

Courtside Landings

Architecture Standards

ALL EXTERNAL MODIFICATIONS TO YOUR PROPERTY REQUIRE APPROVAL PRIOR TO COMMENCEMENT OF WORK

The board has adopted a committee to be referred to as an Architectural Review Committee to assure that all homeowners adhere to community appearance standards. The ARC will review requests for architectural changes with the objective of maintaining the continuity of the community, as well as protect property values through control of individual property modifications. When in doubt, submit an ARC review request for any exterior modifications.

All work requires submission of an Architectural Review Application, which is available at <https://www.compassrosemanagement.com>. Work should not be started until the request has been approved. Failure to follow these standards may require remediation or removal at owner expense. Work in progress shall not restrict access to any utilities, water lines, water meters, and sprinkler/irrigation systems.

The Board of Directors has adopted the standards found in the following sections:

- Section 1 – Home Exterior Standards
- Section 2 – Hurricane Shutters
- Section 3 – Energy Device Rules and Regulations

The Association shall assume neither responsibility nor liability of any type resulting from any homeowner's structural alteration and/or modifications. The reimbursement for any charges incurred when the Association must make repairs or remove owner installed items may be assessed to and collected from the owner.

The ARC approval process is easy and approval is normally quick:

- Complete ARC request form – attach supporting details.
- Send to Compass Rose Management.
- Compass Rose forwards the request to the ARC committee.
- ARC committee processes the request.
- Form will be filed with Compass Rose and a copy returned to the owner as proof of compliance.

Section 1 – Home Exterior Standards

1.1 Upkeep

It is the responsibility of the resident to maintain the home. The home must be kept in good repair, the roof and walls and screen enclosures must be power washed to maintain a clean appearance. Walls, trim, and doors must be painted after repairs and when the finish shows sign of aging.

Note: Power washing does not require an ARC request.

1.2 Painting

The color scheme must compliment the roof color and adjacent homes. When re-painting the home the same color, submit an ARC request stating that you are painting the same colors as are currently on the home. Garage doors may be painted the same as the exterior wall color or white. Trim and house numbers may be painted a complimentary color to the wall color. Please note on the ARC request all colors that are to be used and where they will be applied. Please provide paint manufacturer and color numbers so that the ARC committee can access the color via internet searches. Color samples/swatches can also be submitted with the ARC request for re-painting homes.

1.3 Gutters and downspouts

Commercially installed 6" gutters and oversized downspouts may be installed. Downspouts must be directed so that runoff will drain away from the home and never toward a neighboring property. Color must be white.

1.4 Entrance enclosures

Screened aluminum enclosures of the front entrance are permitted. Screened area may not extend beyond the walls. Color should be white, brown, or bronze.

1.5 Garage Doors

Replacements must adhere to current Miami Dade hurricane standards, style must resemble that used throughout the community. Only steel or aluminum construction is permitted.

1.6 Windows

Replacement windows must adhere to current Miami Dade hurricane standards and style must resemble that used throughout the community. Only steel or aluminum construction is permitted. Frame color must be white.

1.7 Entrance Door

Replacement must adhere to current Miami Dade hurricane standards. Style must resemble that used throughout the community. Decorative glass inserts are permitted.

1.8 Patio and Lanai Doors

Replacement must adhere to current Miami Dade hurricane standards. Both sliding and French style doors are permitted. Only steel or aluminum construction is permitted.

1.9 Roof

Repairs must be done with tile that match the existing tiles as closely as possible. Replacement style and color must resemble that used throughout the community and must adhere to current Miami Dade hurricane standards. Roof material must be tile, and painting of the roof is not permitted. Antennas, weather stations, cameras, sensors, etc. may not be attached to the roof or any part thereof. Energy collection devices may be attached to the roof but must follow standards in Section 3 – Energy Device Rules and Regulation.

1.10 Entrance Lighting

Garage entrance lights may be replaced with home center variety fixtures but fixture size must be kept proportional to the home. Entrance door and patio door lighting may also be replaced with home center variety fixtures. Fixture color may be black, white, brown or bronze. Bulb color must be white for all fixtures on the front of the home.

1.11 Pool and Spa

Each owner may construct a pool/spa within their unit. All pools/spas must be contained within a screened enclosure, and there shall be no impervious roofs atop of such screened enclosures. All pools must be in-ground in nature and must be of concrete construction. Portable spas will be permitted within the lanai enclosure. Owner is responsible for removal or excavated soil and remediation of the common areas after construction is completed.

1.12 Lanai Screen Enclosure

Screened aluminum enclosures of the lanai or pool are permitted. Screened area may not extend beyond walls or the depth of the pool deck. Colors may be white, brown or bronze.

1.13 Walkways

A unit owner may construct a walkway to the right-side (as viewed from the front) of their unit. The walkway may extend from the courtyard gate to the end of the pool cage. Material may be brick or pavers, however, concrete is not allowed. The area may not be paved wall to wall and must allow for inclusion of in-ground landscape materials. Owner is responsible for landscape and irrigation modifications, removal of excavated soil and remediation of the common areas after construction. Maintenance of owner installed walkways is not the responsibility of the Association.

Section 2 - Hurricane Shutters

Per Amendment to F.S. 718.113(5) the Board of Directors has implemented a requirement to review and approve installation of hurricane shutters. Notwithstanding any provision to the contrary in the condominium documents, the board shall not refuse to approve the installation or replacement of hurricane shutters conforming to these specifications:

- Entrance door and patio door and lanai opening may be protected with folding roll shutters or other hurricane approved materials. Windows may use the same materials or removable hurricane panels – panels may be white aluminum or clear plastic. Mounting may be inside or outside the opening.
- The garage door may not be covered on the outside. Installation of a hurricane brace on the inside of the door is recommended.
- Specifications shall comply with the applicable current Miami Dade hurricane code.
- Temporary window and door protection (plywood) may be installed prior to an impending storm but must be removed within one week of the passing of the storm.

When submitting the ARC review application, attached detailed specification for each opening to be covered.

Section 3 – Energy Device Rules and Regulations

3.1 Antennas and Satellite Dishes

Satellite dishes, aerials, antennas and all lines and equipment related thereto located wholly within the physical boundaries of a dwelling or building shall be permitted without any requirement for approval. Satellite dishes, aerials, and antennas (including, but not limited to ham radio antennas) shall not be permitted on the non-enclosed portions of a unit except to the extent required by applicable law (including, but not limited to, the federal Telecommunications Act of 1996).

The Association has the authority to create rules and regulations concerning the size and location of, and safety restrictions pertaining to, the installation of such equipment:

- Antennas may not extend above the roof line.
- Satellite dishes may not be mounted on the roof.
- Wall mounted satellite dishes may not be located forward of the courtyard fence.
- Long wire antennas are not permitted.
- Antennas may not be attached to trees.
- No free standing or pole/post mounted antenna are permitted.

3.2 Solar Collectors

An owner shall be entitled to construct, maintain, and operate solar collection devices and/or energy devices. Size and location are subject to Association approval. They may not be mounted on the front facing roofline of the unit.

Note: Work cannot be started until formally requested and approved.