



Pelican Landing Community Association Policies & Procedures

Title: SUPPLEMENT TO PLCA DOCUMENTS		Page #: 1 Of: 3
Section:	DRC	
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Distribution:	Department Head, CAM, DRC, UOC, PLCA Board	
Reference:	Florida State Statue 720.3035 and 720.304. PLCA Homeowner Documents Article XI, Architectural Standards, Article XII, Use Restrictions, Section 2, paragraph (s) Lighting. And paragraph (t) Artificial Vegetation, Exterior Sculptures, and Similar Items. and Design/Build Guidelines.	

Approval

PLCA Board	Date

Policy: DRC SUPPLEMENT TO PLCA DOCUMENTS created to bring documents in line with new Florida Statue regulations concerning HOA architectural standards.

Purpose:

It is recognized that an effective Design Review Committee (DRC) is essential to maintain a community's appearance, character and value. Pelican Landing is built out with the exception of the Colony, where the design review function is provided by The Colony Foundation. Hence over the years the function of the DRC has shifted from monitoring and controlling new construction to assuring that any changes made in both structures and landscaping within Pelican Landing adhere to the intent of the original guidelines specified in the PLCA Documents Article XI and similar-guidelines for individual communities.

Years of experience within the DRC and recent Florida Law dictate that the PLCA Documents be supplemented to allow proper control of changes and address specific issues that have arisen since the Documents were prepared. This Supplement, which addresses specific home and driveway design issues that have come up over the last few years, is to be used with the original Documents and is to take precedence should any contradiction be present. It is recognized by the DRC and the PLCA Board of Directors that rules for all situations cannot be adequately defined and that many requested changes will need to be evaluated on a case-by-case basis.

All owners and residents in Pelican Landing are advised that the Declaration of Covenants for the Community has given authority to the Design Review Committee ("DRC) to review and approve, or deny, plans and specifications for the location, size, type or appearance of any structure or other improvement, including landscaping, on a parcel and to enforce standards for the external appearance of any structure or improvement located on a parcel in the Community based upon aesthetic considerations. To the extent that the DRC guidelines provide options for the use of material, size of the structure or improvement, the design of the structure or improvement or the location of the structure or improvement on the parcel, such options are contingent options, and always subject to the review and final approval of the DRC, which approval may be based exclusively upon aesthetic considerations. All exterior items must be submitted to the DRC for review and may not be installed unless and until approved by the DRC in writing.

In evaluating requested changes, the DRC will do its best to balance the wishes of the individual resident with the effect of those changes on the appearance of the community and any adverse effect on close neighbors. Should the DRC deny a resident's request, the resident may work with the DRC to achieve a mutually acceptable solution and/or may appeal the DRC's denial to the PLCA Board of Directors.

DESIGN PHILOSOPHY

The design of Pelican Landing is based on a desire to preserve the natural characteristics of the coastal environment surrounding the homes, amenities and other added improvements.

The intent of these Pelican Landing standards is to assure quality design in architecture and landscape, and to promote continued first class maintenance of the community.

LANDSCAPE PHILOSOPHY

These guidelines are intended to promote the establishment of a compatible and continuous landscape throughout Pelican Landing.

By using predominately indigenous coastal south Florida plant materials, the planted landscapes will enhance, rather than compete with, the existing environment and wildlife.

Preserving desirable existing vegetation where possible, and re-vegetating and landscaping with similar plants will help to establish a unique community character.

Planting designs are to follow Xeriscape principles emphasizing advantageous use of native plant materials and discouraging the introduction of exotic/invasive specimen plants. Exotic/Invasive plants are required to be removed from property. Approval from the DRC is not needed to remove these plants.

HOME EXPANSIONS

All home, lanai, pool cage, yard and garage expansions must be complementary in design, materials and color to the existing structure. The size of expansions will be limited by the DRC's view of the original design intent of the neighborhood in terms of appearance, house size and placement, distance between houses and effect on greenspace and landscaping. Expansions greater than 5% are not permitted unless they meet the conditions for, and are approved as, a variance. Expansion into setbacks or easements-will generally not be permitted. Support of the proposed expansion by close neighbors will be positively considered by the DRC but will not guarantee approval.

HOME COLORS

House exterior colors must complement the individual home in its setting and the Pelican Landing community. In general, houses should be painted in warm mid-range earth colors, avoiding extremes at both ends of the color range. Colors may reflect to some extent the updates in house color trends that occur over time and that may exist in newer neighboring communities. Base and trim colors should be different but complementary to each other and to the roof and driveway colors. Other factors that influence suitable colors selection include architectural style of the house, areas of walls and trim design. Complementary accent colors may be used on front doors.

Residents wishing to repaint their houses must provide color photographs of their existing homes and samples of their preferred color selections at least two days before the DRC meeting, which is normally, scheduled the second Thursday of each month. The photos should clearly show the driveway and roof colors. The roof color and house color of properties must be within the PLCA approved range of colors and be compatible with adjacent properties and those in close proximity. Chosen colors must not be identical to adjacent properties and those in close proximity.

All exterior paint/stain colors must be approved by the DRC even if they are the same as the original colors.

ROOFS

The standard roofing material within Pelican Landing is concrete or clay tile. Metal roofing may be approved on a case-by-case basis if and when the design appears substantially identical to tile when viewed from the street. Cedar shingles will be considered only as a replacement in kind. The color of new roofs must complement the home exterior walls and drive and be approved by the DRC **even if they are the same as the original.**

DRIVES

The preferred drive material is pavers. Replacement of existing poured concrete drives with poured concrete will be permitted if originally approved for that specific community, using patterned surfaces when required. The painting of drives is not permitted, but appropriate penetrating stains can be used. The drive color must complement the house and roof colors. All drive renovations or modifications to the shape, size, or color of a drive must be submitted to the DRC for approval, along with any changes in landscaping that would result. **All stains and other materials must be approved by the DRC even if they are the same as the original materials.**

LIGHTING AND HOLIDAY DECORATIONS

Except for seasonal decorative lights and decorations, which may be displayed between November 15th and January 15th ONLY, all exterior lights, including walkway and landscape lighting, MUST be submitted to the DRC for review.

ARTIFICIAL VEGETATION, EXTERIOR SCULPTURE, FLAGS AND SIMILAR ITEMS

No artificial vegetation shall be permitted on the exterior of any portion of the Properties. Exterior sculpture, fountains, benches, flower pots, decorative pots, or any house/yard ornamentation of any kind MUST be submitted to the DRC for review and may not be installed unless and until approved by the DRC. As determined by Florida Law one portable, removable United States flag, not larger than 4 ½ by 6 feet, may be displayed in a respectful manner consistent with federal flag display laws. This does not include a flag depiction made of lights, paint, building or landscaping materials or other decorative element, which are not permitted. Decorative flags are not permitted. Landscape edging is discouraged, however if edging is used to separate mulched beds from grass or hardscape areas, it should be inconspicuous. It should be installed so that the top surface of all installation materials are flush (same height) with the adjacent area. All edging must have DRC approval.

NEIGHBORHOOD RESPONSIBILITY

It is the responsibility of the Parcel Neighborhoods to maintain the same standards applicable to the entire community. All applications made to the DRC from homeowners in Parcel Neighborhoods must first be approved by their board of directors prior to the application being submitted to the Director of Covenant Enforcement for DRC review.

MULCH AND ROCK

All mulch must be natural organic wood or pine straw. Red mulch is not permitted. Only organic wood or pine straw may be used as mulch around mailboxes signs and lamp posts. Existing white rock currently used in lieu of organic mulch, and easily visible from the street, must not be replenished. It should be replaced over time by natural wood mulch or pine straw. Decorative rock material may be permitted ONLY if approved by the DRC prior to installation. Mulched areas must be maintained.

FENCES, HEDGES AND WALLS

With the exception of DRC approved enclosures for non-screened pools, pool equipment, dumpsters and the like, enclosures such as fences, walls and hedge rows of bushes or trees will not, in general, be approved by the DRC. For the purpose of this supplement, a hedge is a continuous row of bushes planted close together which will grow into each other to form a living wall. Landscape between yards should flow together by eliminating hard line boundaries such as walls, curbs or hedges.

SCREENING

Utilities, AC Units, Pool Equipment, Fuel Tanks, Trash Cans, Parcel Community Mailboxes and any other like items must be screened from view of street, neighbors and golf course with approved vegetation. If complete screening is not possible due to a problematic site, plantings should be placed in the vicinity to soften the appearance. The DRC may require a maximum height restriction to such screening.

CAR COVERS

Unless otherwise stated in subsidiary community association documents, NO car covers shall be allowed.

LAWNS

It is not required that lawns need to be St. Augustine grass.