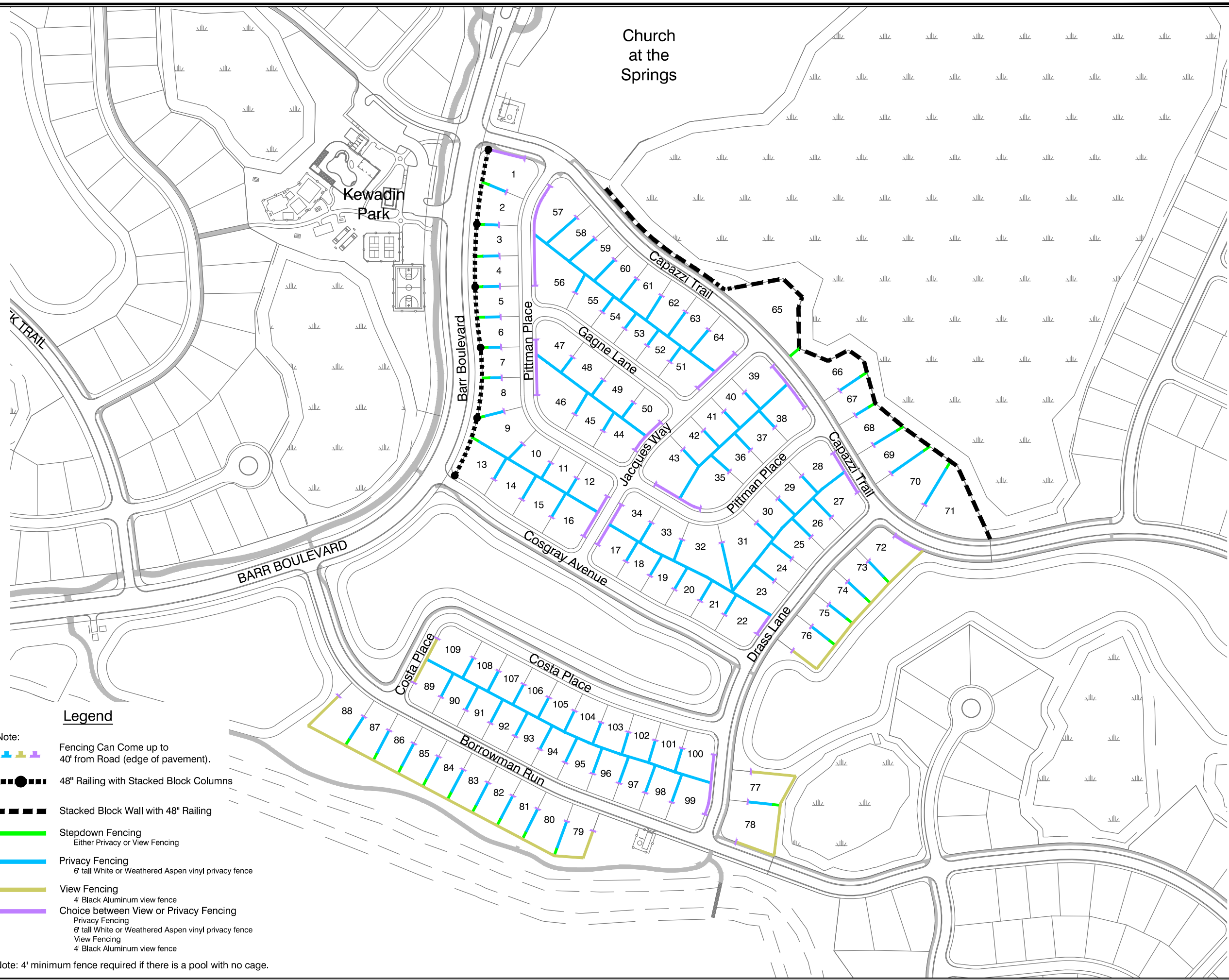
Note: 4' minimum fence required if there is a pool with no cage.



Middleton

Phase 7 Fencing Map

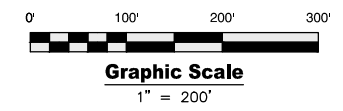
Publish date: March 31, 2026



Legend

- Note:
Fencing Can Come up to 40' from Road (edge of pavement).
- 48" Railing with Stacked Block Columns
 - Stacked Block Wall with 48" Railing
 - Stepdown Fencing
Either Privacy or View Fencing
 - Privacy Fencing
6' tall White or Weathered Aspen vinyl privacy fence
 - View Fencing
4' Black Aluminum view fence
 - Choice between View or Privacy Fencing
Privacy Fencing
6' tall White or Weathered Aspen vinyl privacy fence
View Fencing
4' Black Aluminum view fence

Note: 4' minimum fence required if there is a pool with no cage.



APPENDIX II

Architectural Review Application Form

For Office Use Only

App# _____

MCDD _____



Bring/Mail application to:
VCDD Community Standards Department
3571 Kiessel Road, The Villages, FL 32163
Phone: 352-751-3912

archreview@districtgov.org / myfamilydistrict.org

Property Owner(s) Name _____ Signature _____

Address _____

Phone Number _____ Unit _____ Lot _____

Contractor Business Name _____ Phone _____

Please check appropriate box for Application Result Notification:

- | | |
|--|--|
| <input type="checkbox"/> Will Obtain Results from District Website | <input type="checkbox"/> Mail Application |
| <input type="checkbox"/> Property Owner will pick up application | <input type="checkbox"/> Contractor will pick up application |
| <input type="checkbox"/> E-Mail Application _____ | |

Describe all requested modifications or alterations below (failure to include a description of all requested modifications or alterations may result in the denial of your ARB Application):

HOME REPAINTING: For guidelines, please contact the Community Standards Department at 352-751-3912.

ACKNOWLEDGEMENT, INDEMNIFICATION, AND HOLD HARMLESS:

Property owner acknowledges ARB approvals and denials are made in accordance with the Deed Restrictions, ARB Manual, and the information supplied by the property owner. It is the property owners' responsibility to obtain all necessary permits, governmental approvals and maintain compliance with all governmental laws, water management district plans, and private restrictions, including but not limited to: building regulations, zoning regulations, plat requirements, permitting, and declaration of restrictions (collectively, the "Laws"). The Village Center Community Development District, Middleton Community Development District (the "Districts") and ARB shall have no liability or obligation to determine whether the requested improvements, changes, alterations or additions comply with the Laws. Property owner shall indemnify and hold harmless the Districts, ARB, and their principals for any claims arising from property owner's construction of any improvements to their property. Without limiting the foregoing, ARB approval in no way modifies the property owners' responsibility or liability to maintain designated storm water flow paths and avoid encroachments into easement areas.

REQUIRED APPLICATION CHECKLIST

Please initial each item below (or indicate those which are not applicable) to ensure completeness of the application. An application shall be deemed incomplete and returned to the owner or the owner’s representative if any of the applicable items listed below are not initialed, included or legible.

All applications MUST include (please initial next to each item verifying information is included):

Initial

- _____ Proof of homeownership, such as: current tax bill, deed, or property record card for the parcel. A property record card may be obtained by the County Property Appraiser’s Office or website.
- _____ Color of materials for all proposed improvements (shingles, paint, driveway coating, pergolas, etc.).
- _____ Aerial depicting property (can be obtained from google maps), if applicable.
- _____ Improvement plans (if the plans are larger than 11” x 17” a minimum of three copies of any and all plans or documents are required).
- _____ Site Plan*/Boundary Survey, or sketch if neither of those are available (for all projects with the exception of improvements not affecting the existing footprint/homesite) which shall identify, at least the following:
 - All existing easements and setbacks, including but not limited to, platted easements and easements and setbacks created in the declaration of restrictions.
 - Location of all existing improvements (house, driveway, etc.) on the property that will impact proposed modifications.
 - Location of all proposed alterations, additions, modifications and landscaping (including but not limited to landscaping walls, curbing, edging and landscaping beds) shall be **highlighted** or otherwise marked.
 - Dimensions (height, width, length) of all proposed improvements including but not limited to room additions, pergolas, driveway extensions, landscaping beds, landscaping walls and walkways, stepping stones, landscaping walls, curbing and edging. Any improvements requiring a stem wall or elevated foundation shall be noted.
 - Distances to all property lines from all proposed alterations, improvements, additions, landscaping, including but not limited to landscaping beds, landscaping walls, curbing, edging, walkways, trees, shrubs and water features.

All LANDSCAPE applications MUST also include:

Initial

- _____ Location and quantity of proposed plant material (trees, shrubs and flowers) inside and outside of all landscaping bed(s) being added or altered.
- _____ Maximum height of all landscaping walls.
- _____ If replacing sod with Florida-friendly ground cover (see Architectural Review Manual), indicate the twelve-inch high single species ground cover to be utilized.
- _____ Identify all accent materials in landscaping beds (rocks, mulch, pine straw, etc.).
- _____ Photograph of property demonstrating its current state, if applicable.

All HOME ADDITION/EXPANSION/EXTENSION Applications MUST also include:

Initial

- _____ Elevation drawings for all proposed additions or extensions.

All REROOF applications MUST also include:

- _____ Color of shingle being used on the home
- _____ Aerial depicting property and neighboring properties (can be obtained from Google Maps)

*A copy of the original site plan is typically available from the County Building Department; however, it may not accurately reflect existing improvements, and it is the applicant’s responsibility to confirm accuracy of site plans/ and boundary surveys submitted.

NOTE: These are the minimum requirements. The ARB may require additional information after reviewing the application.

NOTICE OF PUBLIC HEARING:

To allow adequate time to process the application and post the agenda per state statute for 7 days, I acknowledge that if this application is date stamped/received by Monday at 5:00 pm it will be reviewed at the following week's Wednesday meeting, by the Middleton Architectural Review Hearing Officer at 1:00 pm, in a public meeting held at the Ezell Regional Recreation Center, 769 Marilee Place, The Villages, FL, 32163, and it is in my best interest to attend and present all relevant information to the ARB. Contact Community Standards at 352-751-3912 to verify date received and meeting date.

APPEALS: If the applicant/ property owner believes that the Deed Restrictions or ARB Manual have been applied incorrectly or due process was not afforded, the applicant/ property owner may appeal the ARB's decision to Dzuro & Associates, The Developer's Designated Agent, within thirty (30) days from the date of the ARB's decision. All appeals shall be made in writing and addressed to Dzuro & Associates MS-2234, The Developer's Designated Agent and mailed to 7580 Middleton Drive, Middleton, FL 34762.

BY SIGNING THIS ARCHITECTURAL REVIEW APPLICATION FORM, I ACKNOWLEDGE: (1) THAT I HAVE READ AND RECOGNIZE THE RESPONSIBILITIES AND LIABILITIES AS DESCRIBED ABOVE; (2) ALL WORK MUST BE COMPLETED WITHIN NINE (9) MONTHS OF DATE OF APPROVAL; (3) THAT I CONSENT TO THE INSPECTION OF ANY IMPROVEMENTS MADE TO MY PROPERTY, BY THE DISTRICT OR ANY OF ITS AGENTS, TO ENSURE THAT THE IMPROVEMENTS WERE MADE IN ACCORDANCE WITH ARB APPROVAL; (4) AND UNDERSTAND THAT IN THE EVENT THE IMPROVEMENTS DO NOT CONFORM TO THE APPROVAL THEN I AM RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH BRINGING THE PROPERTY AND IMPROVEMENTS INTO COMPLIANCE WITH ARB APPROVAL;(5) THE ARB CAN NOT APPROVE IMPROVEMENTS THAT ARE NOT PERMITTED BY THE RESTRICTION OR ARB MANUAL SO EVEN IN THE EVENT OF APPROVAL, IT IS THE PROPERTY OWNERS' RESPONSIBILITY TO CONTINUE TO COMPLY WITH THE RESTRICTIONS AND ARB MANUAL.

PROPERTY OWNER(S) SIGNATURE _____

DATE _____

ARCHITECTURAL REVIEW BOARD ACTION:

Approved with stipulation (s) below

Denied for reason(s) below

ARB APPROVAL STIPULATIONS:

- A. OWNERS SHALL COMPLY WITH, AND BE LIABLE FOR, ANY NON-COMPLIANCE WITH THE APPLICABLE CONSTRUCTION PLAN FOR THE SURFACE WATER MANAGEMENT SYSTEM PURSUANT TO THE APPROVED PLAN ON FILE WITH THE APPLICABLE STATE WATER MANAGEMENT DISTRICT.
- B. IMPROVEMENTS SHALL NOT BLOCK, INTERRUPT OR REDIRECT ANY EXISTING DRAINAGE FLOW.
- C. IMPROVEMENTS SHALL NOT CAUSE ADDITIONAL DRAINAGE FLOW ON ADJACENT PROPERTIES.
- D. PROPERTY OWNER IS LIABLE FOR ANY RESULTING BLOCKAGE, INTERRUPTION, OR REDIRECTION OF EXISTING DRAINAGE FLOW, ANY ADDITIONAL DRAINAGE FLOW OR ANY TYPE OF EASEMENT ENCROACHMENT(S) ISSUES.
- E. OWNER SHALL COMPLY WITH ALL OTHER APPLICABLE GOVERNMENTAL REGULATIONS.
- F. IMPROVEMENTS MADE WITHIN THE RIGHT OF WAY OR EASEMENT AREAS ARE MADE AT THE OWNER(S) OWN RISK. THE DISTRICT IS NOT RESPONSIBLE FOR ANY DAMAGE, LOSS, OR INJURY RESULTING TO OR FROM PERSONS, PROPERTY OR IMPROVEMENTS, REMOVAL OF IMPROVEMENTS, OR COSTS INCURRED AS A RESULT OF MAINTENANCE OR USE OF THESE AREAS.
- G. IN THE EVENT OF TREE REMOVAL APPROVAL, THE OWNER SHALL REMOVE THE TREE STUMP AND RESTORE THE AREA TO ITS NATURAL STATE.

H. _____
Approval does not waive the property owner's responsibility/liability for compliance with the Laws as identified herein and otherwise.

DENIED/REASON _____

Date ____ / ____ / ____ **Architectural Review Hearing Officer Signature** _____

Middleton
Community Development District
Community Standards Department

**Architectural Review Application Form
RE-SUBMITTAL**

DATE: _____ DISTRICT: MIDDLETON COMMUNITY DEVELOPMENT DISTRICT

APPLICATION NO.: M- _____ DENIAL/TABLED DATE: _____

PROPERTY OWNER(S) NAME: _____

CHANGES FROM ORIGINAL REQUEST: _____

WORK MUST BE COMPLETED WITHIN 9 MONTHS OF DATE OF APPROVAL

Approved with Stipulation

Denied (Reason)

Describe all requested modifications or

ARC APPROVAL STIPULATIONS:

- A. OWNERS SHALL COMPLY WITH, AND BE LIABLE FOR, ANY NON-COMPLIANCE WITH THE APPLICABLE CONSTRUCTION PLAN FOR THE SURFACE WATER MANAGEMENT SYSTEM PURSUANT TO THE APPROVED PLAN ON FILE WITH THE APPLICABLE STATE WATER MANAGEMENT DISTRICT.
- B. IMPROVEMENTS SHALL NOT BLOCK, INTERRUPT OR REDIRECT ANY EXISTING DRAINAGE FLOW.
- C. IMPROVEMENTS SHALL NOT CAUSE ADDITIONAL DRAINAGE FLOW ON ADJACENT PROPERTIES.
- D. PROPERTY OWNER IS LIABLE FOR ANY RESULTING BLOCKAGE, INTERRUPTION, OR REDIRECTION OF EXISTING DRAINAGE FLOW, ANY ADDITIONAL DRAINAGE FLOW OR ANY TYPE OF EASEMENT ENCROACHMENT(S) ISSUES.
- E. OWNER SHALL COMPLY WITH ALL OTHER APPLICABLE GOVERNMENTAL REGULATIONS.
- F. IMPROVEMENTS MADE WITHIN THE RIGHT OF WAY OR EASEMENT AREAS ARE MADE AT THE OWNER(S) OWN RISK. THE DISTRICT IS NOT RESPONSIBLE FOR ANY DAMAGE, LOSS, OR INJURY RESULTING TO OR FROM PERSONS, PROPERTY OR IMPROVEMENTS, REMOVAL OF IMPROVEMENTS, OR COSTS INCURRED AS A RESULT OF MAINTENANCE OR USE OF THESE AREAS.
- G. IN THE EVENT OF TREE REMOVAL APPROVAL, THE OWNER SHALL REMOVE THE TREE STUMP AND RESTORE THE AREA TO ITS NATURAL STATE.

H. _____
Approval does not waive the property owner's responsibility/liability for compliance with the Laws as identified herein and otherwise.

DENIED/REASON _____

Date ____/____/____ Architectural Review Hearing Officer Signature _____