

**ZELLWOOD STATION COMMUNITY ASSOCIATION
ARCHITECTURAL GUIDELINES
FOR ZELLWOOD STATION**

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ZELLWOOD STATION COMMUNITY ASSOCIATION ARCHITECTURAL GUIDELINES FOR ZELLWOOD STATION

A. GENERAL

1. The Zellwood Station Community Association (ZSCA) Board of Directors is responsible for the Architectural Guidelines for the benefit of all residents as per Article XI of the Zellwood Station Community Association Declaration of Covenants, Restrictions and Easements. These guidelines provide assurance of maintaining our community appearance and lifestyle. All residents are partners in this accomplishment. Initial enforcement of the Architectural Guidelines shall be the responsibility of the Zellwood Station Community Association's Architectural Review Committee.
2. As used herein, "ARC" shall refer to the Zellwood Station Community Association's Architectural Review Committee.
3. This document takes precedence over any and all previous Architectural Requirements, policies and guidelines. All changes to this document must be approved by the Zellwood Station Community Association Board of Directors.
4. Residents may not make any alterations or additions to the exterior of their house, including, but not limited to, painting, installation of an underground irrigation system, flagpoles or ramps without applying for, and receiving, approval of the ARC. No work may be done without this approval. Orange County ordinances may require a building permit and it will be the responsibility of the resident or contractor to obtain any necessary permits. However, obtaining a permit shall not be a requirement for ARC approval.
5. Set-back requirements applicable to all lots provide that no exterior side of any wall or roof overhangs of a dwelling or appurtenant structures shall be erected or maintained on a lot closer than five (5) feet to any side lot line or rear lot line nor closer than fifteen (15) feet from the street curb with the following exceptions:
 - a. Cul-de-sacs: the minimum set back shall be ten (10) feet from the street-side curb and five (5) feet from the side and rear lot lines.

- b. Cayman Circle: the minimum set back shall be twenty-five (25) feet from the street-side curb and five (5) feet from the side and rear lot lines.
 - c. Where the side and/or rear lot lines adjoin a common element or common area of at least twenty (20) feet in width, the improvements may be located up to the lot lines, provided the improvement shall not go over the lines
6. Each lot shall be used for a "single family residence" and for no other purpose. Each house brought into Zellwood Station must be approved by the ARC and conform to state and local building codes and the Architectural Guidelines for Zellwood Station. Further information can be found in the "New Home Policy" located in Addendum A of this document.
7. Any resident who digs into the ground on any lot or easement for any purpose should contact Sunshine State One, call 811 (no charge for service at this time) to mark the location of underground lines, pipes, facilities, etc. Resident should also contact the Zellwood Station Utilities Department to have water and sewer mains marked. Those who are in the process of digging and cause any damage to underground lines, pipes or facilities shall be responsible for repair or replacement of such underground lines, pipes or other facilities.

B. MAINTENANCE AND APPEARANCE OF HOMES AND HOMESITES

1. Residents shall maintain the exterior of their homes and home sites in a clean, neat and attractive manner.
2. Homes shall be kept free of unsightly dirt marks and needed repairs shall be made on a timely basis.
3. Only approved colors can be used on the exterior of the home including the house, trim, doors, shutters, the driveway, sidewalks, and stairs. Approved colors are on file in the ARC Administrator's office in the Depot.
4. Roof shingles and metal roofs must be an approved color. Approved colors are on file in the ARC Administrator's office in the Depot.
5. No resident shall erect a fence, hedge, wall or other dividing instrumentality on or around the property.
6. Screens are to be grey, black, tan or white.
7. If a resident's premises are allowed to deteriorate or become unsightly, the appropriate Board of Directors (Zellwood Station Co-Op, Banbury Village

Association, Inc., Citrus Ridge Village Association, Inc., or Oak Grove Village Association, Inc.), or the lessor in the case of leased lots, may make repairs, clean and/or maintain the property at the resident's expense after written notice of the complaint has been sent to the homeowner by the Architectural Review Committee and after the homeowner has been given a maximum of fourteen (14) days after receipt of a notice to correct the basis for the complaint.

C. LANDSCAPING

1. Trees and shrubs shall be trimmed when necessary.
2. Every effort shall be made to keep lawns free of weeds and insects with adequate fertilizer and irrigation provided by the resident.
3. Sycamore, Magnolia, Water Oak and Sweet Gum trees are not allowed to be planted anywhere within Zellwood Station.
4. Residents shall not plant any new flowerbeds, vegetable gardens, trees or shrubs of any kind without approval from the ARC.
5. Sod installation which covers more than 50% of the yard requires approval from the ARC.
6. Xeriscape is permitted and must have ARC approval prior to installation. The process for approval is found in Addendum B of this document.
7. With the exception of flag poles and other approved seasonal decoration, no lawn, yard or flower bed decoration shall exceed a height of five (5) feet.

D. HANDICAP RAMPS

1. Residents requiring the installation of a handicap ramp must submit an ARC Change Request Form, as well as a plat plan, indicating placement of the ramp. The request must be approved before the ramp can be installed.
2. Orange County requires a permit for the installation of handicap ramps. Ramps must conform to Orange County codes i.e., 1 foot of length per 1 inch of rise.
3. Must have handrails.
4. Wooden ramps are not permitted. Ramps must be made of aluminum or composite decking.

E. HOUSE NUMBERS

1. Each residence shall have affixed onto the house, shed or garage, whichever is nearest to the front property line, block-style plastic, wood or metal numerals, denoting the house legal address number.
2. The numerals shall be facing the street and placed in a horizontal or a vertical sequence. Numerals must be large enough to be visible from the street.

F. CARPORT STORAGE

1. No boxes, garbage cans, household appliances, water softeners, building materials, yard maintenance materials, tools or other such items, unregistered or inoperative motor vehicles shall be stored or placed on the outside of the house, on the carport or around the home site.
2. The following items are permitted on the carport: golf cart, portable generator (must be covered), grill, hose reel, porch swing set, bistro set, planters, 2'x2'x4' storage box/bench and up to three (3) bicycles. No stationary bikes are to be kept on the carport.

G. LATTICE

1. Lattice is permitted along the carport only.

H. LAMPPOSTS AND DECORATIVE LIGHTS

1. The light attached to the lamppost constitutes an essential source of illumination at night for streets within the community. The costs of repair and replacement of the light fixture, post and bulb have been assumed by the Zellwood Station Community Association. However, any resident who has turned off the electrical power to their light will be charged for any service call resulting should a complaint be received reporting an outage of the lamppost light.
2. Each resident is responsible for maintaining the appearance of their lamppost, including painting. Lampposts must be painted black.
3. For light bulb replacement or to report damage to the lamppost, resident shall contact Security.
4. Only one lamppost is permitted per home.

5. Outdoor landscape lighting must be placed in planting areas or areas not accessible by the lawn mowers.
6. Residents may use colored light bulbs during seasonal celebrations. Colored bulbs must be removed no later than one (1) week after the holiday.

I. NAME SIGNS

1. To maintain a neat and uniform appearance for the community as well as to facilitate finding a particular location in an emergency, a name sign, designed and configured as provided herein, is required to be affixed to the lamppost at each residence.
2. Each resident is responsible for providing and maintaining the name sign which can be purchased from the Administration Office.
3. Name signs shall use white, block, vinyl letters affixed to both sides of a rectangular piece of black plastic, approximately 6 inches x 14 inches.
4. Both sides of the name sign shall denote the last name(s) of the current resident(s) and optionally the first names of each resident.
5. The name sign shall be attached to the lamppost using the cross-arm, which is part of the post.

J. GOLF CART PATHS

1. Golf cart paths and parking areas must be concrete. Concrete depth must be at least 4”.
2. Pavers cannot be used for golf cart paths or parking areas.
3. Golf cart paths must be a maximum of seven (7) feet wide, skirted to the driveway and the length of the existing carport or garage.
4. No green space permitted between the cart path and driveway.

K. FLAGS AND FLAG POLES

1. ARC approval is required prior to installation of a flag pole. An ARC Change Request Form must be submitted along with a plat plan showing the desired location of the flag pole.
2. Flag pole should be between 18 and 20 feet in height.

3. Pole must be anchored in two (2) feet of concrete.
4. Diameter of anchoring hole must be at least 12” across.
5. Flag poles should be at least ten (10) feet from the road.
6. Political flags are not allowed to be displayed on the outside of the home or in the yard.

L. SIGNS

1. Only advertising signs for sale or rental of real estate may be placed in Zellwood Station.
2. Residents or real estate companies may place one sign on each lot.
3. Signs may not exceed three (3) feet by two (2) feet, with black block letters on a plain white background or white block letters on a plain black background to advertise the proposed sale, lease or rental of the property.
4. Signs may advertise the name of the seller or real estate company, their address, telephone number, website, business logo or icon. In cases where their logo or icon is in a style of the type other than block lettering, that style of type may be used.
5. Only metal frame sign holders can be used for real estate signs, not to exceed four feet in height.
6. Political signs are not allowed to be displayed outside of the home or in the yard.

M. PAVERS

1. Pavers in various sizes are permitted as outlined below. ARC approval is required prior to installation. Paver thicknesses cannot be intermixed when doing a single project.
2. Stake out the project area and remove the necessary sod to a depth of four to six inches. The depth will depend on the size of the paver being used.
3. Pavers 1 ¾” – primarily used to build small patios and pedestrian walkways. Build out necessary forms to accommodate two inches of poured concrete. Level the concrete and set pavers on top of the concrete before the concrete sets up. Use a large level to make sure top of the pavers are level.

4. Pavers 2 ¾" – a heavier paver used for larger patios and extended walkways. Remove at least six inches of soil and replace it with three inches of course leveling sand mixed with course ground limestone (do not use play sand or borrow pit sand). Compact the fill sand with a plate compactor (plastic or other sheeting is not recommended as a base ground cover). Set pavers on top and level off the project by using a plate compactor.

N. ARBORS

1. Arbors are permitted as outlined below. ARC approval is required before installation.
2. Arbors cannot be more than 7 feet in height, 24 inches in width, and have a base spread of no more than 42 inches.
3. Arbors must be constructed of wrought iron or resin. No plastic, wooden lattice or other materials will be approved.
4. Arbors must be anchored as follows:

Four pieces of PVC piping, each measuring 18 inches long and having a diameter of three inches each, are to be entered into the ground in pre-dug holes. The legs of the arbor are placed inside the piping and filled with concrete.

5. Arbors may not be positioned or placed in the front or sides of any dwelling. They may only be placed in the back of the dwelling, and not in the set-back area.

O. PERGOLAS

1. Pergolas are permitted as outlined below. ARC approval is required before installation. Pergolas require an Orange County permit.
2. Accepted materials are wood, metal, or composite.
3. Size may not exceed 8 feet tall by 12 feet long. Variance may be issued on length and width if structure does not exceed home dimensions. No variance on height of the structure.
4. Must be located in the rear of the house. Variance may be made in circumstances where property size does not allow for this IF the structure will be primarily hidden from view from front of house.
5. Must adhere to property set-back

6. Must be anchored in the ground in concrete. Post hole should be at least 10 inches square.
7. If on a concrete patio, it must be anchored with heavy-duty metal brackets according to building code.
8. Must NOT be anchored to paver patio.
9. Must have open sides. Lattice is not allowed. Curtains or moveable screens may be used for privacy.
10. Appearance of structure must be maintained in an attractive manner. Painting and repair must be performed as necessary. Colors must be confined to “wood” or natural metal colors, or white.
11. If the resident fails to maintain the appearance or repair of the structure, the resident will be required to remove the structure and restore the area to its original condition at the cost of the homeowner.

P. WATER SOFTENERS

1. Water softeners are permitted provided they are installed inside the utility room, shed or garage.

Q. OUTDOOR LAUNDRY DRYING

1. Outdoor laundry drying will be allowed as specified by Florida Statute 163.04.
2. An ARC Change Request Form must be submitted with a plat plan showing the desired location of the clothesline. This request must be approved before the clothesline can be installed.
3. The ARC reserves the right to determine where the clothesline will be placed. Clothesline cannot be visible from the golf course.
4. The clothesline must be retractable or removable.
5. Clothes can only be hung between the hours of 7:00 am and 6:00 pm.

R. RADIO ANTENNA AND SATELLITE DISHES

1. Radio antenna, TV antenna or other antenna of any type erected or maintained must be approved by the ARC before installation.

2. The antenna cannot exceed 12 feet, nor can it be installed on top of the roof without written approval from the ARC. Exception: Amateur Radio Operators who hold a valid FCC License will be allowed to erect a Vertical antenna that does not exceed 24' in height.
3. No beam, dipole, or long wire antennas will be allowed in the park.
4. Vertical antennas will only be allowed on either side of the home or in the back of the house, but not in the front.
5. Vertical antennas may not be anchored to any structure and must be stand-alone without the assistance of any radials for support, and must be secured in concrete.
6. TV satellite dishes are permitted, but placement must be approved by the ARC and installed per the "Direct Broadcast Satellite Dish Information/Instructions" sheet based on federal communications commission rules found in Addendum C of this document. Having a satellite dish does not lower your maintenance fees.
7. It is the responsibility of the installing owner to remove the antenna and satellite dish from the property when the installing owner vacates the property.

S. HURRICANE PROTECTION SPECIFICATIONS

From the date these specifications are adopted, all new hurricane protections installed within Zellwood Station must conform to the standards below, in addition to the unified building scheme for Zellwood Station.

1. **Impact resistant windows and doors:** The Association strongly encourages the installation of impact resistant windows and doors, only if these impact resistant windows and doors conform to the unified building scheme for Zellwood Station and the existing color palate of the Dwelling. Roofs must be shingle, single ply, single ply coated, single ply membrane or aluminum only and must comply with Florida Building Codes and meet ASCE 7-22 standards.
2. **Polycarbonate panel shutters:** A homeowner may install polycarbonate panels so long as the panels are either clear polycarbonate or the color of the Dwelling, and items securing the panels to the Dwelling match the color of the Dwelling exactly.
3. **Storm Shutters:** Permanent fixed storm shutters and roll-down track storm shutters are permitted but must be an approved color. Installation

must comply with the building codes of the State of Florida and Orange County.

4. **Reinforced garage doors:** The Association strongly encourages the installation of reinforced garage doors. However, any reinforced garage door installed must conform exactly to the unified building scheme for Zellwood Station and the existing color palate of the Dwelling.
5. **Erosion controls:** Synthetic underground erosion control mats and overground erosion control blankets that interfere with irrigation shall not be permitted. Bio-degradable or dissolvable natural erosion control mats of coconut fiber or jute may be utilized, provided the mat is not visible from the front of the Parcel, an abutting Parcel, an abutting Common Area or the golf course.
6. **Generators:** Any exterior fixed generator shall be installed at the rear of the Dwelling only and must be screened so as not to be visible from the front of the Parcel, an abutting Parcel, an abutting Common Area or the golf course. Portable generators may be stored on the carport so long as the generator is covered when not in use.
7. **Fuel storage tanks:** Only propane tanks, with a capacity of 20 pounds or less, are permitted anywhere within Zellwood Station, with the exception of the tank used at the Whistle Stop. Larger fuel tanks must be approved by the ARC Committee. The ARC Committee must approve the size and location before installation. If approved, tanks must be screened so as not to be visible from the front of the Parcel, an abutting Parcel, an abutting Common Area or the golf course.

Other hurricane protection products prohibited: From the date these specifications are adopted by the Association, no other visible hurricane protection products, other than those specifically permitted by this Hurricane Protection Specification document, shall be installed within Zellwood Station without the written consent of the ARC and the Zellwood Station Community Association Board of Directors.

T. ENFORCEMENT

1. Initial enforcement of the Architectural Guidelines shall be the responsibility of the Zellwood Station Community Association's Architectural Review Committee.

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2. Should violations remain unresolved, the issue will be turned over to the appropriate Co-Op or Condo Board for resolution according to the Board's Enforcement Policy.

ADDENDUM A

Architectural Review Committee (ARC) Zellwood Station New Home Policy REVISED AUGUST 2024

Preamble

This document takes precedence over any and all previous new home policy documents. This document can change without notice due to changes in government regulations. All changes to this document must be approved by the Zellwood Station Community Association (ZSCA) Board of Directors. This policy also applies to change requests made for existing homes.

Policy Purpose

1. To protect the integrity of all lots within Zellwood Station so each lot will be a usable and attractive lot both presently and in the future.
2. To confirm homes brought into Zellwood Station fit on the lots without impinging on existing homes or lots.
3. To ensure that home installation is consistent with all ARC rules and regulations, as well as with the owner submitted and ARC reviewed and approved construction plans.
4. To give an opinion to the ZSCA Board of Directors concerning the acceptability of proposed architectural changes to new homes.

Rules and Regulations

- Application
 - Application for residency will be coordinated through the Administrative Office.
 - At a minimum, the ARC must receive the Broker's name and contact information, the Owner's name and contact information, the Contractor's name and contact information, the plat plan, the house layout dimensions plus a site plan and drawings.
- Survey & Permits
 - The Owner or their contractor is responsible for obtaining any and all Orange County construction permits and for verification of lot lines to ensure the home will fit within lot boundaries. Additionally, the owner or contractor is responsible for paying for any survey and for any impact fees.
- ARC Request
 - An ARC Request form must be completed by the Owner or Contractor and signed by the Owner. The request form must include a plat plan showing the house layout to scale including dimensions of the roof overhang, color samples and roof details (type & color). All requirements listed below must be met.
- Lot Preparation
 - The Owner or their contractor is responsible for preparing the lot for the new home.
 - The home may not be delivered until lot preparation is complete so as to alleviate the need for temporary staging.
- Setbacks
 - Front: Minimum 15' from the front lot line, 10' on a cul-de-sac and 25' on Cayman Circle.
 - Side & Rear: Minimum of 5' from side and rear lot lines except where the side and/or rear lines adjoin a common element or common area of at least 20' in width. The improvements may be located up to the lot lines, provided the improvement shall not go over the lot lines.
- Adjacent Property
 - The Owner is responsible to ensure that their contractor(s) respect the adjacent homeowner's property. This includes, but is not limited to, staying off adjacent lots (either vacant or occupied)

as much as is reasonably possible, ensuring all trash and construction debris is picked up daily, and that surrounding lots are left as they were before construction. If damage occurs to an adjacent lot or home the Owner or their contractor is responsible to fix the issue.

- Home Delivery
 - The Owner must pre-notify and coordinate delivery with the Zellwood Station Maintenance Supervisor
 - The home must be delivered through the main gate off US 441.
 - The Owner or their contractor/representative and, if applicable, a representative of the Condo village, the ARC and the Maintenance Supervisor are to be present for any home delivery.
 - The home will be measured by the Maintenance Supervisor prior to installation to verify the home dimensions. As an example, a home cannot exceed 66' from front to rear, including roof overhang, on an 86' deep lot.
- Home Occupancy
 - Before the Owner can move into the home, a Certificate of Occupancy (CO) must be obtained from Orange County. All construction must be completed, including the driveway, carport, utility room, skirting, steps & landing, porch, lamppost, ground leveling, irrigation, sod, gutters and swale, as needed.
- Home Classification and Size
 - The home must be a mobile or manufactured home (modular homes not accepted) and be a single story, either a double or triple wide.
 - The home must fit on the lot and adhere to Orange County setback requirements.
- Consistency of Design
 - The home's exterior must exhibit a consistency of design in the level of finish and materials used in the construction and finish of the home. This applies to the home itself, the carport, garage, utility room, steps, porch/lanai, ramps or any part of the exterior not specifically mentioned here. This also applies to anything that is added to the home after it is in place.
 - When submitting plans for approval, all configurations must be adequately dimensioned and materials clearly defined. It is the responsibility of the Owner or their contractor to ensure that the submitted plans comply with these requirements. If something is missed during the submittal and review process, the Owner is not excused from compliance.

Requirements

Any modification from the following requirements must be specifically identified, and submitted to the ARC for review. The ARC will make a recommendation regarding the modification to the ZSCA Board of Directors. The ZSCA Board of Directors will decide whether or not to approve the modification and it does not have to agree with the recommendation of the ARC.

- Roof
 - Type: Shingle, single ply, single ply coated, single ply membrane or aluminum only.
 - Color: Must be within the approved color palette for roofs and be approved by the ARC.
 - Roof systems must comply with Florida Building Codes and meet ASCE 7-22 standards.
- Siding
 - Siding: must be aluminum, vinyl or Hardie board only. All siding must be horizontal. Vertical siding will be considered on an individual basis and must be approved by the ARC.
 - Color: Must be within the approved color palette for siding and be approved by the ARC.
- Shutters & Awnings
 - Shutters must be plastic or aluminum only.
 - Awnings must be made of metal or a weather-resistant material. Retractable awnings are permitted.
 - Shutters and awnings must be an approved color.

- Permanent fixed storm shutters and roll-down track storm shutters are permitted but must be an approved color. Installation must comply with the building codes of the State of Florida and Orange County.
 - Polycarbonate panels may be installed so long as the panels are either clear polycarbonate or the color of the Dwelling, and items securing the panels to the Dwelling match the color of the Dwelling exactly.
- Carport or Garage
 - All homes must have an attached carport or garage with a concrete floor. If space permits, both are allowed.
 - If there is no garage then the home must have a connected shed which may also serve as a utility room.
 - If a garage door has windows the windows must be in the top section of the door. The windows may be either clear or frosted.
- Driveway/Golf Cart Path
 - All homes must have a concrete driveway with a minimum width of 11', maximum width of 22' and minimum depth of 6".
 - If a golf cart path is included, it must be a maximum of 7' in width, skirted to the driveway the length of the carport or garage. Golf cart paths and golf cart parking areas must be concrete. Concrete depth must be at least 4".
- Skirting
 - White or cream masonry brick is required as full skirting around the front, sides and back of the home as well as around all stairs, landings, porches, and Florida rooms. This brick skirting must extend from the base of the home to the ground, or, in the case of stairs, from the landing to the ground, and can vary in height depending on the lot slope.
- Porch
 - The home must have an attached porch or Florida room.
- Stairs & Landings
 - Stairs & landings that are uncovered, e.g., not under cover of a patio or carport, must be completely constructed of concrete, masonry or brick. Preformed stairs & landings of concrete are permitted.
 - Stairs & landings that are covered by a patio or carport may have their frame constructed of pressure treated lumber. However, the steps, risers and landings must be Trex® or TimberTech™ Composite Decking.
 - Open stairs are not permitted
 - If stairs/steps are painted, the color must be an approved driveway color.
 - Landing size must adhere to Orange County requirements.
- Utility Room
 - The home must have either an indoor utility room (as built by the manufacturer) or an attached garage/utility room/shed (as built by the Contractor).
- Curb Appeal
 - The end of the home that faces the street must have at least two proportionate windows with framing or shutters or a covered entry way with a door. Homes on corner lots require that all sides facing a street must meet the same requirement. Elevation drawings and/or pictures must be pre-approved by the ARC.
- AC/Heating
 - Central air only. Window units are allowed in sheds and porches only and require ARC approval. Additional cooling/heating equipment must be approved by the ARC.
 - The AC unit is to be located in the rear of the home whenever possible. The unit may NOT be located in the front of the home.
- Electricity

- Power access is the Owner’s responsibility. The Owner, or their contractor, must contact Duke Energy as soon as possible and put in a work order for Duke Energy to install underground wiring to the Electric Meter Pedestal.
- The Owner is responsible for the installation of the Electric Meter Pedestal and connection to the home.
- Electric Meter Pedestal
 - The pedestal is to be located in the rear of the home whenever possible. The pedestal may NOT be located in the front of the home.
 - Once the CO has been issued by Orange County the Owner, or their contractor, must notify Duke Energy so they can install a meter and turn on electricity to the home.
- Water & Sewer Access
 - The Zellwood Station Water & Sewer Department will provide access to water, install a water meter and a sewer line to the lot. Piping and hookup from the water meter to the home and from the sewer cleanout to the home, as well as the irrigation system is the responsibility of the Owner.
 - The cost for the water meter and sewer installation is the Owner’s responsibility and is currently \$750.00 (as of June 2023).
- Landscaping/Trees
 - All lots must be sodded with St. Augustine or Bahia grass.
 - At least one canopy tree or two ornamental trees are required in front of the home unless the area in front of the home is of insufficient size such as may occur on a cul-de-sac.
 - Sycamore, Sweet Gum, Water Oak & Magnolia trees are NOT allowed.
- Irrigation
 - The home must have an irrigation system that covers the entire property, front, sides and rear.
- Gutters
 - The home must have gutters for proper drainage and, if necessary, a swale to avoid drainage towards a neighbor’s home.
- Drainage
 - The ground around the home is to be leveled for proper drainage.
 - The lot must NOT be graded so as to cause any runoff to adjacent lots greater than the runoff existing prior to installation of the home.
- Lamppost
 - A decorative lamppost is required for street lighting.
 - The lamppost must be requested from the Zellwood Station Maintenance Department and will be delivered for the Owner’s contractor/electrician to install.
 - The lamppost must match the other lampposts in Zellwood Station with NO EXCEPTIONS for “similar looking poles” unless approved by the ARC.
 - Only one lamppost is permitted.
- Resident Name Sign
 - A sign with the residents last name (first names are optional) must hang from the lamppost.
 - The sign is ordered when the approval for residency paperwork is submitted and will be delivered and installed on the pole by Zellwood Station maintenance personnel.

Disputes

Disputes must be submitted in written format and presented to the ARC for resolution. If the ARC and the Owner or their contractor cannot resolve the dispute, it must be forwarded to the ZSCA Board of Directors for resolution.

ADDENDUM B

Xeriscape Plantings (approved by ZSCA BOD February 2007; amended June 2008)

MUST HAVE A CHANGE REQUEST FORM SUBMITTED WITH THE FOLLOWING DOCUMENTATION PRIOR TO APPROVAL:

MASTER PLAN – detailed scale drawing (1" = 10") showing proposed changes. Must include color, common name and quantity of each plant for each area. MUST be submitted by a licensed/certified arborist "landscaper" that specializes in xeriscape, along with a copy of State or County license.

SOIL SAMPLING – a recent sample (Orange County Extension Service) showing pH and acidity levels, plus any recommendations for the planting to be installed. Landscaper MUST make those improvements prior to installation.

DRAINAGE, SUN/SHADE REQUIREMENTS – report or study to ensure that these needs are met for the new installation, and that if approved by ARC the existing plant and shrubs will be removed or trimmed to allow adequate drainage, sun, or shade. **NO PLASTIC SHEETING WILL BE ALLOWED IN XERISCAPED AREAS.**

GROUND COVERING/BORDERS – xeriscape areas not covered with planting should be covered by a wood-type mulching (pine bark, melaleuca, shredded pallet, cypress – red cypress is not recommended as it causes excessive acidity to soil). Beds CANNOT be covered with pine needles, yard clippings, concrete, or patio blocks. Mulching material should be applied to a depth of 3 inches to allow for water absorption into soil. Each bed must be surrounded by an appropriate border.

IRRIGATION – existing irrigation may be modified to provide water to entire area, but cannot be removed or turned off permanently.

WALKWAYS – any additional walkways constructed within or adjacent to xeriscape perimeters must be constructed of poured concrete, 4" thick. Walkways CANNOT be constructed of any other type of base (mulches, chips, gravel, patio blocks, pavers compost).

PLANTINGS SIZE – certified arborist/landscaper must estimate on the Master Plan the height (canopy) of fully matured plantings in order to not interfere with adjacent property's view or block view from the street. Must also show how mature plantings will connect in overall design with other plantings.

PERPETUAL PROFESSIONAL CARE – any resident converting lawning to xeriscape must have a certified arborist/landscaper perform any needed pruning, cultivation, fertilization, or pest control on a yearly, or as needed, basis.

ARC CONTROL – the Architectural Review Committee reserves the right to inspect any xeriscape property to ensure proper care is maintained. If resident is not proving care as indicated above, the Committee reserves the right to request that the resident remove the xeriscaping completely and revert back to grass within the time limit of 60 (sixty) days.

ADDENDUM C

DIRECT BROADCAST SATELLITE DISH INFORMATION / INSTRUCTIONS (approved 01/20/05, revised 06/19/06)

The Federal Communications rule 47, C.F.R. 1.400, dated October 1996, entitled "Over-the-air Reception Devices" mandates that homeowners are allowed to install such devices. However, since Zellwood Station, by virtue of having a central cable system made available to homeowners, is authorized also by rule 47 to enforce certain restrictions as to where such satellite dishes may be installed on your property inside Zellwood Station.

THE ENFORCED RESTRICTIONS ARE AS FOLLOWS:

- 1) Satellite dishes CANNOT be attached to the roof, or to the siding of the house, or appurtenant structures.
- 2) Satellite dishes MUST be attached to the foundation (brick skirting) and secured to the brick by drilling into the brick and properly fastening the dish thereto. Or mounted on a metal pole no higher than ten (10') feet high.
- 3) Satellite dishes should be mounted in the REAR of the house. However, if in order to receive a good signal it is necessary to go to either side of the house, the dish should be kept as far to the rear of the house as possible.
- 4) At no time is it permissible to place the satellite dish in front of the house, even if secured to the brick foundation.
- 5) However, if in order to get a good signal (reception) it is absolutely necessary to place the receiving dish in the front of the house, the homeowner must contact their Village Architectural Committee Representative for this permission BEFORE THE DISH IS INSTALLED.
- 6) In extreme cases where a strong signal cannot be received by placing the dish on the brick foundation or at the sides or rear of the house, the dish may be attached to a post (metal pipe) not to exceed ten (10') feet in height and the dish properly secured to the post. The post should not extend more than one foot (1') from the brick foundation outward.
- 7) The dish and the post (if used) must be grounded by copper wire to a three foot (3') long rod that is entered into the ground next to the dish or post. The grounding rod should extend at least four inches (4") above the ground.

---OVERSIZED DISHES---

Dishes over eighteen inches (18"), but not over forty inches (40") must have special permission to be installed from the Architectural Committee IN ADVANCE OF THE INSTALLATION. Oversized dishes must be installed on a four-inch (4") thick concrete pad or a four-foot (4') metal (pipe) post that is set in concrete and be fully grounded and hurricane proofed.

---COAXIAL CABLE(S)---

The coaxial cable(s) running from the dish to the receiver MUST BE entered and drawn through the nearest air vent in the brick foundation and laid UNDER the house to the receiver. Cable is NOT permitted to be laid over the top of the brick foundation, or buried under the ground around the house, or through the lawn. All cabling MUST be buried at least six inches (6") into the ground.

---MISCELLANEOUS---

The homeowner is responsible to make certain that the installing company and the installing technician complies with the installation rules. NOT following these simple rules could cost you additional money to have infractions corrected.

SELLING YOUR HOUSE/MOVING: When the installing owner vacates the home [parcel] he/she is responsible to remove the satellite dish and all connecting cabling from the property. Satellite dish companies WILL NOT reuse dishes left from previous owners.

It is suggested that you READ these instructions and then go over them with your installer to make sure your dish system is installed correctly THE FIRST TIME.