



WYNDHAM LAKES ESTATES  
"The Gold Standard for Community Life"

# COMMUNITY STANDARDS

For

# WYNDHAM LAKES ESTATES

# HOMEOWNERS ASSOCIATION, INC.

WYNNNDHAM LAKES ESTATES HOMEOWNER ASSOCIATION  
COMMUNITY STANDARDS  
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## **COMMUNITY STANDARDS**

### **Wyndham Lakes Estates**

**Revised November 2023**

## **INTRODUCTION**

This Community Standards document is established to assist the Architectural Control Committee (the "ACC") and Owners with procedures and guidelines through consistent and high quality design standards for the property alteration process. It supports and amplifies the Declaration of Covenants and Restrictions for Wyndham Lakes Estate, as recorded in Official Records Book 8267, at Page 4394, of Orange County, Florida, and other governing documents that bind each property Owner. It is provided to residents of Wyndham Lakes Estates for their future reference. This document is not intended to address all possible situations, alterations, etc. Please contact the Wyndham Lakes Estates Management office with any questions.

It is the intention of the Wyndham Lakes Estates Board and ACC to maintain a high standard of exterior architectural appearance of Homes throughout the Wyndham Lakes Estates community. The following Community Standards have been established to protect the integrity of the Owners' investment in the community. Owner adherence to these guidelines will enhance and ensure Wyndham Lakes Estates is a community Owners will want to have their Home.

Property setbacks, easements and other ordinances must be adhered to and complied with in accordance with Orange County Government.

## **DEFINITIONS**

**"ACC"** shall mean the Architectural Control Committee.

**"Association"** (as defined in the Declaration) shall mean Wyndham Lakes Estates Homeowners Association, Inc., its successors and assigns.

**"Board"** shall mean the Board of Directors of Wyndham Lakes Estates.

**"Declaration"** shall mean the Declaration of Covenants and Restrictions for Wyndham Lakes Estates.

**"Home"** shall mean a residential home and appurtenances thereto constructed on a parcel within Wyndham Lakes Estates.

**"Lot"** shall mean any platted lot shown on a Plat, as further defined in Section 2 of the Declaration. A lot has fixed boundaries as defined in the Plat registered with Orange County.

**"Owner"** shall mean the record owner of fee simple title to any Home, as further defined in Section 2 of the Declaration.

**"Management"** shall mean the Clubhouse Property Management Staff for Wyndham Lakes Estates.

## **ARTICLE 1: ARCHITECTURAL CONTROL COMMITTEE**

### **1.01 Responsibilities**

In accordance with authority granted to the ACC in the Declaration, specifically Section 19.1, the ACC shall be appointed and "shall administer and perform the architectural and landscape review and control functions relating to Wyndham Lakes Estates." In carrying out its duties, the ACC shall review all submittals to assure that the procedures and standards conform to design guidelines as set forth in these Community Standards and in the Declaration. The Committee shall keep records and shall maintain a file of all alteration application and activity for a period of not less than seven years.

### **1.02 Policy**

All Owners and their contractors must comply with alteration application guidelines and requirements prior to commencement of any work. The ACC will review plans, materials, site plan, colors and/or landscaping plan to ensure compliance with design requirements, policy and procedures of these standards. No alteration requiring the approval process shall be commenced until plans and specifications have been submitted to and approved in writing by the ACC. If said alterations are performed without ACC approval, the Association reserves the right to restore the property to its prior condition directly payable by the Owner. The Association assumes no responsibility for the structural integrity, safety features, mechanical operation, and permitting or building code compliance of the proposed construction to a lot or a Home.

### **1.03 Committee Discretion**

These standards do not cover every possible situation that may require ACC approval. As it applies, the ACC is not authorized to exercise discretion in approving or disapproving a specific proposal as per state statute Fla. Stat. §720. In some special cases Board approval may be needed for a proposal that may conflict with a standard set forth in this document. Board approval does not constitute a precedent for future requests.

## **ARTICLE 2: PROCEDURES FOR MANAGING PROPERTY ALTERATIONS**

### **2.01 Alterations**

Any exterior property alteration (to the Home or the Lot) requires the completion of an "Application to Architectural Control Committee" form that must be approved by the ACC. A copy of the ACC applications for a specific project can be obtained on the Wyndham Lakes Estates (WLE) web site or at the WLE clubhouse office.

Examples of alterations are:

- Awnings
- Brick pavers: location and color
- Changes to the exterior color of the Home (painting)
- Driveways: re-construction/resurfacing/staining
- Elevation or grading changes
- Exterior decoration applied above garage doors and fronts of Homes
- Fences
- Flag poles and antennas
- Front door or garage door coverings, such as screen doors or storm doors
- Front door: style and/or color
- Gutters: style, color
- Items in flower beds besides plants
- Lanais, sunrooms, pergolas and gazebos
- Lighting: placement and size
- Landscaping
- Pools, spas, hot tubs, whirlpools
- Porches, decks and patios
- Roofing
- Screen Enclosures
- Window replacement/changes

### **2.02 Prohibited Items**

Certain alterations/conditions are not allowed within the Declaration. These include, but are not limited to those listed below. They are considered to be in VIOLATION and subject to immediate action by the ACC through the Violation Procedures and Policies as established by the Board.

- Above-ground pools
- Antennas not covered by FCC rules
- Real estate transaction signage
- Basketball hoops attached to Homes
- Private docks within any water body forming part of the Common Areas
- Individual wells or septic tanks
- Newspaper, aluminum foil, sheets or other temporary window treatments, with some exceptions
- Satellite dishes over 45 inch diameter in accordance with FCC rule 47 C.F.R. Sec 1.4000
- Carports
- Storage shed of any kind
- Zip Lines
- Tree houses

### **2.03 Application Process**

Listed here is an abbreviated description of the application process. ACC will only process completed applications, including signatures and accompanying plans and specifications, lot plots, colors, pictures, drawings, etc. **Applications must contain all the information necessary for the ACC to make an informed decision or it will be disapproved.** Within thirty (30) days after receipt by the ACC, the ACC will act on the submission. After review, the original submittal shall be retained by the WLE Management for their files. The WLE Management shall notify the Owner by E-Mail (or USPS mail if Owner doesn't have an E-mail or as otherwise required by law) of the ACC's decision by giving one of the following responses to each application received:

**"Disapproved"**

**"Approved"**

Approved ACC applications may have "Stipulations" for the more complex projects needing additional details, and generic examples are provided in **Article 8: Exhibits**.

### **2.04 Completion**

Approved projects must be completed within three (3) months of approval by the ACC. After that time, the ACC's approval of the application will expire. The Owner shall then request a project extension. **See Exhibit A.** This form can be obtained from the WLE clubhouse office or the HOA's website. The form shall be submitted to WLE Management, and WLE Management will attach it to the original ACC application form.

As a professional courtesy, the ACC asks an Owner to contact WLE Management that all work was completed. Also, if an Owner decides not to perform the approved project, the ACC asks the Owner to inform WLE Management.

A member of WLE Management will verify the work has been completed in compliance with the ACC's approval.

### **2.05 Appeal**

In the event the ACC disapproves any plans, the Owner may request a rehearing by the ACC. If ACC disapproves the application for a second time, the Owner may appeal to the Board in writing. The Board's decision is final.

### **2.06 Enforcement Process**

Any Owner may report a violation(s) of any Community Standard or Declaration condition to WLE Management by submitting an email to the WLE clubhouse. The policy of the Association is to have WLE Management carry out property inspections. If WLE Management determines that the alleged violation requires corrective action, WLE Management will then proceed with the approved enforcement process, through the Violation Procedures and Policies as established by the Board.



## **ARTICLE 3: ARCHITECTURAL STANDARDS AND DESIGN**

### **3.01 General**

Homes shall be of high quality architectural design that is compatible in external appearance, design and quality with existing structures. "Screened from public view" means using shrubs, trees or an approved material that will prevent the object from being seen from the street. No material alteration, addition or modification to any portion of a Lot, including the Home, shall be made without the receipt of prior written approval of the ACC.

### **3.02 Awnings**

Awnings are only permitted on the rear of the Home over the Lanai and must be neutral in color.

### **3.03 Drainage**

Roof gutters and downspouts of 6-inch aluminum construction (7-inch in Windsor Landing) are permitted within the approved color scheme. (See Community Color Book and the Association's website). Downspouts shall not direct water onto common areas or neighboring property and must drain according to approved drainage plan.

An Owner shall not change the natural drainage of the property/Lot. Any applications submitted for the installation of walkways on the sides of Homes or Lots must include details regarding how proper drainage will occur. Pavers shall not be permitted to cause drainage problems for adjacent Homes or Lots. Accordingly, plans shall include considerations such as the use of French drains, materials used for pavers, corrugated piping, catch basins, stones, rocks, gravel, as necessary. **See Exhibit B.**

### **3.04 Driveways**

Any Owner changing the appearance to a driveway including a driveway color, finish, topping, pavers or complete replacement must submit an application to the ACC for summary approval. Driveways need to remain free of grease, oil or other stains. Weeds growing through driveway cracks need to be eliminated. Driveways need to be kept free of debris. Driveway reflectors are not permitted. The ACC recognizes many driveways in WLE when installed have issues with poor quality; such as 1) improper finish at the expansion joints that have a darker gray appearance, and 2) cracks in the concrete. Action by Owners is not expected to be initiated to correct. Driveways can occasionally have rust stains from various sources; such as the Home irrigation system. The ACC recognizes that rust stains are difficult, too impossible, for removal.

No surface applications to driveways shall be permitted without the prior written approval of the ACC as to material, color and pattern. Such applications shall not extend beyond the front Lot line or include the public sidewalk. Typical colors approved for driveway pavers are earth toned colors and can be found in the Community Color Book for selection by Owner and must be submitted to the ACC for approval. Owners shall not interfere with public sidewalk access. Any change in size or shape of the driveway must be approved by the ACC. Extensions of width on either side of driveway may not exceed 2 feet plus 3 inches to allow for paver size variations. Driveway aprons shall not be widened. Three (3) car garage driveways will not be approved by the ACC to be widened or expanded.

Only concrete, concrete curbing or pavers are permitted to line either side of driveway and requires approval by the ACC. Typical colors approved are earth toned colors and can be found in the Community Color Book. (See Section 3.03 for additional requirements regarding drainage).

Owners wanting to stain their driveway shall obtain the approval of the ACC. A driveway staining project form, which is available on the WLE website and at the clubhouse, shall be attached to the ACC General Project Application Form. The approved stain colors are identified on the driveway staining project form.

Exterior surfaces and/or pavement, including, but not limited to, sidewalks and driveways, shall be cleaned within thirty (30) days of notice by the WLE Management.

### **3.05 Exterior Finish and Colors**

Changes to the exterior of a Home or any other structure on a Lot, requires ACC approval. Exterior surfaces shall be of quality standard stucco compound with a knockdown finish or horizontal siding as originally installed by the builder. This shall apply to any and all parts or attachments to any structure on any lot. All exterior colors shall comply with the approved Board of Directors Community Color Book. This information is available on the WLE website and at the clubhouse. The ACC Paint Application, which is also available on the WLE website and at the clubhouse, details the colors for the approved Color Packages.

Many Color Packages provide a second Body color for Owners to choose as an alternative. (Note: Color Packages 1-35 do not have a second body color). The Homes built on Gold Bridge Drive make use of both Body colors (first and second floor) to provide a two toned look. Other WLE Owners can choose to have one of the body colors for the Home exterior, and the other body color for their garage door.

Accent color for front door and shutters is provided in each Color Package. The Accent color shall not be used for the Owner's garage door. This is specified clearly on the ACC Paint Application. An Owner wanting to change the existing color scheme to one of the approved community color schemes requires the Owner to submit an application to the ACC for approval stating color selections. Owners wanting to repaint with existing surface colors shall also submit an application to the ACC for approval.

Stacked stone or rock alterations to a Home must be chosen from the approved Community Color Book. An Owner must submit an application to the ACC for approval stating selection. Stone or rock alterations shall be used for accents only to the Home.

Homes in Windsor Landing used unique paint color schemes. Owners in Windsor Landing are required to use the original construction color scheme, or select a color scheme from the WLE approved list for Windsor Landing. This information is available on the WLE web site and the clubhouse.

### **3.06 Exterior Lighting**

Changes to exterior lighting of Homes require prior ACC approval. Coach lights must be the same or very similar to the lights already installed. Lights shall be bronze, silver, pewter, black or white in color with clear or frosted glass. Light fixtures must be proportionate in size to Home. Lights must be mounted to Home, left and right of garage door. Minimum height from ground to the bottom of fixture is (Five) 5 feet, maximum. Bulbs may be clear or frosted. Color bulbs of any color other than some form of white are not approved except during the winter holiday season.

### **3.07 Fences and Walls**

Fence materials acceptable for use are (1) black aluminum or iron picket type, (2) sold white PVC and (3) slatted white PVC. No walls or fences shall be erected without prior written review and approval of the ACC. Invisible fencing may be permitted with the prior written consent of the ACC. **Any fence installation in Orange County, Florida requires a permit; this includes fencing for garbage cans.** Fence posts shall be anchored a minimum of three (3) feet into the ground. **See Exhibit D.**

The ACC may permit Owners of Homes on Lots which abut, run along, intersect with or join the perimeter of any pond, lake, water body or conservation area to install fences up to six (6) feet; however, beginning ten (10) feet from the boundary of any pond, lake, water body or conservation

area, the fence shall drop or graduate to a maximum height of four (4) feet, with the back section of the fence being a slatted or picket type allowing for some visibility of the water. No chain link or wood fencing of any kind shall be allowed. Fences shall not be installed flush to the ground so that drainage will not be blocked in any way. Fences shall also be a minimum of five (5) feet back from front of Home.

Due to the Associations maintenance requirements and responsibilities the installation of fences within a drainage easement area is not expected to be approved to the ACC. However, in the event a fence is installed within a drainage easement area, with prior written ACC approval, the Owner is solely responsible for fence repair or replacement if the drainage easement area needs to be accessed or as otherwise provided herein. In addition to ACC approval, Owner must obtain, at his or her own expense, an agreement in writing executed by the Association approving such fence, which agreement may be recorded by the Association in its sole and absolute discretion.

Fences between Homes of neighbors may require periodic maintenance. Owners that install the fence shall be responsible for such maintenance, and the ACC recommends having a discussion with neighbor to clarify any issues the neighbor may have.

Fences facing a common area are the responsibility of the Owner who installed the fence to cut the grass 12 inches on the common area side. The WLE Landscape Contractor is responsible for ensuring that cutting the grass comes only within 12 inches of the fence. This is to assure no damage results to the Owner's fence.

Owners on Gold Bridge Drive have a retaining wall and fence that are actually on their property. The Wyndham Lakes Estates HOA is responsible for repairing the wall and fence. However, the Owner is responsible for trimming any vegetation.

### **3.08 Front Doors/Entryways**

**Front Door replacement requires an Orange County, Florida permit, and changes to front door (door style or paint color requires ACC approval.** Front doors may be of metal, solid wood or fiberglass and may contain glass portions that may be plain, frosted or etched. Front doors that are painted shall be painted the accent color of the approved WLE color Scheme. A maximum of three decorative items are permitted within the front entrance alcove. Only two items may be wall mounted. Items in the covered entry should not extend into the walkway. Items not wall mounted are not to exceed 3 feet in height. **Exceptions to these requirements require ACC approval.** When an Owner replaces concrete driveway with pavers, and pavers will extend to the front entrance, the pavers shall replace just the existing sidewalks. If an Owner has concerns about handicap or disability issues, exceptions will be granted on a case-by-case evaluation by the ACC.

### **3.09 Garage Doors**

All sections of garage doors, except the upper most section which may contain windows, shall be of standard solid panel construction, which will conceal the contents of the garage. Garage doors shall be kept closed except when access or an activity requires them to be open. Carports and unattached garages are not allowed in Wyndham Lakes Estates. The screening of garage doors is permitted with approval from the ACC.

**Garage doors are not an accent like window shutters.** Garage doors shall not be painted using the Home Entry Door color from the approved Board of Directors Community Color Book schemes. Garage doors can be painted the Body color or the Trim color. For color schemes that have two Body colors, either Body color can be chosen for the garage door.

### **3.10 Generators**

Permanently installed external propane generators may be allowed. All specifications including size, type, location, appropriate screening, etc., must be approved in writing by the ACC. **Local, county and state applicable permits and approvals will be required.** Such generators would only be allowed to be used during periods of electric power outages, and during testing of equipment as appropriate.

### **3.11 Glass Blocks**

The use of glass blocks on an existing Home or the use of glass block in an addition to an existing Home is subject to approval by the ACC.

### **3.12 Heating and Air Conditioning Equipment**

**New and replacement heating and air conditioning equipment requires an Orange County, Florida permit.** Outdoor air conditioning units shall be placed to minimize noise to adjacent dwellings and shall be screened from view with shrubs and/or approved fencing. Please see Section 3.07, "Fences and Walls" for approval.

### **3.13 House Numbers**

All house numbers must be clearly readable from the street, but not so large as to be out of proportion to the structure, and compatibility to the overall design of the structure. Numbers should be between 3 to 5 inches in height. All missing house numbers shall be replaced by the Owner within 30 days' notice from WLE Management.

### **3.14 Hurricane Shutters**

Any hurricane shutters or other protective devices visible from outside a Home shall be of a type as approved by the ACC. Any such approved hurricane shutters may be installed 48 hours prior to the expected arrival of a hurricane in the area and must be removed no later than 72 hours after the end of a hurricane watch or warning or as the Board may determine otherwise. All permanent mounted storm shutters may be panel, accordion or roll-up style and shall be white or gray aluminum in color or must match the body or trim color of the Home and approved by the ACC. Shutters may not be closed at any time other than a storm event.

### **3.15 Mailboxes**

Mailboxes shall conform to the original existing design and color (black). All replacements shall be of the same design and color. Information on the WLE web site is provided for the type of mailbox post and mailbox required, and residents may inquire at the clubhouse on how to replace their mailbox. No letters, numbers, or designs are allowed on the mailbox other than as originally installed by the builder. No newspaper tubes are permitted. Mailbox replacement requires ACC approval.

### **3.16 Painting and Cleaning**

Roofs and/or exterior surfaces and/or pavement, including but not limited to sidewalks, driveways, or lanais shall be pressure cleaned within thirty (30) days' notice by the ACC. Homes shall be repainted within sixty (60) days of notice by the ACC.

### **3.17 Play Structures**

The term play structures shall include playsets, swings, slides, playhouses and the like. All such structures must be submitted to the ACC for its approval. The overall height of play structures may not exceed twelve (12) feet in height.

Play structures must be crafted in wood (pressure treated or cedar) or recycled plastic. Aluminum or metal tubing is prohibited. A picture and dimensions of all play structures must be submitted to the ACC with the architectural application prior to approval. All play structures must be maintained. Canopies must be of earth toned colors, tan, olive or brown.

Applications for play structures must include a site plan clearly showing its intended placement. The structure's visual impact to neighboring Home sites and/or the street must be buffered as much as possible with approved fencing or landscaping.

Fence applications must be submitted in advance of installation of the fence and only current approved styles are permitted.

If the play structure will be buffered by landscape, the plant material must start at a height of thirty-six (36) inches from the ground and may not exceed seventy-two (72) inches of overall height at maturity. The landscape buffer must be maintained at a height of 72 inches at all times. The landscape buffer installation may not alter the drainage of the Home site. The proposed plant material and location of landscape buffer must be submitted and approved by the ACC prior to installation.

### **3.18 Porches, Decks, Screen Enclosures, Pergolas, Patios, and Gazebos**

**Pergolas and gazebos require an Orange County, Florida permit.** However, in accordance with Orange County Ordinance 2020-40, section 9-33, subsection 105.4(8): If the pergola or gazebo has a footprint no greater than 120 square feet, then a permit is not necessary. All such structures must be submitted to the ACC for its approval. All structures shall have an appearance consistent with the dwelling and the community. Any porch, patio, screen enclosure, pergola, gazebo, or deck shall comply with existing setback governance. **See Exhibit D.**

Porches, screen enclosures or decks, which are constructed above ground must be finished to the ground with materials compatible with the deck or the dwelling, free of mold, mildew, weeds and may be screened with landscaping. Patio deck that is less than 30 inches above ground does not require a permit. Screened enclosures, decks and patios are not permitted in front of the Home.

**Screen enclosures require an Orange County, Florida permit.** Screen enclosures shall be constructed with white or bronze colored aluminum supports and smoke/charcoal colored screen material. Enclosures shall not exceed the width and height of the Home nor extend beyond the dwelling's existing roofline. Screens must be smoke/charcoal colored screen material. All enclosures shall not exceed the height of the Home. No porches, decks, screen enclosures or patios will be allowed to have aluminum, metal, plastic or fiberglass roofs where the roof pitch is equal to or greater than 3/12 unless it will be covered by composite asphalt/fiberglass, multi-tab or dimensional shingles, or barrel tile in Windsor Landing. Any future roof replacement costs, on approved ACC additions, shall be the responsibility of the Owner. Concrete patios in backyard shall be 4 inches minimum thickness and be reinforced with rebar.

### **3.19 Roofs and Gutters**

In keeping with the design of Wyndham Lakes Estates, only shingle roofs of the current design are permitted. No barrel tiled roofs, cedar or wood shakes, gravel roofs, tar roofs or metal are permitted. Roofs and/or exterior surfaces shall be cleaned within thirty (30) days of notice by the ACC. Notwithstanding the foregoing, within the subdivision "Windsor Landing" Homes are permitted to have barrel tile roofs.

With respect to shingles, the Association has an approved list of replacement shingles. This information is available at the clubhouse and the Association's website. An application must be submitted to the ACC for approval. **Roof replacement requires Orange County, Florida permit.**

Gutters and downspouts must be (1) aluminum material, (2) 6 inches wide, (7 inches in Windsor Landing), (3) white, beige, brown or gray in color, (4) downspouts shall not be painted the house body color, and (5) gutters, downspouts, fascia, soffit, and drip edge must be the same color. **See Exhibit C** for clarification of these names.

### **3.20 Security Lighting**

**Security lighting installation requires approval by the ACC.**

Security lights mounted on the Home are permitted under the following conditions:

- 1 - Owner shall obtain and pay for all permits if required by local authority having jurisdiction.
- 2 - Security lights shall be of the simple lamp holder type and not a decorative luminary.
- 3 - Mount holder to the metal soffit under the eave or rake on the roof. Wall mounting is not permitted. See Exhibit C for clarification of these names.
- 4 - There is a maximum of two (2) lamps per holder in any one (1) location, and a maximum of four (4) locations on Home.
- 5 - Maximum wattage per lamp shall be 150 watts incandescent or LED equivalent. Lamps shall be aimed so as not to illuminate neighbor's Homes.
- 6 - Lights shall be turned on by means of a motion detector or other security breach detector.
- 7 - Security lights may not be left on throughout the night. Owner shall remove if the ACC deems the lighting becomes a nuisance to neighboring properties.

### **3.21 Setbacks**

Wyndham Lakes Estates is a zoned Planned Development (PD). The approved subdivision plan provides for the minimum required setbacks for principal structures, i.e. the Home on each Lot. Wyndham Lakes Estates Owners shall comply with Orange County Code with respect to all setbacks.

### **3.22 Solar Heating Equipment**

The addition of any solar heating equipment shall be reviewed and approved by the ACC. Solar panels should not be on the front roof of Homes if possible. Solar panels shall not be installed in the front yard of Homes. **Solar panel installation requires an Orange County, Florida permit.**

### **3.23 Swimming Pools, Spas, Whirlpools, and Hot Tubs**

**Swimming pools, Spas, whirlpools, and hot tubs require an Orange County, Florida permit.** Swimming pools, spas, whirlpools and hot tubs must be approved by the ACC. Swimming pools shall not be above ground. Swimming pools must be of gunnite or concrete (not fiberglass) for a "built in ground" type pool and must be located behind the Home. Pools located on the sides of a Home will not be permitted. The perimeter of the pool area shall be enclosed as to prevent access in accordance with governing safety regulations. Pool service equipment must be screened from public view with landscaping and/or approved fencing. Landscaped hedges will be required on corner lots. Freestanding above ground hot tubs/Spas/whirlpools must be inside a screened enclosure and screened from public view with landscaping or approved fencing. The Owner is to maintain the spa in an aesthetic fashion. **See Exhibit D.**

### **3.24 Water Softeners/Conditioners**

Water softeners are permitted on the outside of Homes but must be screened from view using fences or landscaping that is approved by the ACC.

### **3.25 Window Treatments**

No reflective foil, sheets, newspapers or other similar material shall be permitted on any window or glass door except for the period of one week after move in date. Drapes, blinds, verticals and other window coverings visible from outside a dwelling shall be of a neutral color, such as white, off-white or wood tones. Security bars are not permitted on windows. Window tinting is allowed as long as it is gray or smoked colored and must be maintained.

**3.26 Windows and Skylights**

**Window and skylight installation or replacement requires an Orange County, Florida permit, and approval by the ACC.**

**The installation of window walls now available to Owners, when updating backyard lanais, also requires an Orange County, Florida permit.**

## **ARTICLE 4: LANDSCAPING**

### **4.01 Landscaping Maintenance**

Without the prior consent of the ACC, no Owner shall remove soil from any portion of Wyndham Lakes Estates, change the level of the land within Wyndham Lakes Estates, or plant landscaping which results in any permanent change in the flow and drainage of surface water within Wyndham Lakes Estates. Owners may place additional plants shrubs, or trees within any portion of Wyndham Lakes Estates with the prior approval of the ACC.

Changes to landscape require ACC approval. All Lots shall be landscaped in a manner that is harmonious, compatible and consistent with the overall landscaping and general appearance of the community. Each Owner shall maintain the landscaping and yard area in an attractive appearance and free from insects and diseases. Landscape maintenance shall include care of trees, shrubs, ground cover, annuals, turf grass and irrigation systems. Turf areas should be regularly cut to maintain consistent appearance of quality, and fertilized at appropriate times throughout the year. All damaged plant material, including ground cover and sod, shall be removed.

Orange County, Florida has specific requirements for Owners. Yard waste includes vegetative landscaping material as well as grass, tree, and shrub trimmings, and should not be placed in the garbage or recycling cart. Yard waste should be placed at the curb no earlier than 6:00 p.m. the night before and no later than 6:00 a.m. on your scheduled collection day. Limit yard waste to three cubic yards (about one small pickup truckload) per household per week.

Owners can use your own garbage cans or plastic bags for collection. Cans and bags must be 50 gallons or less and weigh less than 60 pounds each when full. Cans should be waterproof with a tight-fitting lid and have handles on the sides. Don't mix yard waste with garbage, recyclables, or large items.

Bundle limbs, palm fronds, and similar items with string. Keep bundles three feet long or less. Limit weight to less than 60 pounds. Cut stumps into three foot lengths weighing less than 60 pounds each. Live Christmas trees can be set out at the curb on your yard waste collection day for recycling. Trees over six feet should be cut in half. Remove all ornaments, decorations, and stands before placing at the curb. Artificial trees are not collected with yard waste.

Landscape maintenance includes keeping driveway and sidewalks clean, clear of obstructions / hazards and edged to look good and safe for people walking in our neighborhoods. This requires not allowing grass to grow over the side edges of the sidewalk, or up through the sidewalk cracks / spacers. Clean driveways and sidewalks require pressure washing dirt, mildew and mold periodically. When irrigation sprinklers fail it is the responsibility of an Owner to repair the sprinkler system, and clean sidewalks and driveway of sand and dirt that may have accumulated on the concrete surfaces.

Landscape maintenance requires mowing the grass frequently during times of active growth. Most WLE Owners have St. Augustine grass. However, some Owners have bahia grass. St. Augustine grass (Classic and Floratam) should be maintained at a height of 3.5-4.0 inches, and Bahia grass should be maintained at a height of 3-4 inches. This mowing height promotes a deeper, more extensive root system that makes the grass more stress tolerant.

Landscape maintenance requires periodic watering. WLE Owners have irrigation systems with reclaimed water provided by Orange County. The Orange County requirements are as follows:



- 1-Water only if necessary and not between 10:00 a.m. and 4:00 p.m. as water evaporates quickly.
- 2-Water one day a week from first Sunday in November until second Sunday in March.
  - 2a-Odd numbered Homes water on Saturday; Even numbered Homes water on Sunday.
- 3-Water two days a week from the second Sunday in March until the first Sunday in November.
  - 3a-Odd numbered Homes water on Wednesday and Saturday; Even numbered Homes water on Thursday and Sunday.

Each Owner shall provide landscape maintenance for the timely replacement of lost plants, sod or grass, bark or ground cover, and trimming and pruning of plants to prevent an overgrown look. No weeds, underbrush, refuse or other unsightly growth or objects shall be permitted to be grown or remain upon any Home. This work does not require ACC approval.

Any tree, shrub and flowers planted within original landscape bedding areas (minor landscaping) are permitted without written approval by the ACC, if maintained in an attractive manner. Residents planting annuals do so with the understanding that they are responsible for upkeep and maintenance including removal of annuals when they die. Invasive plants such as: Brazilian pepper, melaleuca and Kudzu are not permitted.

Plants and shrubs must be trimmed to a maximum of 36 inches. Hedges may be permitted to grow up to 6' but must be maintained. Trees, such as pine and palm, can be cut down if the Owner is concerned about disease or damage to Home or property. Florida law allows this in accordance with bill HB 1159, issued in July, 2019. However, in Orange County, if the tree is an oak tree, even if not protected, and is greater than four (4) inches in diameter at "chest height" a permit is required. The ACC suggests following this guideline to avoid any problems with Orange County. After checking with Orange County and being informed a permit is not required the ACC will approve. Owners cutting down trees shall request ACC approval.

Owners having a Lot next to a brick fence or a brick monument entrance have their property points end five (5) feet from the brick wall. Owners should not use this area for landscaping purposes other than grass and mulch.

The WLE HOA may require access to refurbish or repair the brick wall. This could cause some damage. As part of the WLE landscape company contract, the company will trim the monument entrance palm trees, and this may require the company to gain access to the property behind the brick wall.

Neither the WLE HOA nor the landscape company will be responsible for replacing any damage that occurs in the areas behind the brick wall.

Plans to add tree(s), shrub(s), or vegetation which will grow to a height of three feet or taller, first requires the approval from the ACC. Plans to relocate any tree must be submitted to the ACC for approval. Each yard must contain the county mandated tree allocation. **[Orange County appears not to have a mandate at this time]** There is a tree list of "Trees of Special Significance" for Orange county, but these trees, are in the city of Orlando, and do not apply to Wyndham Lakes Estates. If an Owner believes a hardwood/protected tree is on their property and is considering cutting down the tree, the Owner must have prior written approval from the county before submitting to the ACC for approval to remove. **[The ACC believes hardwood / protected trees are not in Wyndham Lakes Estates].**

#### **4.02 Landscape Edging**

All landscape edging must be approved by the ACC prior to installation. Only concrete curbing or pavers are permitted to line either side of driveway and requires approval by the ACC. Typical colors approved are earth toned colors and can be found in the Community Color Book. (See Section 3.03 for additional requirements regarding drainage).

#### **4.03 Bedding Coverings**

All landscaped plants should be planted with the appropriate topsoil, peat moss and fertilizer mixtures. No bare ground is acceptable. All shrubs, ground cover and tree beds shall have a two (2) inch minimum layer of mulch.

Only the following types of cover are permitted as landscape bed coverings: cypress mulch, pine bark mulch, cedar mulch, black mulch, pine straw, select rubber mulch, river rock, lava rock, white stone, tan or light brown stone. See Community Color Book for specific photos of approved bedding coverings.

#### **4.04 Fruit Trees**

Owners may place additional trees within Wyndham Lakes Estates with the prior approval of the ACC. Owners or residents of a Home must maintain and pick up falling fruit. Trees are only permitted to be planted in the backyard; fruit trees are prohibited in the front or side yards.

#### **4.05 Vegetable Gardens**

Any type of fruit or vegetable producing plant must be submitted to the ACC prior to planting. No plants may exceed 6 feet; plants must be weeded and maintained. All gardens must be in back of Home and screened from view.

#### **4.06 Artificial Vegetation**

No artificial grass, plants or other artificial vegetation, or rocks or other landscape devices shall be placed or maintained upon the exterior portion of any lot, unless approved by the Architectural Control Committee.

## **ARTICLE 5: SITE STANDARDS**

### **5.01 Bird Houses**

One birdhouse and/or bird feeder will be permitted on a revocable and conditional annual basis. If the house or feeder is not maintained or otherwise becomes offensive, the ACC has the authority to rescind approval at any time and to require removal of the house or feeder. Birdhouse or feeder may be placed in the rear yard only and may be ground supported or suspended/mounted in a tree. The proposed location shall be at least 5 feet from the property line. If the Home site is a corner lot, house or feeder may be located in the side yard common with the street right of way, not closer than 16 feet to the street pavement adjacent to the side yard and not closer than 40 feet to the street pavement adjacent to the front yard. House or feeder may not be suspended from a "street tree" on a corner lot. Ground supported or tree suspended/mounted birdhouses or feeders may not be higher than 6 feet from the ground to the top of the house or feeder. Size and appearance: The Committee will consider the size and appearance of the birdhouse or bird feeder as appropriate to the location on a one by one basis. The maximum size of a bird house or feeder is four (4) cubic feet (ft<sup>3</sup>). If a ground supported birdhouse or bird feeder is not located in an existing planting bed, then the Owner shall provide and maintain a mulched area at least two (2) feet in diameter at the base of the support.

### **5.02 Clothes Lines**

Subject to the provisions of any applicable Florida laws, to the extent applicable, no mops or laundry of any kind, or any other similar type article, shall be hung or exposed so as to be visible outside the Home or Lot. The only type of clothes lines equipment is an umbrella-type clothes line. The umbrella clothes line may only be up between the hours 7 a.m. and 7 p.m. and may not be a permanent fixture.

### **5.03 Commercial Vehicles**

Commercial Vehicles (vehicles used for work purposes and vehicles with writing on the sides or equipment racks or holders) are not permitted to be parked on driveways in Wyndham Lakes Estates. They must be parked inside a garage at all times. The exception to this is a county or government issued vehicle (e.g. police cars). These vehicles are not deemed to be commercial vehicles, and may be parked in the driveway of the Lot. See Section 5.15 of these Community Standards for additional parking requirements.

### **5.04 Curb Numbers**

Wyndham Lakes Estates does not permit painted numbers on curbs.

### **5.05 Electrical Vehicle (EV) Charging Stations**

**EV charging station requires an Orange County, Florida permit.** Installation of 240/120 volt charging stations with receptacles and cables for EV charging can be installed outside of garage. All EV charging station projects shall be subject to the ACC approval process. Installation of an EV charging station is preferred to be in the garage. However, if an Owner requests to install on the front or side of garage, the EV charging station shall be screened from view with landscaping.

### **5.06 Equipment**

Equipment, such as, lawn care, car care and work equipment, is not permitted to be stored in the front of Home or sides of Home. Any equipment must be stored behind the Home on a Lot, where it is not visible from any street.

### **5.07 Fountains/Sculptures**

Only one fountain or sculpture may be placed on the property at the front of the Home, subject to the prior written approval of the ACC. Fountains may not exceed 48 inches in height above grade and 36 inches in width. Fountains must be earth tone in color and constructed of only the following materials: concrete, stone, plaster or granite. No other colors or materials are permitted. Fountains and sculptures must not be overtly offensive to another person and shall be in keeping with the standards of the community. Fountains and sculptures shall conform to the Home's existing style and design and shall not be distracting. Fountains must be maintained, free of mold and mildew, cleaned and in working order.

### **5.08 Garages**

Garage doors must remain closed at all times, except when vehicle / pedestrian access or an activity requires them to be open i.e. working in garage or yard. No garage shall be converted into any type of living area. Any type of car port is not permitted.

### **5.09 Garbage Cans**

No garbage cans, supplies or other similar articles shall be maintained on any property so as to be visible from the outside of the Home or Parcel. Garbage cans must be stored either in the garage or behind a fence, maintained in a sanitary condition, and may not be visible from ANY street or adjacent properties or cause nuisance to neighbors. If garbage cans are to be stored behind a fence, the fence must be at least five (5) feet in height and comprised of solid white PVC panels. The fence must be located at least five (5) feet behind the front elevation of the Home and anchored a minimum of 36 inches into the ground. Garbage cans and trash containers shall not be placed outside the Home for pick up earlier than 6:00 p.m. on the day preceding the pick-up. Please return all containers to their concealed location no later than the evening of the pick-up day. Burning of trash is not permitted. Trash can lids should be secured to avoid animals, odor, and windblown garbage from affecting adjoining Homes. Each resident is responsible for picking up litter on their property and preventing windblown debris from originating from their property.

### **5.10 Garden/Walkway Lighting**

Any lighting requires approval from ACC. Low voltage garden lights permitted on the Home site but only in existing flower and shrubbery beds, and only on a conditional basis. Approval may be rescinded if installation is not maintained. Solar LED (warm white or soft white) lights of 15 watts or less are allowed. Lights shall be installed in a manner consistent with the purpose intended, shall not reflect into adjacent Homes, and shall be maintained at all times by Owner.

### **5.11 Garden Hoses**

Garden hose hangers or hose reels should be placed on the side of the Home wherever possible, and concealed from the street. Hoses must be fully retracted and hung neatly when not in use.

### **5.12 Grills**

Portable Grills shall be stored behind the Home on patio when not in use.

### **5.13 Holiday Decorations**

Decorations may be displayed no earlier than 15 days prior to and must then be removed no later than 7 days after a holiday. These holidays include: **Halloween, Valentine's Day, Easter and Independence Day**. Fall decorations may be displayed no earlier than October 1 and must be removed no later than December 1st. Winter/Holiday decorations may be displayed one week prior to Thanksgiving and must be removed no later than January 15th of the following year. Care should be taken when deciding on placement of yard decorations, noting that large snow globes or inflatables may cause dead spots in lawns. All lighting, lighting accessories, extension cords and light clips and decorations shall be totally removed by January 15<sup>th</sup>. This includes holiday lighting on pergolas and gazebos. Any lighting that creates a nuisance may be required to be removed (e.g., unacceptable spillover to adjacent Home or area).

#### **5.14 Motorized Vehicles**

Unlicensed and/or unregistered (not registered by a county government agency) all-terrain vehicles (ATVs), golf carts, go carts, and motor bikes (gas or electric) are not permitted anywhere in Wyndham Lakes Estates. They must be stored in the garage and put on a trailer to be taken out of the neighborhood.

#### **5.15 Parking**

For additional information regarding the Community Standards with respect to parking, please see Section 12.27 of the Declaration of Covenants and Restrictions for Wyndham Lakes Estate, as recorded in Official Records Book 8267, on Page 4394, of Orange County, Florida. Four specific points of information are provided below from Section 12.27.

No repair, except emergency repair, of vehicles shall be made within Wyndham Lakes Estates, except in the garage of a Home.

Any vehicle used in business for the purpose of transporting goods, equipment and the like, or any trucks or vans which are larger than one (1) ton in capacity shall not be parked in Wyndham Lakes Estates.

Any vehicle displaying commercial advertising shall not be parked within the public view.

Recreational vehicles, personal street vans, personal trucks of one (1) ton in capacity or smaller, that can be appropriately parked within a standard size parking stalls may be parked within the public view.

#### **5.16 Patio and Lanai Area Furniture**

Patio or Lanai furniture located on the front of the Home requires ACC approval. The only acceptable furniture for patios, lanais and front porch areas is tasteful, outdoor furniture. Outdoor grills shall be restricted to rear lanai/patio. Indoor furniture or full size household appliances of any type shall not be placed or stored in front yards, back patios, gardens or flower beds of Homes. Patio furniture in front yard and driveway is allowed only for events, parties, garage sales or family gatherings.

#### **5.17 Potted Plants**

No decorative pots shall be placed within or upon any portion of Wyndham Lakes Estates without the prior written approval of the ACC. Decorative Potted plants are limited to three (3) on driveways, walkways in landscape beds and potted plants must be maintained in good repair.

#### **5.18 Rain barrels**

Rain barrels require ACC approval before installation. Rain barrels need to be stored behind the Home, not visible from any street. Rain barrels must be neutral or earth-toned in color.

#### **5.19 Satellite Dishes**

No exterior visible antennae, radio masts, towers, poles, aerials, satellite dishes, or other similar equipment shall be placed on any Home or Parcel without the prior written approval thereof being first had and obtained from the ACC as required by the Community Documents. The installation of satellite dishes that are less than 45 inches in diameter are allowed on individual Owner's property. Such installation is only permitted on the rear 1/3rd of the Home. All satellite dishes mounted to the Home must be no lower than 8 feet from the ground. The Owner should make every effort to have the dishes installed in the least visible place possible and to incorporate measures to screen or minimize the visibility of the installation so long as this does not unreasonably increase the cost of installation. All antennas not covered by the FCC rules are

prohibited. Exterior antennas are not permitted, in accordance with FCC guidelines. Notwithstanding anything here in to the contrary, rules regarding OTARD (Over the Air Reception Device) use as permitted by Federal Law shall govern these provisions.

### **5.20 Signs and Flags**

There shall be no signs permitted in the front yard of a Home. Any type of lit up, neon or flashing sign is not permitted anywhere in Wyndham Lakes Estates. No flags or in-ground flag pole shall be permitted within Wyndham Lakes Estates, unless written approval of the ACC is obtained. Notwithstanding the foregoing, an Owner may display a Federal, State of Florida, or Military flag as specifically may be permitted by any applicable laws of the State of Florida.

### **5.21 Sports Equipment**

No recreational, playground or sports equipment shall be installed or placed within or about any portion of Wyndham Lakes Estates without prior written consent of the ACC. No sports equipment including but not limited to basketball backboards shall be mounted in a permanent fashion on a pole or attached to the Home or any portion of the property. All such approved equipment shall be located at the rear of the Home or on the inside portion of corner Homes within the setback lines. Portable sports equipment and portable basketball hoops are permitted, but shall be stored in accordance with this provision and in a location screened from view after each use. Portable basketball hoops must not be used after 10 p.m. in accordance with County Ordinance (noise or nuisance).

### **5.22 Trampolines**

Trampolines require ACC approval. They must be located in the rear of a Home and must not be visible from any street.

### **5.23 Yard Ornamentation**

Maximum of two (2) yard ornaments less than 36 inches in height are permitted per yard and have ACC approval prior to installation. A picture or detailed description of the item must be submitted with the request, along with the proposed location for the structure which shall be located only in a landscaping bed and must blend in with the Home. The materials and color used shall be generally subdued and in harmony with the natural surroundings of the Home, lot and community. No bright colors, unusual materials offensive or obscene items will be approved.

## **ARTICLE 6: OTHER**

### **6.01 Animals/Pets**

No animals or livestock of any kind shall be raised, bred or kept within the community for commercial purposes. Other than vicious breeds and uninsurable pets (i.e. pets that create policy coverage exclusions under insurance policies purchased by the Association or pets that cause increases in insurance policy premiums under insurance policies purchased by the Association), Owners may keep a maximum of up to two (2) domestic pets as permitted by Orange County ordinances and the Rules and Regulations established by the Board from time to time, so long as such pets or animals do not constitute a nuisance. A determination by the Association that an animal is a nuisance shall be conclusive and binding on all parties. When an Owner receives notice of removal of any pet, the pet shall be removed within 48 hours of giving of the notice. No pet or animal shall be "tied out" on the exterior of the Home or in the common areas, or left unattended. Pets shall be walked on a leash, in accordance with the leash law. All pets shall defecate only in the "pet walking" areas within Wyndham Lakes Estates designated for such purpose, if any, or on that Owner's Home. The person walking the pet shall clean up all such litter created by the pet during the walk. Each owner shall be responsible for the activities of their pet. Pets are not permitted in any water body in Wyndham Lakes Estates. No dog runs, dog pens or dog houses are permitted on any property in Wyndham Lakes Estates. Notwithstanding anything to the contrary, Seeing Eye dogs shall not be governed by the restrictions contained in this Section.

### **6.02 Community Yard Sale Events**

No personal events are permitted, except as permitted by the Association. The Community may hold two (2) events each year (spring and fall). WLE Management will coordinate these events with volunteers. Signage will be placed on common areas. No signage shall be placed on individual property.

### **6.03 Nuisances**

No obnoxious, unpleasant, unsightly or offensive activities shall be carried on, nor may anything be done, which can be reasonably construed to constitute a nuisance, public or private in nature. Any questions with regard to the interpretation of this section shall be decided by the Board, whose decisions shall be final.

### **6.04 Rental of Home**

For information regarding the Community Standards with respect to the rental and leasing of Homes, please see the amended Section 12.24 of the Declaration of Covenants and Restrictions for Wyndham Lakes Estate, as recorded in Official Records Book 8267, at Page 4394, of Orange County, Florida. WLE Management can answer all questions regarding rental and leasing of Homes.

### **6.05 Repairs**

No vehicle repairs or maintenance shall be allowed in Wyndham Lakes Estates. No repair, except emergency repair, of vehicles shall be made within Wyndham Lakes Estates, except in the garage of a Home. No vehicle which cannot operate on its own power shall remain on Wyndham Lakes Estates for more than twelve hours, except in the garage of a Home.

### **6.06 Required Repair**

In the event fire or other casualty destroys any Home, the Owner of such Home shall commence the removal of all debris, and begin reconstruction and /or repair within thirty (30) days of Owner's receipt of insurance proceeds for such Home. Required Repair must be continuous, diligent and timely. Please see Section 15.5.2 of the Declaration of Covenants and Restrictions for Wyndham Lakes Estates.

### **6.07 Soliciting**

Wyndham Lakes Estates has a "No Soliciting" policy. No handbills or flyers are permitted to be passed out in Wyndham Lakes Estates. If you encounter solicitors, please report them to the Management Company.

### **6.08 Storage Containers**

No auxiliary structures or storage containers shall be constructed, erected or installed on any lot. This includes sheds, utility buildings or any type of storage container

### **6.09 Temporary Structures**

No structure, such as a trailer, shed, carport, or other type of auxiliary or out building for temporary use is permitted. Pop-up canvas type tents or gazebos are permitted only for events, parties, garage sales, or family gatherings, and may not be stored outside in yards once the event has concluded. Only one (1) POD unit or similar temporary container is allowed at a residence for a maximum of one fourteen (14) day period with the approval of WLE Management. Extensions may be approved on a case by case basis. Typical use for such a container would be for house renovations, repairs, and Home refurbishments. The unit must not be placed in any location that interferes with use of the sidewalk or street. Residents shall notify WLE Management when the unit will arrive and be picked up for removal. ACC approval is not required.

### **6.10 Trespassing**

Each Home in Wyndham Lakes Estates is privately owned. Trespassing through side yards or backyards is not permitted. For safety reasons, parents are encouraged to keep their children out of neighboring yards. Owners reserve the right to notify authorities. The exception to this is WLE Management and the ACC have the right to investigate any concern with respect to an ACC Community Standards violation. For additional information regarding the Community Standards with respect to trespassing, please see Section 19.13 of the Declaration of Covenants and Restrictions for Wyndham Lakes Estate.

### **6.11 Water Craft**

Water craft such as: boats, jet skis, canoes, kayaks, rubber inflatables, paddle boats, paddle boards and Jon boats are strictly prohibited for use in any waterway of Wyndham Lakes Estates. This type of watercraft is to be stored only in the Owner's garage.

### **6.12 Waterways**

**Swimming and Boating are not allowed and strictly prohibited in accordance with Section 12.39 of the Declaration of Covenants and Restrictions for Wyndham Lakes Estates.** No Owner whose Home adjoins a waterway may utilize the waterway to irrigate. The WLE HOA may use waterways for irrigation purposes. By acceptance of a deed to a Home, each Owner acknowledges that the water levels of all water bodies may vary. There is no guarantee by the WLE HOA that water levels will be constant or aesthetically pleasing at any particular time. The WLE HOA shall have the right to use one or more pumps to remove water from water bodies for irrigation purposes at all times. **Fishing in any area of Wyndham Lakes Estates is strictly prohibited.**

### **6.13 Wetlands**

Owners having Homes adjoining wetlands or conservation areas are hear by put on notice that the cutting or removal of any vegetation in these areas is strictly prohibited. Answers to any questions about wetlands or conservation areas should be referred to the Association. In the event that the Association is fined by SWFMD due to the cutting, spraying or removal of any vegetation, said fine shall be passed on to and paid by the Owner, if once proven that the Owner/resident is responsible for the cited violation.



## **ARTICLE 7: NEW CONSTRUCTION: ROOM ADDITION AND EXPANSION**

### **7.01 General**

The architectural design of any and all additions and expansions to the exterior structure of an existing Home shall conform to the original codes and standards of design for the original Home, and have the same style, detailing, materials and color. An addition or expansion shall be started only after an ACC application has been submitted and approved by the ACC. **Orange County, Florida permits are required; this includes permits such as, construction, electrical, mechanical, plumbing and heating and air conditioning.** Note: This Article 7 does not apply to lanai screen enclosures.

### **7.02 Architectural Exterior Standards**

The exterior of the addition or expansion shall be designed to be compatible with the site features of the Lot and surroundings. The ACC may disapprove plans if in its judgement the architectural style, roof line, exterior materials, colors or other features submitted do not meet these standards.

### **7.03 Review by ACC**

Plans for an addition or expansion upon a Lot shall be reviewed and approved by the ACC. The ACC application shall submit a conceptual site layout and floor plan. Additional requirements are provided below.

### **7.04 Architectural Drawings**

The ACC requires submittal of architectural drawings along with the ACC application. These drawings can be reduced in size to 11" x 17" and are preferred.

### **7.05 Site Plan**

The site plan shall show the grading scheme with proposed and existing land contours; grades and flow of the site drainage system; location of existing trees, including identification of every tree proposed for removal. The location of the addition or expansion shall be shown on the Lot plot plan including setback lines, fences, retaining walls, walkways, swimming pool, patio and deck areas, landscaping, HVAC and utilities.

### **7.06 Floor Plan**

The floor plan shall show the existing and proposed interior walls and spacing of rooms.

### **7.07 Elevations**

The architectural drawings shall show front, rear and side exterior elevations with dimensions. Materials and finishes shall be specified. The maximum height of the addition or expansion shall not be higher than the existing height of the Home on the Lot.

### **7.08 Roof Plan and Materials**

The roof plan shall include slopes, pitches, gables and roofing materials. If the roof has shingles or tiles, they shall be the same style and color as the existing Home roof materials.

### **7.09 Exterior Finishes**

The exterior paint scheme shall be the same approved exterior paint scheme used on the existing Home.

### **7.10 Landscaping Plan**

The landscaping plan shall show location, size, quantity of the proposed plant and trees, and follow all the requirements of the WLE Community Standards, Article 4: Landscaping.

### **7.11 Construction Guidelines**

Prior to construction starting, appropriate material shall be placed on the perimeter of the work site to protect the property of neighbors.

The site shall be maintained in a clean and orderly manner. All construction materials shall be stored on the Owner's property, not on the street. The contractors shall use a dumpster to dispose of waste material, and the dumpster shall be placed on the Owner's driveway.

Construction activities shall be conducted on: Weekdays 8:00 am to 6:00 pm; Saturday 8:00 am to 2:00 pm; Sunday should have no activities. If circumstances require construction work be performed outside the above permitted hours, written permission shall be obtained from WLE Management in advance; such permission shall not be unreasonably withheld.

The Owner shall ensure the contractor and subcontractors control the conduct of their employees.

Any damage to Common Area or neighbor's property shall be corrected immediately to the satisfaction of the ACC and the Owner of the damaged property.

The ACC can inspect activities at any time to ensure the project is being completed as proposed and approved.

**ARTICLE 8: EXHIBITS**

**8.1 Exhibit A WLE Project Extension**

Date \_\_\_\_\_

**Owner Project Extension Form**

**STEP 1 - INFORMATION**

A) Owner Name \_\_\_\_\_

Address \_\_\_\_\_

Project \_\_\_\_\_

B) Amount of Time Requested for Extension

30 Days     60 Days     90 Days

C) Owner Signature \_\_\_\_\_

Date \_\_\_\_\_



WYNDHAM LAKES ESTATES  
"The Gold Standard for Community Life"

**STEP 2 - APPROVAL**

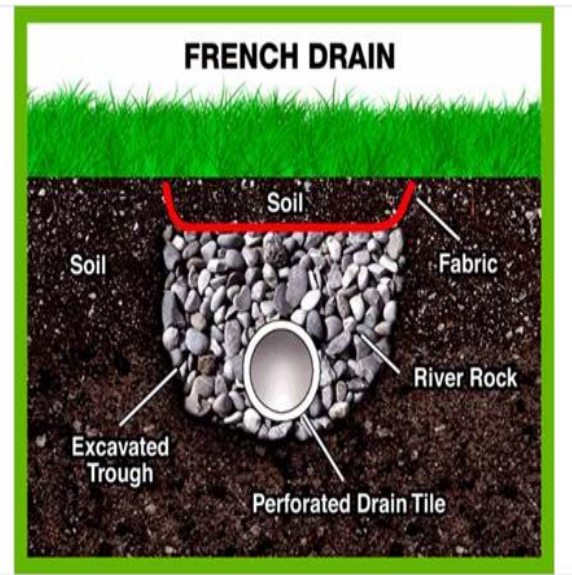
WLE Management \_\_\_\_\_ Date \_\_\_\_\_

ACC Chairman Concurrence \_\_\_\_\_ Date \_\_\_\_\_

Owner Notified of Extension Granted by WLE Management: Date \_\_\_\_\_

Note: WLE Management will attach this form to the original ACC application form.

## 8.2 Exhibit B Drainage Systems



**Deck Drain**



**Catch Basin Drain**

8.3 Exhibit C Home Exterior Terms



## 8.4 Exhibit D Generic Stipulations

### Fence

#### Generic Fence Installation Stipulation

1. Work is to be performed in accordance with WLE Community Standards, Section 3.07, Fences and Walls.
2. Orange County, Florida permit is required.
3. Fence post footings are to be three (3) feet in depth minimum.
4. The requirements for the installation of fence on a pond are the following:
  - a. Beginning ten (10) feet from the boundary of pond, the fence shall drop or graduate to a maximum height of four (4) feet.
  - b. The back section of fence shall be slatted or picket type which allows visibility of the water.
5. The fence height on sides of the house shall be a maximum of six (6) feet.
6. No chain link fencing of any kind shall be allowed.
7. Fences shall not be installed flush to the ground so that drainage will not be blocked.
8. As with all ACC-Approved projects, an inspection after project completion will be performed by WLE Management.

### Gazebo / Pergola

#### Generic Gazebo / Pergola Project Stipulation

1. Work is to be performed in accordance with WLE Community Standards, Section 3.18, Porches, Decks, Screen Enclosures, Pergolas, Patios, and Gazebos
2. A gazebo is a patio structure with a covered roof. A pergola does not have a covered roof. Installation of a Gazebo requires an Orange County, Florida permit.
3. Gazebos installed in Florida are susceptible to high winds which can cause the gazebo to experience high uplift forces due to the enclosed roof/ceiling. When using concrete footers, good engineering practice requires a depth of three (3) feet minimum for the concrete footers. The size of the concrete footers should also be a minimum of one (1) feet by two (2) feet. Therefore, the overall size for each footer is 1 x 2 x 3 minimum. Specific dimensions will be specified on a case by case basis.
4. The gazebo and pergola posts can then be fastened to the concrete footer with Simpson hurricane tie down brackets and bolts (or equivalent).
5. When installing a gazebo or pergola on a concrete slab, the concrete slab shall be 4 inches or greater in depth. The concrete shall be reinforced with rebar. The gazebo or pergola posts can then be fastened to the concrete slab with Simpson hurricane tie down brackets and bolts (or equivalent).
6. The Owner's property survey shall show clearly the location of the gazebo. The gazebo's or pergola's location shall be within the setback requirements of the Owner's property.
7. As with all ACC-Approved projects, an inspection after project completion will be performed by WLE Management.

## **Screen Enclosure**

### **Generic Screen Enclosure Stipulation**

1. Screen Enclosure work shall be performed in accordance with WLE Community Standards, Section 3.18, Porches, Decks, Screen Enclosures, Pergolas, Patios and Gazebos.
2. Orange County, Florida permit is required.
3. Screen enclosures shall be constructed with white or bronze colored aluminum supports and smoke/charcoal colored screen material.
4. Enclosures shall not exceed the width and height of the Home nor extend beyond the dwelling's existing roofline.
5. Screen enclosures attached to house require hurricane fasteners (Simpson / Tap Con or equivalent).
6. Concrete footers are required to fasten base of screen enclosure to swimming pool deck with hurricane fasteners.
7. As with all ACC-Approved projects, an inspection after project completion will be performed by WLE Management.

## **Swimming Pool**

### **Generic Swimming Pool Stipulation**

1. Swimming pool projects shall be performed in accordance with WLE Community Standards, Section 3.23, Swimming Pools, Spas, Whirlpools, and Hot Tubs.
2. An Orange County, Florida permit is required to install a swimming pool.
3. The swimming pool project is not considered complete until the areas between the Homes have been restored to the same condition that existed prior to when the project started.
4. All construction materials brought to the project site shall be stored on the Owner's property, and not placed on the street.
5. If a dumpster is required, then the dumpster shall be placed on the driveway.
6. The use of heavy equipment moving to the backyard tears up the sod and leaves large ruts; it is expected that landscaping be repaired, and sod replaced.
7. Any damage to neighbor's irrigation system and fences shall be repaired.
8. Also, cleaning of the street curbing and the street will be typically necessary just from moving heavy equipment to and from the backyard.
9. Any additional issues that neighbors encounter with the swimming pool project that affects their property are expected to be resolved to their satisfaction.
10. As with all ACC-Approved projects, an inspection after project completion will be performed by WLE Management.