



# FOUNTAINSPRING

Master Homeowners Association, Inc.

Architectural Review Manual

(MARC)

**Restated – Effective (12/16/25)**

# Table of Contents

<b>Introduction.....</b>	<b>3</b>
<b>Overview.....</b>	<b>4</b>
Process.....	4
<b>Additional Structures Guidelines.....</b>	<b>6</b>
Temporary Structure vs Permanent Structure Definition.....	7
<b>Air Conditioner Installation Guidelines.....</b>	<b>9</b>
<b>Antennas and Alarms Guidelines.....</b>	<b>11</b>
<b>Attic Ventilation and Gables Guidelines.....</b>	<b>12</b>
<b>Awnings and Canopy Guidelines.....</b>	<b>13</b>
<b>Barbecue Grill Guidelines.....</b>	<b>15</b>
<b>Basketball Hoop Guidelines.....</b>	<b>16</b>
<b>Driveways Widening Guidelines.....</b>	<b>17</b>
<b>Electric Vehicle Charging Station Guidelines.....</b>	<b>20</b>
<b>Entrance Walkway and Driveway Guidelines.....</b>	<b>21</b>
<b>Fences Guidelines.....</b>	<b>22</b>
Waterfront Property Railing Guidelines.....	25
<b>Flag Pole Guidelines.....</b>	<b>27</b>
<b>Front House Address Numbers.....</b>	<b>28</b>
<b>Ground Accent &amp; Landscape Lighting Guidelines.....</b>	<b>29</b>
<b>Gutters and Downspouts Guidelines.....</b>	<b>31</b>
<b>Holiday/Seasonal Lights Guidelines.....</b>	<b>32</b>
<b>Landscape Decorations Guidelines.....</b>	<b>33</b>
<b>Landscaping Guidelines.....</b>	<b>35</b>
Front Yard.....	35
Street-Side Common Area Landscaping.....	35
Irrigation System Maintenance.....	36
<b>Lights and Security Guidelines.....</b>	<b>37</b>
Front House Wall Lights.....	37
Security Cameras.....	38
Lights on the Rear and Sides of the House.....	39
<b>Mailboxes.....</b>	<b>40</b>
<b>Plant Bed Border Guidelines.....</b>	<b>41</b>
<b>Roof Tile Standards and Maintenance.....</b>	<b>42</b>
<b>Screened Patios and Pool Enclosures.....</b>	<b>43</b>
<b>Sign Guidelines.....</b>	<b>45</b>

<b>Solar Panels Guidelines.....</b>	<b>46</b>
<b>Storm Shutter Guidelines.....</b>	<b>47</b>
<b>Swimming Pools / Jacuzzi Guidelines.....</b>	<b>48</b>
<b>Walkways and Decks.....</b>	<b>49</b>
<b>Water Purification, Filtration and Softening System Guidelines.....</b>	<b>50</b>
<b>Wind Chime Guidelines.....</b>	<b>51</b>
<b>Windows and Doors Guidelines.....</b>	<b>52</b>
Garage Doors.....	52
Windows.....	53
<b>ARC PROCESS.....</b>	<b>55</b>
ARC Committee.....	55
<b>ARC Application Process.....</b>	<b>59</b>
<b>Violation Procedure.....</b>	<b>59</b>
<b>Appendix A: What does Impervious Mean?.....</b>	<b>64</b>

# Introduction

*This document constitutes a **restatement** of the MARC Manual or the FountainSpring Master HOA, in accordance with applicable Florida statutes governing homeowners' associations. A restatement involves the full consolidation and reissuance of the document, superseding all prior versions and amendments.*

This Manual is intended to supplement the Declaration of Covenants, Conditions, and Restrictions (CC&Rs) of the FountainSpring Master Homeowners Association, as well as the Association's Articles of Incorporation and Bylaws. In the event of any conflict between this Manual and the Association's recorded governing documents, the provisions of the recorded governing documents shall prevail.

Definitions:

Blend - Painted to match the surface of the home where attached (if applicable),

Local or Village – The communities of FountainSpring (1, 2, 3, 4, 5 or Optima) as applicable to that section.

FSM - FountainSpring Master HOA

**Approval or ARC Approval** – The requirement to obtain Architectural Review Committee Approval from Local **and** Master HOAs prior to installation or modification.

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**To ensure the consistent aesthetic and quality of our community, nearly all exterior modifications to your home or lot require ARC Approval (from Local Village and Master Architectural Review Committees).**

This dual ARC Approval process ensures that changes meet both specific Village standards and the overall aesthetic guidelines for the FountainSpring community.



**Every Change or addition has to be in compliance with the City of Plantation Zoning and Permits Department as well as the FSM MARC standards.**

**Unless specifically noted, all Home Modifications require ARC APPROVAL**

# Overview

## Exterior Maintenance Standards

Home exteriors must be maintained in a **clean, orderly, and visually appealing** condition at all times. This includes the **routine removal of mildew and stains** from roofs, fences, patios, plant bed borders, windows, light fixtures and other visible surfaces.

While **driveways and walkways may be periodically cleaned** by each Individual Village Association, homeowners are responsible for ensuring that **excessive mildew buildup or staining** is addressed in a timely manner through **additional cleanings** as needed.

All exterior components of the home — including, but not limited to, **windows, trim, entry doors, garage doors, sliding glass doors, light fixtures, screen enclosures, window screens, roof tiles, wood fascia, fences, and gates** — must be kept in **good repair and proper working order**. These elements should present a **neat, well-maintained appearance**, consistent with their **original design and condition**.

## Process

### Obtaining a Architectural Review Committee Approval (ARC Approval)

To ensure all exterior home modifications and additions meet community standards, a specific ARC Approval process is in place involving both your local Village and the Master Architectural Review Committees (MARC).

The process is as follows:

1. **Local Village ARC Application:** As a property owner, your first step is to **submit an ARC Application to your LOCAL Village's Architectural Review Committee**.
2. **Village Review and Forwarding:** If your application is approved by your local Village ARC, the Village will then be responsible for **forwarding the approved application to the Master Architectural Review Committee (MARC)** for their review and final ARC Approval.

**Detailed steps of this process will be described later in this manual.**

Note there are exceptions to the requirement of seeking ARC Approval for home modifications contained in Florida State Statutes 720 (see appendix A).



**Homeowners are not allowed to make any changes on any HOA common property.**

To determine whether a portion of your lot or adjacent land is considered part of an Association's common area, homeowners should refer to the recorded **Plat** of their property. Plats are legal maps that outline property boundaries, easements, and designated common areas.

Because the layout and designations can vary between LOCAL villages, it is important to consult the specific Plat and governing documents applicable to your Village. These documents may include the Declaration of Covenants and recorded supplements or amendments for your section.

Broward County provides a website to search for your parcel:

[https://gisweb-adapters.bcpa.net/bcpawebmap\\_ex/bcpawebmap.aspx](https://gisweb-adapters.bcpa.net/bcpawebmap_ex/bcpawebmap.aspx)



Search for your property and zoom in. To show data of property, left mouse click the identify parcel tool icon (see left icon); then left click on property (within yellow lines) once; the Attribute data will pop up on the right side of the screen. Once attribute data is displayed, left click on folio number for further information about the property.



**Nothing can be stored in the front of the house.**

**Nothing can be stored on the sides of the house if visible from the street.**

# Additional Structures Guidelines

Here's a breakdown by structure type:

## ARC Approval Required

Temporary Gazebo (max height 9' from ground)\*

Temporary Pergola (max height 9' from ground)\*

\* up to 120 sq ft

**Any structure temporary or permanent**

## Tent or Temporary Structure:

**No tent or temporary structure** put up for longer than a week in a month shall be permitted on the property unless their **size, appearance, and temporary location** have received **ARC Approval**.



## Prohibited

Trellis, Lattice, Shed, Playhouse above fence height

**Note:** Should a homeowner pursue and receive a site plan approval for their lot, then an **ARC Approval** is required and must adhere to the following restrictions:

- **Max Height of 9'**
- **Color allowed:** as per village requirements; if none, then dark bronze, bronze, copper, dark brown, dark green

## Allowed without ARC Approval

- **Deck Boxes and Storage Sheds:** when **hidden from street view** as well as adjacent dwellings.
- **Doghouse:** Allowed as long as it is **hidden from street view** and **less than 36 inches tall**.
- **Temporary umbrellas must be closed every evening.**

## Temporary Structure vs Permanent Structure Definition

### Temporary Structure:

A temporary structure is built or installed for a **limited** period of time. It is also a structure that is easy to remove and doesn't leave traces of the structure after removal.

Examples: scaffold, canopy, small gazebo (not attached), playhouse, child's play slide, basketball hoops that are on wheels without the use of tools, tent, event pavilion, inflatable decorations, pod.

### Removable Structure:

A structure that can be easily removed or relocated.

Examples: deck box, tent, playhouse, basketball hoops that are on wheels without the use of tools.

### Permanent Structure:

A Permanent Structure is one that is built or installed for an **unlimited** period of time without plans for removal.

Examples: house, garage, inground swimming pool, gazebos (or pergolas) anchored to the floor.

**Neighbor Consideration:** These structures should **not be disturbing or unpleasant to neighbors** who are able to see the structure from their backyards.

### Other Structures:

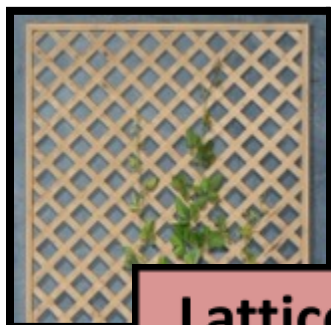
- Any other type of structure not explicitly listed above should **not exceed 5.8 feet in height**.

A temporary gazebo, often referred to as a "pop-up gazebo" or "portable gazebo," is a lightweight and easily transportable outdoor structure. It is designed for quick assembly and disassembly, typically featuring a metal frame (aluminum or steel) and a fabric canopy (polyester or vinyl). Key characteristics include:

- **Portability:** They can be easily moved and stored when not in use.
- **Ease of Setup:** Most models can be set up in minutes without the need for tools.
- **Temporary Use:** They are ideal for various outdoor events, such as garden parties, camping trips, festivals, or simply to provide temporary shade and shelter.
- **Materials:** Constructed from lighter materials compared to permanent gazebos.
- **Durability:** Generally less durable than traditional, permanent gazebos and may have a shorter lifespan, especially when exposed to harsh weather conditions.

In contrast, traditional gazebos are usually larger, more permanent structures built from heavier materials like wood or metal, often requiring a fixed foundation.



**Lattice**

The included images are intended to be used as a reference when identifying the different items.

**Trellis****Gazebo****Pergola**

**Some Structures  
Require a permit  
from the City of  
Plantation**

# Air Conditioner Installation Guidelines

To maintain the aesthetic appeal of our community, the installation of an air conditioning unit is subject to specific guidelines:

## Outdoor Units

- **Visibility from Street:** Outdoor Air Conditioner components (compressor/condenser units) must be hidden **from the street view either** by an already established fence OR a **hedge** that effectively screens the unit.

## Window and/or Wall Units

- Are not allowed to be installed in the **Front of the House**
- **Visibility from Street:** Window and/or wall air conditioning units **must not be visible from the street.**
- **Required ARC Approvals:** These types of units are **not permitted unless** you receive prior written approval from the **adjacent unit owner(s).**



The picture on the left shows an AC unit properly hidden from the street view with a Hedge around it



**Note: Moving the fence forward to hide the A/C unit is prohibited.**





**These pictures show AC units improperly exposed to the street view without a Hedge around it**



**The images on this page show AC units that are not properly hidden from street view.**

**To be in compliance they should be totally hidden behind a Hedge.**



# Antennas and Alarms Guidelines

## Antennas

- **Satellite Dishes Permitted (with ARC Approval):** While outside antennas, other than satellite dishes, are generally not permitted, satellite dishes can be installed on exterior walls in accordance with Federal law.
  - The **location of the dish must be approved**, this approval considers optimal reception while ensuring the least visual impact.
  - The size of the dish **should not exceed 20 inches in diameter**.
  - The **dish mounting bracket should be painted to match the color of the mounting surface** to ensure it blends seamlessly with your home.
- **Other Devices Prohibited (unless ARC Approved):** Other antennas, discs, aerials, poles, or electronic devices are generally prohibited on or about the dwelling unit. Any exceptions require **ARC Approval**. Such approvals are further conditioned on compliance with City of Plantation ordinances and obtaining any applicable governmental approvals.

## Alarms



- **Silent Interior Alarms:** Silent alarms installed entirely **within the confines of the home do not require MARC Approval**.
- **Exterior or Audible Alarms Require ARC Approval:** Any security system that requires **installation on the exterior of the home** or will **sound an alarm that can be heard outside the home** requires **ARC Approval**.
- **Exterior Alarm Box Placement and Color:**
  - o Exterior alarm boxes for security alarm systems should be placed on the dwelling in a location that is as **unobtrusive as possible**.
  - o They **must be painted to match the body color or trim color of the dwelling**, depending on their specific location.
- **Security Alarm Stickers:**
  - o **Front of Dwelling:** One sticker **security alarm sticker** can be placed on the front door.
  - o **Side/Rear of Dwelling:** Up to **three (3) stickers** can be placed in windows or sliding glass doors.
  - o **Per Opening Limit:** No more than **one (1) sticker** can be placed in any individual garage window, window, or sliding glass door.
  - o **Size and Type:** Stickers should be no more than **4 inches by 4 inches** and must be the type provided by the alarm manufacturer.


# Attic Ventilation and Gables Guidelines

To maintain the architectural integrity of our community, any modifications involving roof penetration or exterior features like gables must adhere to specific guidelines:

## Attic Ventilation and Roof Penetrations

- **Aesthetic Requirements:**
  - They must be **as small as possible** and be **painted to match the roof color**.
  - They must be located generally on the **least visible side of the roof**.
  - They **cannot extend beyond the roof's ridge line**.

## Skylights

-  **No Additional Skylights:** No additional skylights beyond those originally installed by the Developer in accordance with the original building plans can be added.
- **Replacement Requirements:** Skylight replacements must be **as close as possible in size, quality, color, and design to the original skylight** installed by the Developer.

## Gables or Medallions

- **Maintenance or Removal:** Gables or medallions must be **properly maintained**. If you wish to remove them entirely, you must obtain **ARC Approval**.





# Awnings and Canopy Guidelines

**Reminder:** All home modifications in this manual require **ARC Approval** before installation.

## Permitted Locations

- **Fabric awnings** may be installed **only on the rear or side** of the dwelling.
- Installation is allowed **above windows and patios** on the **first floor**.
- An exception is permitted for **Model #204 units**, where fabric awnings may also be installed over the **second-floor balcony sliding glass door and adjacent window**.

## Material and Design Standards

- Awnings must be constructed of **stretched canvas over a frame**.
- **Metal awnings are not permitted** under any circumstances.
- Awnings must be installed in a way that minimizes visible structural supports whenever possible.
- If structural stability requires **ground supports**, only **straight, round or square poles** with an **anodized finish** (matching the metal finishes of the dwelling) may be used.
- Awnings must be designed to **follow the roofline** and slope away from their highest point to ensure **proper water runoff**.
- They must be **attached directly to the dwelling** and may extend outward **up to the edge of the patio**.

## Color and Finish

- **Canvas color must be** aligned with the **approved theme** of the Individual Village Association with prior theme approval from the Master ARC committee. Without an approved theme, canvas will be a solid color coordinating with the house color.
- **Striped, patterned, or multi-colored fabrics are not allowed**.
- The finish must be **matte**, avoiding bright or glossy appearances.

## Maintenance Requirements

- Awnings must be **kept in good condition**, free of **tears, holes, fading, or other signs of deterioration**.



**Not Allowed**

# Barbecue Grill Guidelines

Whether you're looking to install a permanent outdoor kitchen or use a portable grill, here are the guidelines to ensure they fit seamlessly into our community:

## Permanent Barbecue Grills

- **Aesthetic Integration:** Permanent barbecue grills should **not be a dominant feature** in your landscape. They must be located and designed to **blend as much as possible with the architectural features of your dwelling**.
- **Height Restriction:** The height of any permanent barbecue grill **should not exceed 48 inches**.
- **Required ARC Approvals:** All permanent barbecue grills **require prior ARC Approval** from both your **Individual Village Association ARC** (Architectural Review Committee) and the **MARC** (Management Architectural Review Committee).

## Portable Barbecue Grills

- **No MARC Approval Needed:** Portable barbecue grills **do not require MARC Approval**.
- **Storage Location:** When not in use, portable grills should be **stored on the rear of your lot, behind the dwelling**.
- **Visibility from Street:** They should be stored in a way that they are **not visible from the street between dwellings**.





# Basketball Hoop Guidelines

With **Approval**, Basketball hoops are permitted if all of the following conditions are met:

1. **Non-Permanent Installation:** Hoops must not be permanently installed in the ground or attached to any part of a structure.
2. **Portable Design:** Only removable, wheeled units are allowed.
3. **Approved Colors:**
  - Structure and Base: Must be in one of the following neutral, subdued colors: Black                      Dark Brown                      Dark Green
  - Backboard (Panel): Must be see-through, light grey, white, or any color approved by the Individual Village Association
4. **Good Maintenance:** Hoops must be kept in clean and good aesthetic condition (including removal of dirt or mold):
  - Nets should be intact and free from tears or fraying
  - Backboards and structural parts should be clean and rust-free
5. **No Placement Over or Near Sprinklers:** to avoid damage and to block sprinklers spray.
6. **Street Safety:** Hoops must be placed well away from the street and must not create a traffic or pedestrian hazard.
7. **No Counterweights:** The use of loose external counterweights (e.g., sandbags, blocks) for stability is strictly prohibited.
8. **Storage When Not in Use:** Hoops must be stored out of view when not in use for more than 30 days.
9. **Safety and Liability:** During storm/hurricane warning, Hoops should be disassembled or laid down flat and secured so as to not create a risk or liability to others in the community (flying hazard).

**No additional counterweights, no sandbags of any kind.**



**Never install the Basketball Hoop close to the street, neither on top of sprinklers heads .**

**No rotten or mildewed nets.**

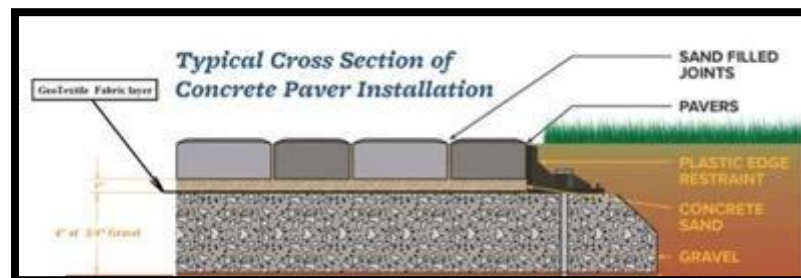
# Driveways Widening Guidelines

Homeowners need to follow specific guidelines from both the City of Plantation and the Fountain Spring Master HOA to widen a driveway.

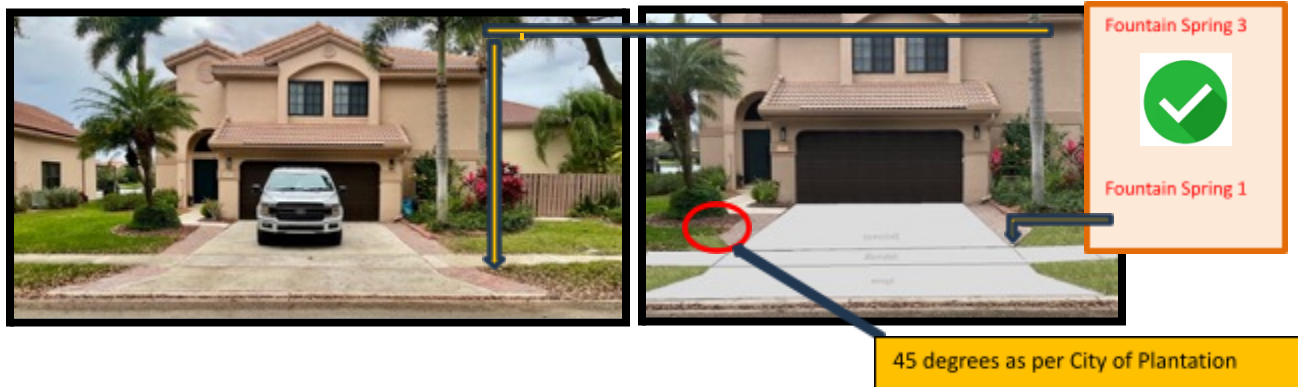
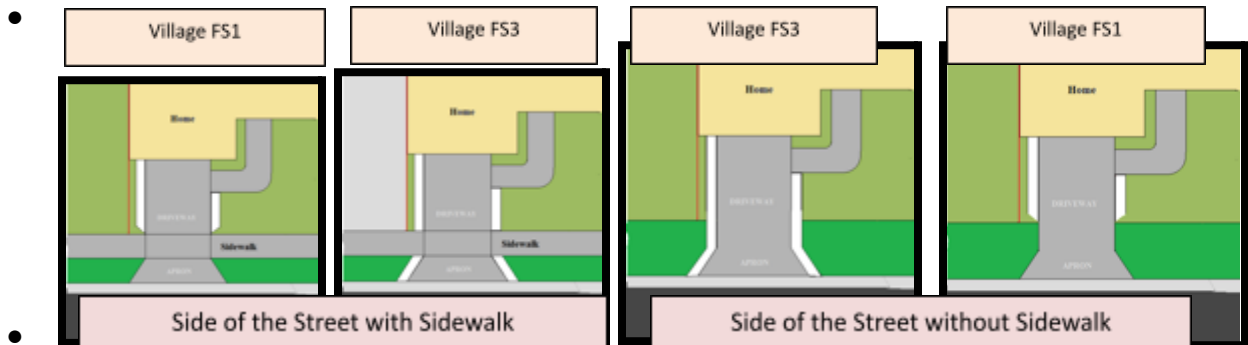
## City of Plantation Requirements

The City of Plantation requires a **permit** for any driveway widening project. To get this permit, you'll need to meet the following criteria:

- **Setback:** Your widened driveway must be at least **24 inches** from your lot line boundary.
- **Impervious Percentage:** The total impervious surface on your lot (this includes your house, driveway, and any other non-permeable areas) cannot exceed **65%**. You'll likely need to fill out the City of Plantation Impervious Percentage Calculation Form (see [Appendix A: What does Impervious Mean?](#))
- **Underlayment:** The base preparation for your pavers must comply with the city's specific diagram (which would be provided by the city).



- **Driveway Design:** Depending on your Village and the side of the street your property is on, your driveway widening must follow one of the city's approved design options. These options typically include details about the angle of the widening, such as the **45-degree angle** specified by the City of Plantation.



## FountainSpring Requirements

In addition to the city's rules, the FountainSpring Master HOA has its own requirements for driveway widening:

- As with all home modifications, Architectural Review Committee **ARC Approval** is required by both LOCAL and MASTER HOAs.

Unless specifically noted, all Home Modifications require ARC APPROVAL

- **Paver Type:** You must use specific types of bricks or pavers as shown in the HOA's approved images:



- **Extension Width:** The width of your driveway extension must be between a **minimum of 12 inches and a maximum of 18 inches**. The exact allowable width will depend on your home model, lot characteristics, and its location relative to the street.

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**Important Note:** Make sure you have all the necessary diagrams, forms, and approved paver examples for both the City of Plantation. The City has restrictions on the square footage allowed for a lot based on impervious calculations [Appendix A: What does Impervious Mean?](#)

# Electric Vehicle Charging Station Guidelines

To maintain community aesthetics and safety, the installation and use of electric vehicle charging stations are subject to the following rules:



- **Garage Installation:** Charging stations **may be installed inside the garage.**
- **Exterior Installation:** Level 2 EV chargers may be installed on the exterior garage wall that does not face the street. If it is mounted on an exterior wall facing the street, it must be obscured from street view by landscaping.
- **Cord Storage:** Cord must be hidden from the street when not in use.
- **Safety Standards:** The HOA can require compliance with genuine safety requirements consistent with building codes or recognized safety standards.
- **Outdoor chargers:** Outdoor chargers need to be specifically rated for outdoor use (weatherproof) and withstand Florida's climate (rain, humidity, sun, hurricanes).
- **Liability:** The homeowner assumes full responsibility and liability for any damage, injury, or other issues arising from the installation, presence, or use of the charger.

# Entrance Walkway and Driveway Guidelines

## Entrance Walkways

- **Upgrades Permitted with ARC Approval:** You are permitted to upgrade your entrance walkway from its original concrete finish, but **only after receiving prior ARC Approval from both your Village ARC (Architectural Review Committee) and the Master ARC.**
- **Shape and Dimensions:** Any change to the **shape and dimensions of the walkway is strictly prohibited.** The original footprint must be maintained.
- **Permitted Upgrades:** Approved upgrades may include:
  - Resurfacing by adding tiles
  - Sealing and painting
  - Adding a low-profile framing border
  - Other options as specifically approved by the ARC.
- **Color Palette:** The colors chosen for any walkway upgrade must be **consistent with your house's existing color palette**, avoiding very high contrast.
- **Prohibited Colors:** The following colors are **prohibited** for walkway upgrades: any flashy colors, as well as White, Black, Red, Blue, Green, Yellow, or any very bright and contrasting tones.

## Driveways

- **No Alterations:** Driveways **should not be altered in any way or shape from their original concrete finish and color.**
- **Consistent Appearance:** Driveways are required to maintain the **same finish and look throughout the entire development**, matching the common areas, such as sidewalks and aprons.

# Fences Guidelines

## Fence Standards and Maintenance Responsibilities

All fences within the community must comply with the **Architectural Review Committee (ARC) Manual standards** and applicable **City of Plantation codes**.

**Homeowners are responsible** for maintaining any fence that:

- Are attached to the walls of their property, or
- Are part of the property's perimeter and falls within their lot boundaries.

Due to the **zero-lot-line design** of our properties, any fence installed within a homeowner's lot is the homeowner's responsibility to maintain. Fences must be kept in **good condition at all times** and painted using the **approved color scheme** designated by each Individual Village Association.

Each Individual Village must select a **standard height** for all shadow box fencing to ensure a uniform appearance throughout that Village and enforce equal heights throughout the Village. The acceptable heights are either **Five feet (5')** or **Five feet eight inches (5'8")**.

Fences must be installed in the following locations:

- Along the **rear property line** (except for waterfront lots and recorded easements)
- Along the **zero-lot-line side** of the property, extending from the rear of the dwelling to the back property line
- For **corner lots**, fencing must run from the rear property line to the dwelling, enclosing the side yard that faces the street



**Homeowners are not allowed to move their fence position.**

## Optional Side Gate and Fence:

Homeowners may choose to install a shadow box fence and gate between their dwelling and the adjacent property (if not already installed by the developer). This fence must:

- Be installed **near the front corner** of the side wall of the dwelling (not beyond it).
- **Allow clear access** to utility meters, sprinkler valves, and timers, so as not to interfere with maintenance or utility personnel.



## Fence and Gate Construction Specifications:

### 1. Fence and Gate Alignment

- o The **top** of the fence and gate must always have a uniform height.
- o In the case of an uneven ground level the fence could contour the ground but always keeping the top level.
- o A **maximum 4" gap** is allowed between the fence bottom and the ground

### 2. Fence Planks

- o Must be installed **vertically**
- o Plank size: **1" x 6"**
- o **Material must be approved** by the MARC prior to installation
- o Planks must be cut **evenly at top and bottom**
- o **Spacing between planks** must be **2 inches**
- o **Only Wood is allowed as a material**; alternate material will be considered if it has a realistic wood appearance.
- o **Dog-ear style cuts are not permitted**

### 3. Fence Cap

- o The top must be capped using **1" x 6" boards**

### 4. Posts and Supports

- o Posts: **4" x 4" pressure-treated pine**
- o Lateral/diagonal supports: **2" x 4" pressure-treated pine**
- o Any substitute material must be have **ARC Approval**

### 5. Hardware

- o Handles, hinges, and locks must be **industry standard**
- o Hardware must be **black** or **painted to match** the fence color as per village requirements

### 6. Paint Color

- o Fences must be painted with the **Village-approved color** at the time of installation
- o Fences must be **repainted** to match any **updated color scheme** during community-wide painting

### 7. Provide Unobstructed Fence Access:

- o Ensure the fence is clear for painting by removing any objects, debris, or vegetation that may impede the painting process.



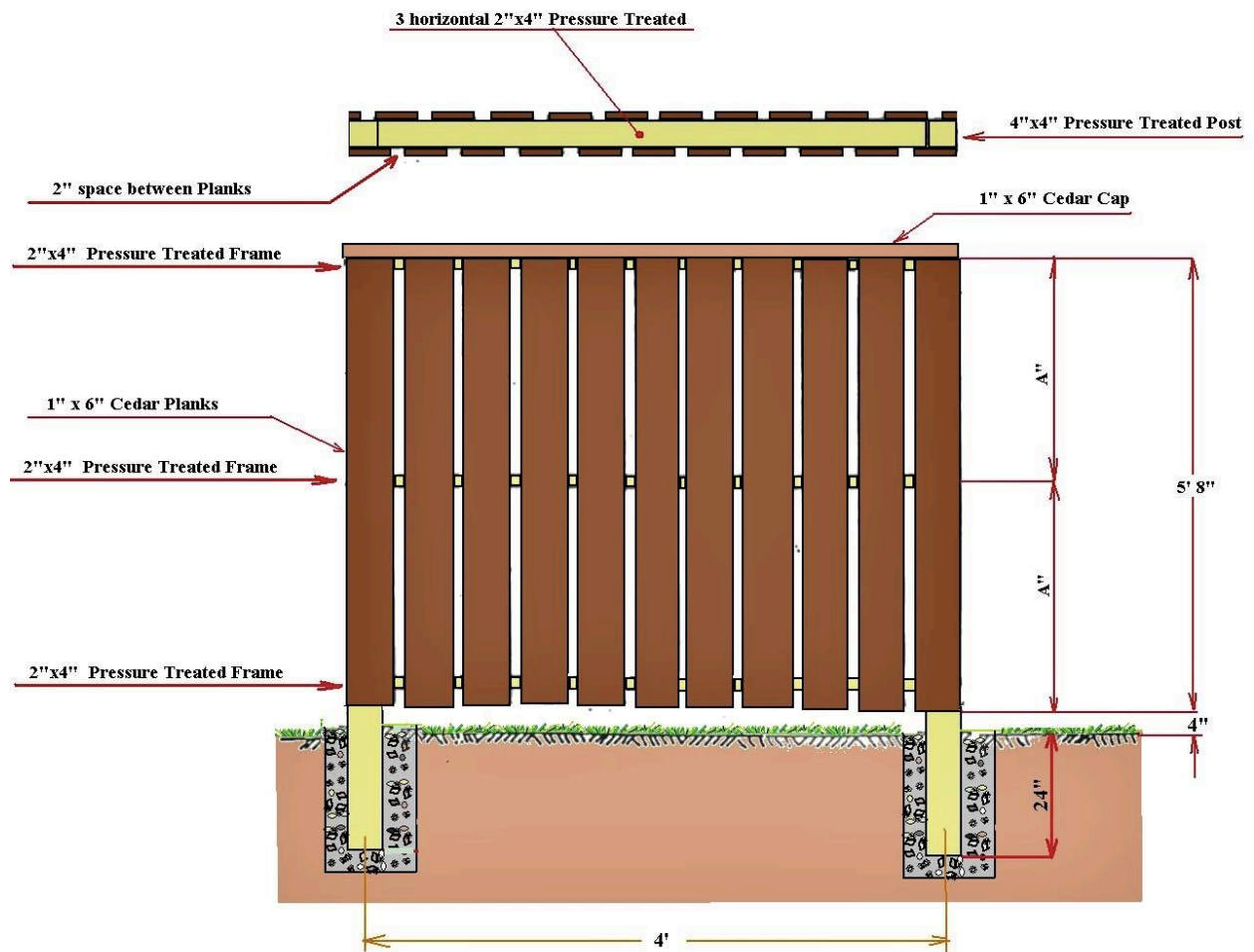
## Prohibited Fencing Types and Locations

**Front yard fencing is not permitted**

**Chain link fencing** is prohibited, except for those **installed by the Master Association** along the community's perimeter



# Fence Reference Sketch



## Waterfront Property Railing Guidelines

For units with **rear property lines facing a lake (waterfront units)**, the use of **wooden shadow box fencing is not permitted**.

Instead, these areas may only be enclosed using the **standard metal railing** approved by the Individual Village Association, subject to the following conditions:

- **Height:** Railings must **not exceed 48 inches** in height.
- **Material and Finish:** Railings must be constructed of **metal** and finished with a bronze **anodized coating and must be maintained should fading occur**. **However, the** Local Village Association may specify a different finish.
- **Design Consistency:** The design of ground-level railings must **match** the railing style used on **second-floor terraces** and alongside **entry steps** of dwellings within the community.

These standards ensure a consistent and aesthetically pleasing appearance throughout waterfront areas, while maintaining safety and compliance with Village requirements.



Note: Homeowners are responsible for maintaining the landscaping including trees located on their property.

# Restricted Plant Fences

Plantings are restricted on property along the waterfront. Homeowners are allowed, with ARC approval, to provide and maintain landscaping up to a maximum 3' in height across backyard's rear-most fence line of the residence with or without gaps in the landscaping and squared off on all four sides. Backyard's rear-most fence line is defined as the point consistent with the termination of side-yard fencing. From this backline to the water's edge, the area must remain as open, unobstructed greenspace to preserve community sightlines and the open-water aesthetic.



**The example below is not allowed:**



# Flag Pole Guidelines

## Permanent Flagpoles

- **Flag by State Statutes:** Permanent flagpoles (up to 2) are ONLY permitted for the display of one United States Flag, and/or one official flag of the State of Florida and/or one flag representing a military branch or a flag representing first responders. All other State Statutes will be followed regarding flagpoles.
- **ARC Approval:** The **placement and design** of any permanent flagpole must receive **Approval**.
- Flagpoles **cannot be used as antennas**.

## Flagpole Holders (Permanent)

- **Permitted Locations:** One flag pole holder may be placed on the **wood fascia or wall on the front or rear of your dwelling**.
- **Color Matching:** Flag pole holders should be finished in a color that **blends with your dwelling**.
- **Pole and Flag Specifications:**
  - Flagpole used in these holders should have a varnished wood finish or a finish that blends with the individual Village Criteria
  - Flagpoles should **not exceed a length of 60 inches (5 feet)**.
  - Flags displayed should **not exceed 30 inches by 48 inches**.

## Display of Flags

- In accordance with Federal law, certain flags can be flown at any time, provided the flagpole and flag adhere to the specified criteria in the law.
- **Political flags or reference to politics is prohibited.**
- **Other Decorative Flags are restricted as follows:**
  - Flags must be in good condition
  - Size must be limited to 3' x 5' in front and a max of in the backyard.
  - No flags in backyards of waterfront property

# Front House Address Numbers

Front House Address Numbers are **required** (missing address numbers is a city code violation). Ensuring your house number is clearly visible is important for deliveries and emergencies. Here are the guidelines for address numbers on the front of your home:

- **Visibility Requirement:** Every home **must have an address number visible from the street.**
- **ARC Approval for Changes:** To change your existing house street number, ARC Approval is required.

## Allowed Locations for Numbers:

Your address numbers may be placed in one of the following locations:

1. On the wall **over the garage door, centered with the door.**
2. On the **lower front horizontal wood fascia.**
3. On the **walls on the side of the garage door facing the street.**

## Style and Material:

- **Consistent Style:** The allowed number style should be **consistent with the already existing number styles on other houses in your block.** This helps maintain a cohesive look throughout the neighborhood.

# Ground Accent & Landscape Lighting Guidelines

Ground accent lights and landscape flood lights may be installed in the **front, and/or sides, and/or rear landscape beds** of a dwelling, provided they meet **all** of the following requirements:

1. **Voltage Rating:** Only **low-voltage fixtures** are permitted: **12 to 24 Volts VAC or VDC**.
2. **Fixture Height:** The **maximum height** of each light fixture must not exceed **18 inches**.
3. **Power Limit:** Each light may use a maximum of **50 watts**.
4. **Fixture Spacing:** Fixtures must be spaced at least **24 inches apart**, measured from center to center.
5. **Location:** All lighting must be **confined to within the plant bed areas**; no lights may be installed in grass or hardscape areas.
6. **Approved Fixture Colors:** Fixtures must be in one of the following finishes:
  - **Bronze**
  - **Black**
  - **Copper**
  - **Brown**
  - **Green**
  - **Rock Finish**
7. **Power Supply Installation:** All wiring must be **buried at least 4 inches deep** beneath the soil surface.
8. **Light Direction:** Fixtures must be **aimed so the light illuminates on the landscaping and away from the street** to avoid glare or distraction to passing vehicles.



9. **Fixture Size Limit:** The maximum allowable dimensions for each light head are 6 inches x 6 inches x 6 inches.



**Lighting in the rear landscape beds** is allowed without ARC Approval

Unless specifically noted, all Home Modifications require **ARC APPROVAL**

# Gutters and Downspouts Guidelines

Installing or replacing gutters and downspouts requires careful planning to ensure they blend seamlessly with your home and comply with community standards.

## Appearance and Materials

- **Color Matching:** Gutters and downspouts must be **painted to match your dwelling** and designed to be as **inconspicuous as possible**.
- **Fascia and Wall Alignment:**
  - Gutters must be **attached to wood fascia boards** and painted to match the fascia color.
  - Downspouts should be **located at wall corners** and painted to match the base wall color of your dwelling.
- **Approved Materials:** Rain gutters and downspouts should be made from **aluminum or other standard manufactured materials** that can be painted to match the required color standards.
- **Screen Enclosure Exception:** If gutters or downspouts are attached to screen enclosures that aren't under a roofed patio, they may be finished to **match the bronze-tone anodized finish** of the screen enclosure's frame.

## Drainage

- **Drainage Impact:** Run-off from your gutters and downspouts **must not negatively affect drainage on adjacent properties**.



Example on the picture of a Properly installed and color matched gutters and Downspout system



# Holiday/Seasonal Lights Guidelines

Holiday lights installed starting October 1st through January 15th holiday season and must be **removed completely by January 15th** of the following year.



## **Holiday/Seasonal lights do not require ARC Approval.**

While we encourage festive decorations, please keep the following rules in mind:

- **Property Boundaries:** All lights and power lines must be installed **within your own property boundaries**. No installations are allowed on common areas or neighboring properties.
- ✕ ● **Street Trees:** Lights or wiring on street trees by homeowners must be approved by their Local Village.
- **Neighborly Comfort:** Your festive lights should **not interfere with any other homeowner's reasonable comfort**. This includes avoiding excessive brightness or flashing patterns, or whereby the angle of the light could be disruptive to neighbor(s).

# Landscape Decorations Guidelines

Landscape decorative items may be installed only within defined plant bed areas and must receive prior ARC Approval from the Architectural Review Committee (ARC). To preserve the aesthetic harmony of the community, all decorations must comply with the following standards:

1. Placement
  - Decorative items must be fully contained within plant beds.
  - ✗ ○ Items may not be placed on lawns, walkways, or common areas.
2. Prohibited Content
  - ✗ ○ Decorations must not include any obscene, sexual, religious or politically themed elements.
  - ✗ ○ Plastic toys or children's play items are not allowed as decorative features.
3. Size Limits
  - Maximum height: 6 feet
  - Maximum perimeter: 50 inches
4. Color Guidelines
  - Colors must be neutral or earth-toned and not flashy.
  - ✗ ○ Fluorescent or neon colors are strictly prohibited.
5. Material Restrictions
  - Metal or artificial flowers are not permitted.
  - ✗ ○ Plastic decorations are not allowed.
6. Form & Visual Impact
  - Objects should have a discreet, tasteful design.
  - Decorations must not be overly large, intrusive, or visually disruptive.
7. Permitted Elements (with ARC Approval)
  - Architectural planters
  - Decorative boulders
  - Water fountains that are appropriately scaled and harmonious with the landscape design
8. Statues, front lawn decorations, spinning wheels (pinwheels), pots, and planters are only allowed in plant beds and must be equal to or less than the height of 32" and must be no wider than 18" and colors should be consistent with village allowed colors. No shiny colors (including white) objects will be allowed. The number of decorative items should be no more than 2 per plant bed.



Unless specifically noted, all Home Modifications require ARC APPROVAL

# Landscaping Guidelines

## Front Yard

The landscaping in front of each home, encompassing plant beds, ground cover, bushes, and vines (including those around mailboxes), is under the direct control of your **Local Village**. However, artificial turf is not allowed on any street facing yards.

- **No Alterations Without ARC Approval:** Homeowners are **prohibited from altering or modifying** any front yard landscaping without ARC Approval.
- **ARC Approval for Self-Maintained Beds:** Even if a homeowner has elected to maintain their own plant beds, **ARC Approval is still required** before making any changes, including the addition, removal, or relocation of plants.
- **ARC Approval for Remediation:** If a homeowner is required to return landscaping or a plant bed to a previous state (e.g., due to an unapproved alteration), a separate **ARC Approval is still necessary** for the remediation plan.

## Street-Side Common Area Landscaping

The trees/plants situated in the common area between the street and individual property lines are **solely the responsibility and control of the HOA**. Homeowners are **not permitted** to attach, hang, or add any items to these trees or in this designated area; with the exception of orchids, air plants, and other such plants (this includes landscape taping of plants until plants can latch on) with the understanding that these plants now belong to the HOA. Street-Side Common Area Landscaping

## Homeowner Responsibility (Private Property)

Landscaping or components located behind all fences are the **homeowner's responsibility** to maintain. Height and width of landscaping and components shall not hide or obscure items behind the fence that violate ARC guidelines. Landscaping that is above the fence shall be maintained properly and consistently within that village. Finally, no fence line that is street facing shall have landscaping above the fence height vertically. Not applicable to trees.



## Irrigation System Maintenance

- **Village Responsibility (Common Areas):** The irrigation systems serving the **front common areas** of the community are maintained by your Village.
- **Homeowner Responsibility (Private Property):** Irrigation components located on the **sides and at the rear of individual properties** are the **homeowner's responsibility** to maintain.
- **Sprinkler Timer Operation:** Homeowners **should not operate or change the settings** on common irrigation timers. If a temporary change is made under very specific and approved circumstances, the timer **must be immediately returned to its original settings** once the need for the temporary adjustment has passed.
- **Financial Liability:** Should landscaping perish due to an irrigation timer being turned off, settings being altered, or general neglect by a homeowner, the **homeowner will be financially responsible** for the cost of its replacement.

# Lights and Security Guidelines

Each Village has unique lighting setups that complement their house models, and these guidelines help ensure consistency.

## Front House Wall Lights

### Approved Changes and Consistency

Any changes to **wall fixtures** and **hanging entry lights** on the front of your home, from what the developer originally installed, **must have ARC Approval**.

- **Garage and Front Walkway Lights:** Wall fixtures next to the garage and along the front walkway should be **comparable in size and consistent with the style** found within your Individual Village Association.
- **Matching Carriage Lights:** The carriage lights on both sides of your garage door **must match** each other.
- **Consistent Hanging Entry Lights:** Hanging lights in front entryways should also be **comparable in size and consistent** within your Individual Village Association.

### Prohibited Lighting Additions

- ✗ **No additional light fixtures** are allowed to be installed on the front of houses beyond the developer's original standards.

### Light Bulb and Fixture Color Requirements

To ensure a cohesive look, specific color requirements apply to both the light emitted and the fixture's frame:

- **Light Color (Kelvin Range):** The color of the light emitted must be within the range of **2700 Kelvin (K)** and **6000 Kelvin (K)**.
- ✗ ● **Prohibited permanent light colors:** **Red, Blue, Green, Orange, and Yellow** colored light bulbs are **not allowed**. Exception: front door light can be a bug light.

- **Fixture Frame Color:** The color of the light fixture's frame or body must be from a **Bronze, Black, or Dark Brown palette; except for village approved colors.**

### Village-Specific Restrictions

Beyond these general guidelines, each Village **reserves the right to be more restrictive** regarding light fixtures. Always check with your specific Village's guidelines.



### Security Cameras

The color of the light fixture's body must match the color of the surface that it adheres to of the house where it is mounted if the device is installed at a conspicuous location clearly visible from the street. Wires must be hidden.

The cameras must adhere to Florida law including, but not limited to:

No recording of neighbors' private spaces, like windows, fenced-in areas, backyards.

No recording of audio without consent of all parties involved. Consent can be implied by placing cameras in plain view or by posting signage.

No recording that invades privacy or causes harassment.

## Lights on the Rear and Sides of the House

Adding lights to the rear or sides of your home can enhance safety and ambiance, but all installations **must** adhere to the following restrictions:

1. **Neighbor Impact:** Lights should be installed and aimed in a way that they **do not negatively impact or create a disturbance for adjacent neighbors or neighbors across the street.**
- ✗ 2. **Directional Aiming:** Lights **should not be aimed towards the street or directly towards homes** on the sides or rear of properties, even if those homes are across a lake.
3. **Concealed Wiring:** All wiring must be **fully concealed**. Any conduit housing wires should be **painted the same color as the body of the house** to blend in seamlessly.
- ✗ 4. **No Industrial Style:** **Industrial style lights are not permitted.** Fixtures should be residential in nature and complement the home's architecture.
5. **Fixture Body Color:** The color of the light fixture's body **must blend with the walls of the house** where it is mounted.
- ✗ 6. **Prohibited Fixture Colors:** **White or any flashy colors are not allowed** for the light fixture body.
7. **Motion Sensor Blending:** If a light fixture is equipped with a motion sensor, the sensor device itself **should be painted to match the color of the wall** on which it is mounted.



# Mailboxes



## Homeowners do not own their mailboxes.

Mailboxes within Fountain Spring Villages are subject to specific regulations to ensure uniformity and compliance with U.S. Postal Service (USPS) standards.

The **USPS owns and regulates all mailboxes**. While the USPS sets the rules, **each Fountain Spring Village is responsible for maintaining** the mailboxes within its community.

**Homeowners are not permitted to alter their mailboxes** in any way. This includes, but isn't limited to:

- Changing the color or design
- Adding decorations, personalization, plants, or flags
- Attaching anything to the mailbox or its supporting post

**Any unauthorized changes will be considered a violation** of our community rules.

If your mailbox needs **maintenance or replacement**, you **must report it to your specific Village Board or Management Company**. They will coordinate the necessary repairs or replacement in accordance with community standards and USPS regulations.



# Plant Bed Border Guidelines

To maintain visual harmony and avoid conflicts with utility access, all installations must adhere to the following standards:

- ❌ 1. **Easement Restrictions**  
Borders **may not be installed within designated easement areas** of the property.
2. **Maximum Height**  
Border height must **not exceed 6 inches** (measured from ground level).
3. **Approved Edging Materials**

**Poured Concrete Edging**  
**Plastic Edging**  
**Brick Edging**

**Stone Brick Edging**  
**Rock Edging**  
**Paving Block Edging**

4. **Approved Colors**  
All border materials must be in one of the following color ranges:

**Terracotta Tones**  
**Beige**

**Dark Grey**  
**Brownish Tones**



# Roof Tile Standards and Maintenance

**Roof tiles and their colors** are an integral part of the overall **exterior color scheme** of each unit and **may not be altered**. Roofs must maintain a uniform appearance that reflects the original design of the community.

Although advancements in roofing materials have emerged since the community was developed over 40 years ago, any **new roof product for installation** must be **visually consistent** with the original roofing. Homeowners planning to install a new roof must:

- **Submit a sample roof tile** to the ARC for review and **written ARC Approval** prior to installation.
- Ensure the **style of the new tile** matches the original **"S"-shaped profile**.
- Be aware that **different manufacturers** may use varying names or codes for the same tile profile; visual match is the determining factor.

The **color of the roof must be uniform** across the entire structure. Any replacement or new roof must closely match the **original tile color, quality, and style** installed by the Developer.

To preserve the aesthetic appeal of the community, roofs must be **periodically cleaned** to remove dirt, mildew, and other buildup, **as needed**.



# Screened Patios and Pool Enclosures

Adding a screened patio or pool enclosure can enhance your home, but it's important to follow specific guidelines from both the City of Plantation and your Village's HOA.

- All window screening, screened doors, and screened enclosures must utilize anodized aluminum frames and charcoal gray screening, consistent with the frames and screen types already established for your Individual Village Association.
- Screen patio enclosures are permitted under roof overhangs in the front entry and on the rear of the dwelling.
- Screened enclosures in the rear of the dwelling cannot be placed within three feet (3') of the privacy fence on the zero lot line side of the property, nor extend beyond side and rear building setback lines.
- Screened enclosures that extend beyond the existing roof line should follow the contour of the roof line and cannot have solid roofs.

## General Requirements

- **City of Plantation Compliance:** Your project must be in full compliance with all City of Plantation standards and permitting requirements.

## Village-Specific Requirements

- **Defined Structure:** The design and specifications for screened patio and pool enclosure structures **should be defined by the requirements of your individual Village**. Always check with your Village's guidelines first.
- **Default Color (if not defined):** If your Village does not have specific color requirements for screen structures, the **only allowed colors are dark bronze or dark brown**.

## ARC Approval Process Before Construction



- **Dual ARC Approval:** Before you begin any construction on a new patio enclosure, you **must obtain both a City of Plantation permit and HOA ARC Approval.**



### **Provide Unobstructed House Access:**

Homeowners are responsible for the cost and of removing all obstacles including screens to enable vendors full, unobstructed access to all exterior surfaces of the dwelling for painting. Homeowners are also responsible for the reinstallation of that obstacle afterwards. For example: screens have to be removed or cut for access and it is the homeowner who will pay to reinstall or repair screens. This also includes awnings or any other structure obstacle.

### **Consequences of Non-Compliance:**

If a homeowner fails to provide the required unobstructed access by the scheduled painting date, the Local Homeowner Association (HOA) reserves the right to take necessary action to gain access to the property. This may include, but is not limited to, the temporary removal or alteration of obstructions such as screened enclosures or other structures blocking access.

### **Financial Responsibility for Non-Compliance:**

All costs incurred by the HOA or its contractors to enable access due to a homeowner's failure to comply with access requirements, or any costs to repair damage directly resulting from the methods used to gain such access (e.g., temporary removal/reinstallation of screens) will be solely borne by the homeowner



# Sign Guidelines

To maintain our community's aesthetic and ensure clear communication, here are the guidelines for displaying signs on your property:

## General Signage

No signs are allowed outside the following :

- 1) Only one "For Sale" sign behind a window with maximum size of 24x36.
- 2) Alarm sign no bigger than 12" x 12" in plant bed (alarm stickers are allowed one per door and no bigger than 4" x 4").
- 3) "Beware of dog" sign with a maximum of 10" x 12" placed on the fence gate or fence directly next to the gate.
- 4) "Garage Sale" sign with a maximum 15" x 15" can be placed on your property only on the day of the event.

Any other sign has to be approved by the ARC.

- ✗ • **No Sales Prices:** You cannot display a sales price on any sign.
- **No Flashing Signs:** Flashing signs are not permitted.

## "Open House" Signs

- **Limited Display:** Only one (1) "Realtor" or "By Owner" Open House For Sale sign can be placed on the front lawn of the dwelling on Saturdays and Sundays during daylight hours when the unit owner is holding an open house.
- **Size Limit:** Such signs can be no larger than 36 inches by 36 inches.
- **Self-Supporting Stands:** They should be placed on self-supporting stands so that the entire sign is no more than 48 inches high.
- ✗ • **No Attachment:** These signs should not be attached to trees, mailboxes, or the dwelling.
- ✗ • **Prohibited Locations:** Open house or "for sale" signs cannot be placed anywhere else on the dwelling, on a neighbor's lot, in the street, or in the common areas.

## Other Permitted Signs

- **Building Inspection Notices:** As required by the City of Plantation, building inspection notices can be posted on the property during construction or alterations. These must be removed once the work is completed and the final "sign off" by the city has been received.

**No other signs are allowed without ARC Approval**

# Solar Panels Guidelines

Solar energy panels are permitted to encourage sustainable living, and their installation will be reviewed to ensure they integrate aesthetically with our community.

- **Individual Review Required:** Solar energy panels are permitted in accordance with Federal law and will be **reviewed on an individual basis** by the Architectural Review Committees (ARC and MARC).
- **Aesthetic Integration:**
  - Installation must be **coordinated with the existing roof color** to present the least obtrusive appearance possible.
  - **Metal frames and fittings** located on the roof must have an **anodized bronze finish** or black or be finished in a color that **blends with the roof**.
  - **Fittings, wiring, and pipes** must blend with the overall structure of the dwelling.
  - Any fittings and contacts that are in direct contact with the walls of the dwelling must **match the base or trim color** of the house, depending on their specific location except for those fittings, contacts, and boxes that have labels and decals required by fire/electric code or city ordinances, in which case the component or device should not be painted.

# Storm Shutter Guidelines

Storm shutters fall into two main categories: **removable** and **permanently installed**.

## 1. Removable Shutters



- **No Restrictions (if fully removable):** If your shutters are entirely removable with no visible hardware left on the house, there are generally no restrictions and no **ARC Approval** is required.
- **Permanent Hardware (not fully removable):** If any related hardware for removable shutters remains permanently attached to your house, it **must have ARC Approval**. The color of this permanent hardware must blend seamlessly with your house color to be as inconspicuous as possible.

## 2. Permanently Installed Shutters

- **Color Blending:** The color of permanently installed shutters should **blend with the existing colors of your house**. Shutters are an exception whereby the affixed portion of the shutters do not have to match the color of the body of the house when consistent with the shutter color. This typically means matching the trim color around your windows or any other trimmed openings.

## 3. Deployment and Removal

- **Storm Alert Only:** No shutters, regardless of type, should be mounted or closed on the front openings of your house **outside of an official storm alert time**.
- **Prompt Removal/Opening:** Once a hurricane alert has been removed, shutters should be either **removed or opened no later than one week** after the alert's cancellation.

All hurricane protection (e.g., roof systems meeting ASCE 7-22 standards, permanent fixed storm shutters, roll-down track storm shutters, impact-resistant windows and doors, polycarbonate panels, reinforced garage doors, erosion controls, exterior fixed generators, fuel storage tanks) must comply with the applicable Florida Building Code.

# Swimming Pools / Jacuzzi Guidelines

## Swimming Pools



- **Above-Ground Pools Prohibited.**
- **In-Ground Pools Require ARC Approval** contingent upon compliance with all applicable **City of Plantation Building and Zoning codes**.
- **Screening, Fencing, and Decks:** Any pool screening, fencing, and decks associated with an in-ground pool **must be located within the designated building setback lines**.

## Spas / Hot Tubs

- **Permanent Installation Requires ARC Approval.** This ARC Approval is also subject to **City of Plantation Building and Zoning codes**.
  - Their placement **must not interfere with neighboring homes** and/or **create a nuisance**.
- **Portable Jacuzzis may be placed on patios.**
- **Neighbor Comments Required for Review:** When submitting an Architectural Review Request for a spa or hot tub installation (permanent or portable), it is **required that comments from affected neighbors be included** with your application.

# Walkways and Decks

## Patios, Patio Slabs, and Paved Courtyards

- **Rear Extension Limits:** Patios can be extended in the rear of the dwelling, provided they **do not extend beyond side and rear property setback lines**.

## Walkways (General)

- **Rear and Side Yards:** Walkways are permitted in rear and side yards and between dwellings on the unit owner's side lot.
- **Color Consistency:** Walkways must be **consistent with the color palette within your Individual Village Association**.
- **Installation Method:** Walkways and stepping stones **must be installed so they are fully embedded into the ground, level with the upper surface**.
- **Stepping stones in Plant Beds:** Individual stepping stones may be placed in existing plant beds next to the driveway, provided they are **not constructed to increase the size of the existing driveway**. These stones must either **match the finish of the driveway or front entryway**, or **blend in with the ground cover in the bed**.

## Wood Decks

- **Location:** Wood decks can be installed in rear yards **within required setback lines**.
- **Finish Options:** They can have a **natural finish** or be **stained or painted to match the base or trim color of the dwelling**, or the standard color for the dwelling's wood fence.

## Prohibited Structures

- **Exterior sun and privacy screens, trellises, and lattices (including sheet lattice and plastic or wood roll-up blinds).**



# Water Purification, Filtration and Softening System Guidelines

To maintain the aesthetic standards of our community, the installation of water purification, filtration, and softening systems is regulated as follows:

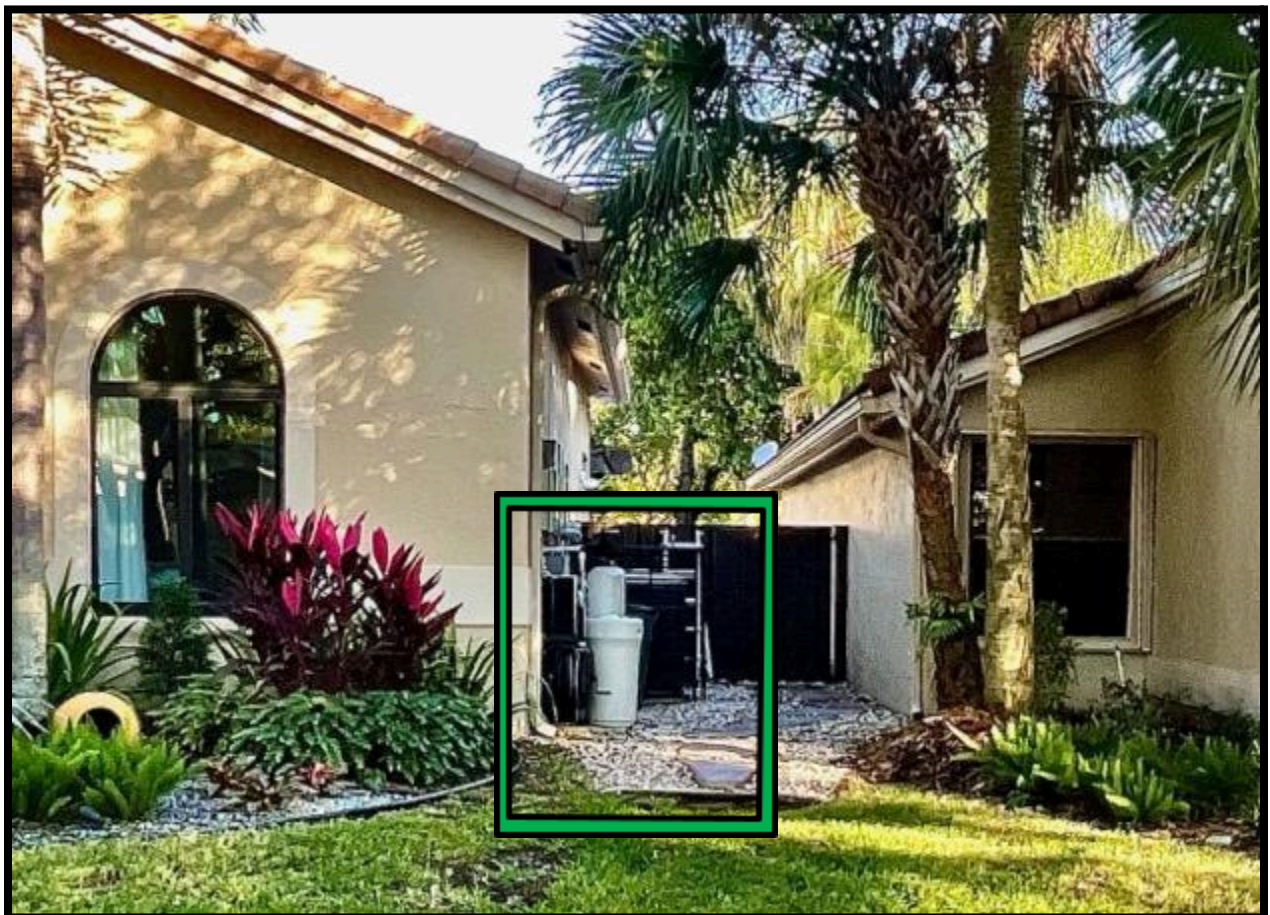


- **Prohibited Locations:** These systems **cannot be installed in the front portion of homes, along front walkways, or on zero lot line sides of homes.**



- **Permitted Installation & Screening:** Systems **must be installed next to the wall of the dwelling** and be **fully screened by landscaping** so they are not visible from outside of the lot on which they are located.

**The picture below is a good example of what's not allowed. Nothing inside of the framed area in the picture should be exposed to the street view**



# Wind Chime Guidelines

Enjoy the gentle sounds of wind chimes with these guidelines:

- **Front of Home:** You can hang **one wind chime** in front of your home, placed under the roof overhang.
- **Rear of Home:** you can hang up to **two wind chimes** in the rear of your dwelling. These can be hung under the roof overhang or within a screened enclosure or roofed patio.
- **Neighbor Consideration:** Please ensure the sound **from wind chimes in the rear is not excessive**, preventing them from becoming a nuisance to your neighbors.

# Windows and Doors Guidelines

Maintaining a cohesive and attractive appearance for windows and doors is crucial for our community's aesthetic. All replacements and modifications must adhere to these guidelines, along with applicable City of Plantation building codes.

## Garage Doors

- **Paneled Metal Garage Doors:** When replacing existing garage doors, paneled metal garage doors must be installed. They must precisely match the existing garage doors in terms of the number, size, shape, and location of panels. Window panels must also match the existing doors unless current building code requirements supersede.
- **Windowless Metal Garage Doors** are allowed as long as the style and look are consistent regarding panels (number, size, shape, and location of panels)
- **Exterior Hardware:** Exterior hardware must match the hardware in use on the existing door.
- **Side garage Doors:** Side garage doors must be flat sheet metal. Wood should not be used for these doors as they are typically not protected by a roof overhang and are subject to weathering. Door handles should be standard shape and be finished in antique or bright brass.

## Entrance Doors

- **Style Consistency:** The door style must conform with the Local architectural style as per Local requirements. The new door must also be consistent with other door shapes within your Individual Village Association.
- **Color:** The color of the doors should match the village's specific palette. If not specified by village, then brown, bronze, or white.
- **Hardware:** Door handles must have a standard handle shape and should be antique or bright finished brass.
- **Dual Leaf Doors:** Dual leaf doors are allowed to be installed when replacing a single leaf door.

## Sliding Doors (Rear of Homes)

- **French doors** are a permitted option. They must fill the existing opening and match the finish of the original doors.

- **Frame Color:** Frames must be anodized bronze color or white, depending on the Village's standards.
- **Size Restrictions:** The overall size of the doors should not be changed.
- **Hinged Door Replacement:** Sliding doors could be replaced with hinged doors.

## Windows

- **Maintenance:** Window frames should be maintained to be free of mold, dirt or discoloration. It is the homeowner's responsibility to ensure that windows are regularly maintained and present a clean, well-kept appearance.

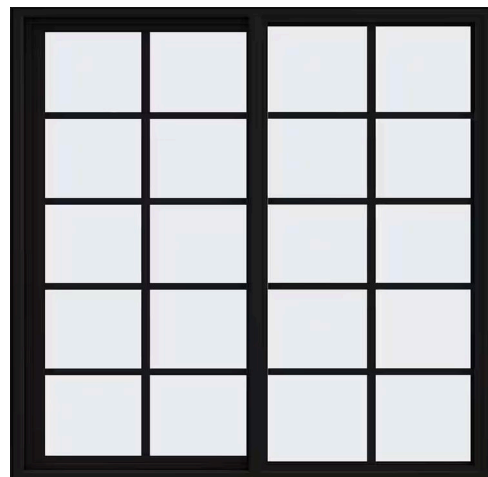


These windows should have anodized bronze color or white frames and be consistent in style with the windows installed by the developer or the adopted Village style.

No windows are required to have a Grid unless the Village makes the restriction. **The image on the left is just for illustration purposes and does not reflect a specific window**

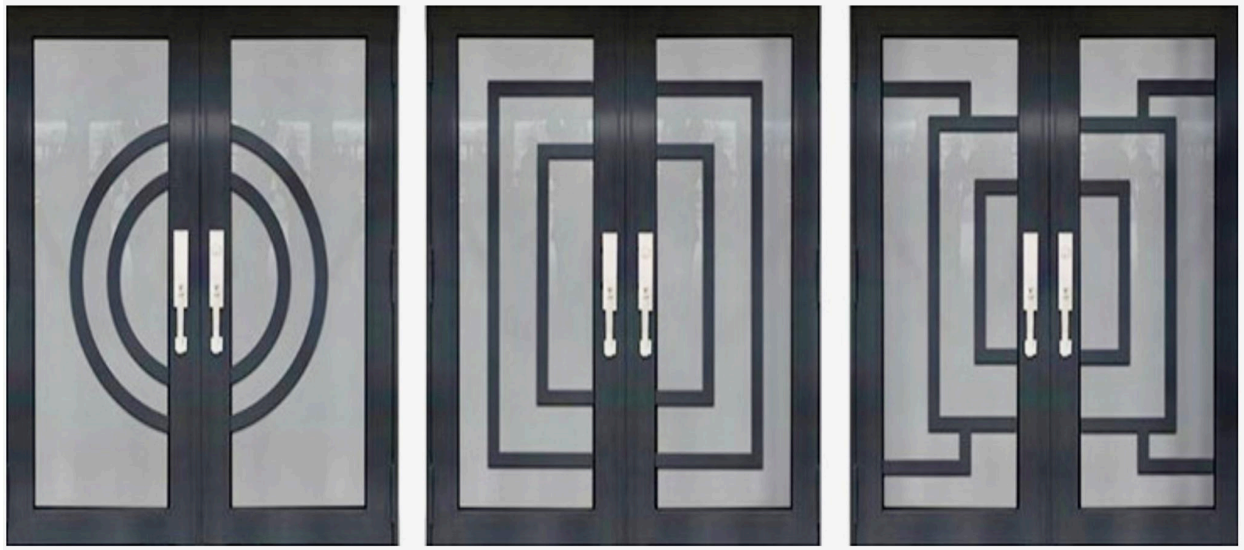


Horizontal Sliding Windows are okay





Additional door styles allowed:



### Prohibited Window and Door Features

- Reflective Tinting/Mirror Finishes: The use of reflective tinting or mirror finishes on windows is prohibited.
- Security Bars: Security bars on windows or doors are prohibited.



### Enclosing Roofed-Over Patios ("Florida Rooms")

- Conversion Permitted: Existing roofed-over patios can be enclosed with sliding and stationary glass doors to convert the screened porch to an enclosed "Florida Room".
- Frame Attachment: Frame assemblies must be attached to existing walls at the top and sides in the same manner as other sliding glass doors in the rear of the dwelling.
- Material Prohibition: No portion of the patio exterior openings can be enclosed with concrete or wood.



**No doors or windows can be added to any house, nor relocated or modified in size from the original developer's design.**



# ARC PROCESS

## ARC Committee

The **Master Architectural Review Committee (MARC)** was established to support the homeowners of FountainSpring by helping them enhance their properties while avoiding costly violations of the community's governing documents. Through thoughtful planning and design, FountainSpring has developed a cohesive and attractive environment that benefits all residents.

The purpose of enforcing architectural standards is to ensure that the community's original design quality and visual harmony are preserved. These standards help protect property values and sustain the overall aesthetic appeal of FountainSpring. An essential part of the architectural review process is the shared understanding among all homeowners that maintaining the community's visual character is a collective responsibility. These guidelines should be seen not as a burden, but as a benefit—one that contributes to the long-term value, consistency, and pride of ownership within FountainSpring.

### Purpose

The Covenants of FountainSpring ensure that the quality and design integrity of the community is maintained, thereby protecting property values and enhancing overall appearance. The Master Association's Board of Directors is responsible for enforcing the governing documents and overseeing the Master Architectural Review Committee (MARC).

The MARC is tasked with ensuring that all exterior modifications within FountainSpring comply with Article 8 of the Covenants. All modification requests must first be submitted to the property owner's Individual

Village Architectural Review Committee and then forwarded to the MARC. ARC Approval from the MARC must be obtained in writing **before** any exterior changes may begin. This manual outlines the design standards of the community and details the procedures for submitting an application for property modifications. Each application will be reviewed on a case-by-case basis, with reasonable flexibility for architectural functionality and creative design, provided community standards are maintained.

### Authority

The MARC's authority is established by Article 10 of the Covenants, which forms a binding agreement between the Master Association and all unit owners. Upon purchasing a home within FountainSpring, owners agree not to undertake any exterior modifications without first receiving written **ARC Approval**. Per the Covenants, no structures or improvements—including, but not limited to, buildings, fences, walls, landscaping, pools, screen enclosures, mailboxes, lighting, driveways, or other exterior elements—may be erected, modified, or maintained without prior written approval. Nothing may be installed on or affixed to the exterior walls, doors, patios, windows, or roofs without MARC consent.

The MARC is accountable to the Master Association's Board of Directors, which retains final authority over all architectural matters affecting the community. Failure to obtain ARC Approval constitutes a violation of architectural control and may result in enforcement actions, including fines and legal proceedings.

If a homeowner proceeds with changes without prior approval—even if those changes appear to meet the Manual's guidelines—they must still submit a retroactive application and risk being

required to remove or correct the modification. If a noncompliant alteration is discovered, the Master Association reserves the right to compel the homeowner to either correct the violation or restore the property to its previous condition. Homeowners who fail to comply may face legal action, with the homeowner responsible for all associated costs.

## Membership

The MARC is composed of at least **three (3)** members selected by the Board of Directors of the FountainSpring Master Association. The member(s) may include non-Board members. The members are appointed and removed by the Board at will.

At the option of the Board, an alternate can be appointed to fill in for a member unable to attend.

## Meetings

The MARC will convene as needed to review submitted Architectural Review Requests. Reviews will be conducted within **thirty (30) days** of receipt of a complete application.

## Policy Statement

All property within FountainSpring is subject to the design and use restrictions outlined in the governing documents and expanded in this Manual.

The MARC's intent is not to restrict individual preferences or creativity, but to promote architectural harmony throughout the community. Its role is to ensure thoughtful, consistent design that complements the aesthetic of neighboring homes and the community at large. When reviewing applications, the MARC aims to be fair and objective while considering the unique context of each property. Alterations should reflect compatibility with the architectural style of the homeowner's residence, nearby homes,

and the overall neighborhood. Compatibility includes but is not limited to architectural style, quality of materials and workmanship, color schemes, and construction details.

The proposed modification should integrate well with the home's design and landscaping and not adversely affect neighboring properties. Applicants are encouraged to discuss plans with adjacent neighbors when a proposed change may have a visual or practical impact. In such cases, the MARC may require written acknowledgment from the affected neighbor prior to final approval.

As a general rule, major structural changes—including additions and roofed enclosures—are discouraged and may not be approved. Only those changes and alterations specifically permitted in this Manual will be considered. Each application will be evaluated individually.

On behalf of the Master Association, the MARC is authorized to:

1. Maintain consistent architectural themes throughout the community.
2. Establish and update architectural criteria to protect property values.
3. Review all Architectural Review Requests for compliance with the Covenants and design standards.
4. Uphold high standards of design, materials, and construction.
5. Enforce the Covenants through legal and equitable means.
6. Monitor and report violations to the Master Association's Board of Directors.
7. Propose amendments to design criteria as needed.

8. Provide guidance to applicants whose plans are not initially approved.
9. Coordinate with the Master Association's property management company to maintain architectural records.
10. Keep homeowners informed about MARC activities and policy updates.

## Areas of Responsibility

The **Master Architectural Review Committee (MARC)** is responsible for reviewing and approving exterior modifications that may affect the overall appearance, consistency, or functionality of properties within FountainSpring. The Committee's responsibilities include, but are not limited to, modifications involving the following:

1. Buildings, patios, and courtyards, including screening elements
2. Signs, graphics, mailboxes, and exterior lighting fixtures
3. Roof designs and material specifications
4. Fences, walls, and similar structures
5. Exterior building materials and color selections
6. Building setbacks, side yards, and associated height and design criteria
7. Sidewalks, driveways, pathways, and pedestrian or bicycle ways
8. Exterior doors
9. Windows
10. Swimming pools
11. Landscaping and exterior planting

12. Any other structural or landscape changes involving construction, removal, or maintenance
13. Buildings, landscaping, and improvements on property owned or controlled by the Master Association, including recreational facilities
14. Exterior components and utility installations related to property development

## Liability

Approval by the MARC applies solely to the **aesthetic aspects** of a proposed modification and its compatibility with the surrounding environment. The MARC does **not** evaluate the structural, engineering, or safety elements of any proposed work. Accordingly, the MARC assumes **no liability** for:

1. The structural adequacy, strength, or safety of any proposed construction or improvement
2. Soil conditions, including instability, erosion, or compaction
3. Compliance with applicable building codes, safety standards, laws, ordinances, or governmental regulations
4. The workmanship or performance of any contractor or vendor

Homeowners remain fully responsible for obtaining any required governmental permits and ensuring compliance with applicable laws and standards.

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## Village Associations

Each Village within FountainSpring is governed by its own **Individual Village Association Architectural Review Committee (ARC)**. These Village ARCs:

- Set and enforce their own architectural standards
- Review and approve modification requests prior to MARC submission
- May adopt standards that are **more restrictive** than those of the MARC
- Must ensure that any approvals comply with the **minimum design standards** established by the MARC

In cases of conflict, particularly where a Village's standards fall below MARC's minimum requirements, the **Master Association** shall determine the final outcome in accordance with their governing documents.

## Optima Village

Optima Village consists of garden apartments and townhomes designated as **condominium units**. As such, modifications to original Developer specifications are **highly limited**. Permitted exterior changes include:

- Installation of storm shutters
- Tile finishing on patios
- Rear screen enclosures for townhomes
- Satellite dishes or antennas (in compliance with federal law)

Optima Village is required to **adhere to and preserve the original design standards** established by the Developer, including architectural features and landscaping. For clarification on allowable changes, homeowners must contact either **Optima Village's management company** or its **Board of Directors**.

## Avoiding Architectural Control Violations

This Manual was developed to guide unit owners in making appropriate exterior modifications. It is designed to educate the community and Local Villages on the approval process, provide standardized guidance, and promote consistent architectural quality across the community.

### The Master Association can issue violations to Local Villages if warranted.

Most architectural violations result from a lack of awareness of the procedures and guidelines outlined herein. The MARC encourages homeowners to refer to this Manual prior to planning any changes to their property.

Key practices to avoid violations include:

- Timely submission of modification requests for approval **PRIOR TO STARTING**.
- Use of standardized forms and following outlined procedures.
- Communication with the Individual Village ARC and the MARC.
- Awareness of pre-approved or common modifications (e.g., paint colors, screen doors, etc.)

If you observe a potential violation, you are encouraged to report it to the MARC or the Master Association's property management company. Reports will be handled **confidentially**—your identity will not be disclosed (to the extent possible by law). For any questions or concerns regarding your own property or a neighboring property, the MARC and the Master Association's property management company are available to assist you and ensure that any issues are addressed fairly and in accordance with community standards.

# ARC Application Process

## ARC SUBMITTAL

The document “ARC Instruction Guide” has the latest process steps required.

## APPEAL PROCEDURE

If a request is denied, the unit owner is entitled to one (1) appeal hearing before the MARC or Master Board. The owner may present additional context or modifications. If the MARC upholds the original decision, the denial is final. However, owners may revise and resubmit their request to meet the Manual's standards.

# Violation Procedure

Step 1: Violation letter #1 (optional) is sent to the homeowner detailing the violation, the cause of the violation, the requirements to remedy the violation and the time frame to complete the remedy.

Step 2: Violation letter #2 is sent if violation remains (or optional letter 1 is not utilized at Board's direction), reiterating the information and the homeowner is given time to remedy. The letter contains a warning of potential fines and must meet State Statutes (if applicable).

Step 3: Board confirms the violation and authorizes the issuance of a Notice to Fine.

Step 4: Homeowner receives a letter informing homeowner of the possible fine. This letter details the opportunity to attend a hearing with the Covenant Enforcement Committee (CEC) who confirms or rejects the fine. The letter must meet State Statutes (if applicable) and includes description of the violation, date/time/place of the CEC hearing and an explanation of their right to appear.

Step 5: If CEC approves the fine, the homeowner receives a letter stating such and gives the time frame to pay consistent with State Statutes. The Board reserves the right to initiate legal action to collect or enforce compliance.

Step 6: If CEC rejects the fine, the homeowner receives a letter stating such. The HOA reserves the right to explore alternative enforcement such as mediation or arbitration, filing a lawsuit for injunction or enforcement.



## CATEGORIES OF VIOLATIONS

The following enforcement procedures apply to three primary types of architectural violations:

1. **Non-Conforming Execution:** A modification was approved by the MARC but was not implemented as approved.
2. **Unauthorized Changes Post-Approval:** The unit owner made changes after MARC disapproval.
3. **No Prior Application:** An exterior change was made without any application or approval from the MARC.

## REPORTING VIOLATIONS

Violations may be reported by any Board member, MARC member, Village Association, resident, unit owner or FSM designee. All violation reports must be submitted in writing (or email) to the MARC or the Property Management Company (Management). Upon receiving a report, the violation will be investigated.

## IF ARC APPLICATION WAS APPROVED

If an approved Architectural Review Request is on file, Management or Board or MARC committee member may conduct a site visit to verify compliance. If the modification is consistent with the approved plan, no further action is taken.

If the modification does **not** conform to the approved request, the unit owner will be subject to a violation and asked to either:

- Correct the deficiency, or
- Submit an amended Architectural Review Request within 7 days.

The amended request will then be processed under the normal review procedure.

## IF APPLICATION WAS DISAPPROVED

If the request was denied and the modification was made regardless, the unit owner will be in violation and required to:

- Remove or alter the modification (this may require an ARC application)

Failure to comply may result in legal enforcement action initiated by the Master Association, in accordance with the Covenants and legal counsel's guidance.

## IF NO APPLICATION WAS SUBMITTED

If no application was filed, the unit owner will be notified of the violation and asked to submit an Architectural Review Request. If no application is received within two (2) weeks, the violation proceeds to the next step.

Once received, the request will be reviewed normally. If it is disapproved and no resolution is reached, the homeowner will receive a letter with a timeframe for removal and/or resetting of the home back to pre-modification state. The Master Association may pursue legal action if this is not done within the time frame.

**HOWEVER, if no application was filed, and the home modification is in direct and indisputable violation of governing documents, then the violation will not be for the homeowner to submit an ARC application but rather to remove or remedy the violation as if denied by the MARC.**

If the Manager is not sure whether the home modification is in direct and indisputable violation of the governing documents, the President will make the final determination.

## MODIFICATIONS MADE BY PREVIOUS OWNERS

Current homeowners are responsible for any unapproved modifications made by prior owners. If notified of such a violation, the current owner must submit a request for approval. The MARC will work in good faith to resolve these cases reasonably.

## KEY REVIEW CRITERIA

1. **Open Space and Environmental Impact:** Avoid damage to shared open space, natural topography, or stormwater flow.
  2. **Covenant Compliance:** All requests must comply with governing documents. Owners must be current on assessments.
  3. **Concept Validity:** The proposal must be appropriate for its setting.
  4. **Design Compatibility:** The design should match or complement nearby homes in style, materials, color, and craftsmanship.
  5. **Neighbor Impact:** Considerations include view, privacy, ventilation, sunlight, and drainage. Applicants should consult affected neighbors when applicable.
  6. **Scale and Proportion:** The alteration must suit its surroundings in height, width, and depth.
  7. **Color:** Proposed colors should complement the existing structure and be consistent with community standards.
  8. **Materials:** Use of materials consistent with the original structure and neighboring dwellings is required.
-

**VILLAGE ASSOCIATIONS AND VARIATIONS** Each FountainSpring Village (I, II, III, IV, V, Optima) has its own ARC and specific guidelines. Owners must first apply to their Village ARC before the request is forwarded to the MARC.

- Villages I, II, III, and Optima generally require anodized bronze aluminum and charcoal gray screening.
- Villages IV and V use lighter cream tones and cream-colored aluminum, with some use of bronze for enclosures.

The MARC may update community-wide specifications when materials become unavailable, including paint colors and roof materials. Updated palettes will be coordinated with each Village to preserve visual consistency across FountainSpring.

### **Local Village Guidelines for Changes to Local Owned Land**

These guidelines outline the ARC Approval process for various changes proposed by individual villages within the Fountain Spring community, ensuring a balance between unique village character and overall community aesthetics.

#### **(1) Home and Fence Paint Palette Changes**

**ARC Master ARC Approval Required:** Any local village wishing to change its home and/or fence paint palette must receive **ARC Approval from the Master Architectural Review Committee (ARC Master)**. This ensures consistency and harmony across the broader Fountain Spring community.

#### **(2) Landscaping Changes**

- a. **No ARC Master ARC Approval Required (Generally):** Local villages wishing to change landscaping, whether on common property or on individual lots, **do not require an ARC Master ARC Approval**.
- b. **Conformity is Key:** However, all landscaping changes **must conform to the established aesthetic of the Fountain Spring community**.
- c. **Advisory for Conformity Questions:** If the local village has **any question regarding conformity**, it is strongly **advised to seek ARC Master ARC Approval** to avoid potential issues.

#### **(3) Entryway Changes**

- a. **Landscaping Only - No ARC Master ARC Approval required** If changes to entryways involve **only landscaping elements**, as per point #2 above.

- b. **Structural/Non-Landscaping Elements Require ARC Approval:**  
However, **anything involving a structure or a non-landscaping element** at entryways **requires ARC Master ARC Approval**. This includes, but is not limited to, changes to signs, walls, lighting fixtures, or any other built features.

# Appendix A: What does Impervious Mean?

## City of Plantation Impervious Percentage Calculation Form :

<https://www.plantation.org/i-want-to/advanced-components/misc-pages/search?q=City%20of%20Plantation%20Impervious%20Percentage%20Calculation%20Form>

### Section 9-4000(4) Plantation City Code STORMWATER MANAGEMENT Calculation of Lot Impervious Percentage

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Building Permit # : \_\_\_\_\_

Total Lot Area ( ft<sup>2</sup> ) \_\_\_\_\_

Impervious Area Descriptions \* (see diagram for calculation instructions)

Primary Building \_\_\_\_\_  
Porch / Patios \_\_\_\_\_  
Driveways \_\_\_\_\_  
Walkways / Brick Pavers \_\_\_\_\_  
Garages / Workshops / Sheds \_\_\_\_\_  
Pool / Deck \_\_\_\_\_  
Air Conditioner Pads \_\_\_\_\_  
Other \_\_\_\_\_

Total Impervious Area ( ft<sup>2</sup> ) \_\_\_\_\_

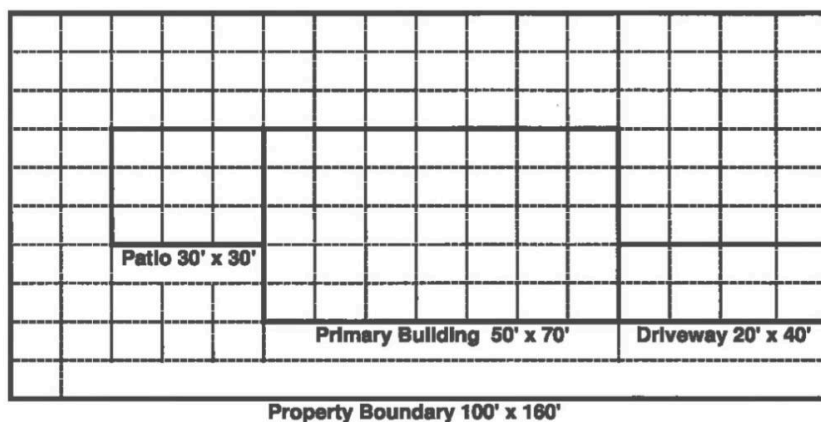
$$\frac{\text{Total Impervious Area}}{\text{Total Lot Area}} = \text{_____} \times 100 = \text{_____} \%$$


Percentage of Impervious Areas  
SHOULD NOT EXCEED 65%

Name and Signature of person filling out this form

Name: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

## Diagram / Guide



 = 10 ft<sup>2</sup>

Use the above diagram as an example

1. Property Boundary:  $100 \times 160 = 16,000 \text{ ft}^2$  This number goes on the total lot area line.
2. Primary Building:  $50 \times 70 = 3,500 \text{ ft}^2$   
 Patio:  $30 \times 30 = 900 \text{ ft}^2$   
 Driveway:  $20 \times 40 = 800 \text{ ft}^2$
3. Add the individual impervious area description lines (step # 2) for a total of the impervious areas and put that number on the line for Total Impervious Area ( ft<sup>2</sup> ) i.e.,  $3,500 + 900 + 800 = 5,200 \text{ ft}^2$
4. Enter the numbers in the bottom diagram to get the Total Percentage of Impervious Areas. (See below.)

$$\begin{array}{ccccccc}
 \underline{5,200} & \div & \underline{16,000} & = & \underline{0.325} & \times 100 = & \underline{32.50} \% \\
 \text{Total Impervious} & & \text{Total Lot Area} & & & & \text{Percentage of} \\
 \text{Area} & & & & & & \text{Impervious Areas} \\
 & & & & & & \text{SHOULD NOT EXCEED 65\%}
 \end{array}$$

\* Impervious is considered to be anything through which water cannot pass through to the ground in order to drain. This includes brick, cement, asphalt,

It does not include wood decks, stepping stones that have been placed more than a foot apart from each other (as in a walking path), small river rocks (as in a garden)



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