

Architectural Committee Guidelines for Reviewing Applications
Revised and Adopted January 18, 2024

Introduction

As defined by the Forest Ridge Homeowners Association of Polk County, Inc. Declaration of Covenants, Conditions, Easements and Restrictions ("Declaration") Article VII Section 3 Alterations, Article V Section 10 - Use and Modification 2 / Amendment Section 28, an application and approval are required to make changes to the homeowner's property. The process for the application for approval is made by completing the Architectural application checklist and all necessary documents that AC committee may request for review. No owner should accept the Association or AC's approval of a proposed modification of a property as evidence, guarantee, or assurance that the changes to the property follow any state or local requirements, ordinances, or regulations. To complete applications go to <http://www.arctracker.com/forestridgehoa>.

AC Applications & Documents Required with Application – An Architectural Committee ("AC") application is required to be made by the owner or owners of the property as shown on the Polk County records. AC Application shall include all the following items:

1. Survey / Site / Lot plan showing all square footages of existing impervious surfaces, structures, previous additions.
2. Specifications for all materials of the item as well as materials used for installation (this can be an instruction sheet for Prefab items)
3. Specifications of screening materials if required are to include type material and colors
4. Drawing and or photos of item being requested and
5. Photo(s) of location of the new item
6. AC Checklist is to be completed and signed by owners of property as shown on Polk County Records
7. Other documents or photos as provided in the guidelines or requested by the committee for review.

County and City Ordinance Compliance by owner - The owner agrees and acknowledges that they will adhere the State of Florida, Polk County and or City of Winter Haven building guidelines and / or regulations now in place or any future guidelines or ordinance, or regulations up to and including future wind load requirements that Polk County and or the City of Winter Haven may establish. **Approval by any government agencies still requires independent approval of the AC prior to any commencement of work.** Owner is responsible for the necessary permits if required for the submitted modification. No owner should accept the Association or AC's approval of a proposed modification of a property as evidence, guarantee, or assurance that the changes to the property are following any state or local requirements, ordinances, or regulations.

Building Construction Standards / Building Materials – All building construction and materials also must meet the provisions of Article V Section 23 - Building Constructions Standards (a-e) to include that all roofs must be asphalt shingles. As well as any other provisions as defined by the Declaration Article VII Section 3 Alterations, Article V Section 10 - Use and any other Modifications to the documents.

Property Line Setbacks – The City of Winter Code requires 10 ft from the property line or a shorter distance maybe noted on your survey which then applies to any structure, plant materials or other items in the Forest Ridge Development.

Insurance - The owner agrees and acknowledges that it is the Homeowner's responsibility to have the appropriate insurance coverage for any addition or modification to the property; however, the AC does not review insurance coverage, policies, or limits. Homeowners are encouraged to check with their insurance companies for proper coverage for all the items in the Guidelines.

Definitions

The rear wall of the house – This is defined as the rear wall of the house structure.

Anchoring Systems / Foundation – Acceptable anchoring systems or foundation as shown or referenced in the building codes for the State of Florida, or the manufacturer's directions or manuals as it pertains to high winds or construction concerns. The Association's approval of such an item does not warrant that any such anchoring system or foundation is safe for all conditions and owners are ultimately responsible for and damage caused by an improperly anchored alteration or alteration with an inadequate foundation.

Original Lanai - This is a home that was designed and built with a Lanai but may not have been screened in at the time the home was built and the original lanai is within the existing roof structure.

Floor Area - The floor area is determined by the dimensions of the modification and shall not exceed the structure and will be determined by impervious square feet allowed on the lot.

Impervious Surface Area – The impervious surface area as determined by the Southwest Florida Water Management District not to exceed 3000 square feet per lot. To calculate the current square footage on a lot it generally includes

Impervious Surface Calculations include, but are not limited to, the square footage of the following items:

- House Pad
- Front Porch area
- Patio / Lanai
- Driveway excluding the apron
- Sidewalk to entrance door
- Heating and Air-conditioning Pad
- Other Surfaces added
- Total Allowed 3000 Square foot per Lot

Patio Deck –An exterior area not covered with any type of roof or canopy and generally made of wood, recycled plastic composite or other nonpervious material. This definition excludes concrete and or impervious pavers.

Regular Pavers / Patio Block Installations - These are generally pavers or patio stones that are an impervious surface.

Permeable Paver Alternative - Permeable pavers, also known as permeable interlocking concrete pavements (PICP) are installed with layers of varying sized stone or aggregate underneath that filter and direct storm water to the underground aquifers. Permeable pavers mimic the way natural land absorbs water. With permeable concrete pavers, any rain that falls on your patio, walkway or driveway seeps back into the ground, reducing the burden on storm drain systems. This type of paver and proper installation IS NOT INCLUDED IN THE 3000 square foot impervious surface. However, owners should consult with all applicable local code enforcement or water management officials to ensure the classification of your paver.

Pervious Pavers Alternative - Pervious pavers also known as porous pavers are composed of concrete bricks, separated by joints or gaps filled with small stones or and which are layered over a bed of aggregate stones. Water is able to infiltrate through the joints or stones in the pavers where it is filtered back into the ground

water system. This type of paver and proper installation IS NOT INCLUDED IN THE 3000 square foot impervious surface. However, owners should consult with any and all applicable local code enforcement or water management officials to ensure the classification of your paver.

Property Line Set Back - The City of Winter Code requires a distance of 10 ft from the property line or a shorter distance maybe noted on your survey, which then applies to any structure, plant materials or other items in the Forest Ridge Development.

Screening from adjacent properties – Concealed from view from adjacent homes, streets, and common areas.

Temporary Structure – Anything installed less than 8 consecutive days in a 30-day period cycle shall be considered a temporary structure.

Types of Modifications

Canopy / Tents / Gazebo / New Lanai - An application is required and shall include all of the items listed in the introduction section of this “Guidelines Document”. Any structure in place over 8 consecutive days is considering a permanent structure and an application is required.

- Location – The location is to be at the rear of the home adjacent to rear wall and not extend beyond the sides of the house - Adjacent is defined as the rear of the structure must be against the rear wall of the house.
- Screening from adjacent Properties and Common Areas - Screening is required and shall be installed as plant material 36 inches in height around all sides as to screen the item from view from adjacent properties and common areas as provided in the Deed Restrictions and Covenants Section 23 (g) and any amendments.
- Square Footage / Floor Area - The size will be determined by impervious square feet allowed on the lot. Example Total allowed is 3000 sq. ft. Current square footage of impervious materials is 2900 square feet as shown on the property survey the additional allowable areas is 100 square feet or 10'x10'.
- Maximum Height – The maximum height is 9 feet or the lowest point of the roof line.
- Materials - All Construction material must be in compliance with introduction section of the “Guidelines Document” and listed as part of the application no canvas or plastic materials are permitted.
- Anchoring System Foundation / Plans submitted must show an anchoring system or foundation. The Association’s approval of such an item does not warrant that any such anchoring system or foundation is safe for all conditions and owners are ultimately responsible for and damage caused by an improperly anchored alteration or alteration with an inadequate foundation.

Original Lanai - An application is required to screen in or modify the Lani area and shall include all of the items listed in the introduction to the “Guidelines Document”.

- Posts, doors and other metal materials, screen, shall be bronze, dark brown, or black in color.

Fence - Other than the original fences or walls constructed by the Declarant, no chain link or wooden fences are permitted. All fences and or walls where permitted shall be of the same material and design as the adjacent building, or, such fences and walls, where permitted, may be of that material and composition commonly known as “maintenance free vinyl fencing” or “PVC fencing” and shall be white in color. The fence along the rear property line shall be of open design such as picket fence type as well as the fence areas adjacent to the gate. All such fencing materials must be approved by the AC. No fences or walls shall be allowed in front yards. Where a fence or wall is deemed to be unnecessary or unsightly and detracting from the

visual value of the common areas, a landscape screen in lieu of a fence or wall shall be required. No fences or wall over 6 feet high in height shall be permitted except with special conditions as approved by the Association and shall not be in violation of any county ordinance. The AC may permit Owners of the Home on lots which abut, run along, intersect with or join the perimeter of a pond, lake, water body, or conservation area, to install fences up to 6 feet however beginning 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 4 feet and such fence shall be made of any open design such as picket fence in accordance with community standards. Fences shall not be installed flush to the ground so the drainage will block in anyway, due to the association requirements and responsibilities the installation of fences within a drainage easement is not expected to be approved by the AC. However, in the event a fence is installed within the drainage easement with prior AC approval the owner is solely responsible for fence repair or replacement if the drainage area needs to be accessed. In general, fences or walls are not encouraged within the Forest Ridge hedges or other landscape alternatives are preferred.

The fence along the rear property line or adjacent to gates and including gates, if currently of a solid design as of January 1, 2024 if damaged or replace shall be replaced with open design such as a picket fence type as well as the fence areas adjacent to the gate.

ADDITIONAL FENCE GUIDELINES

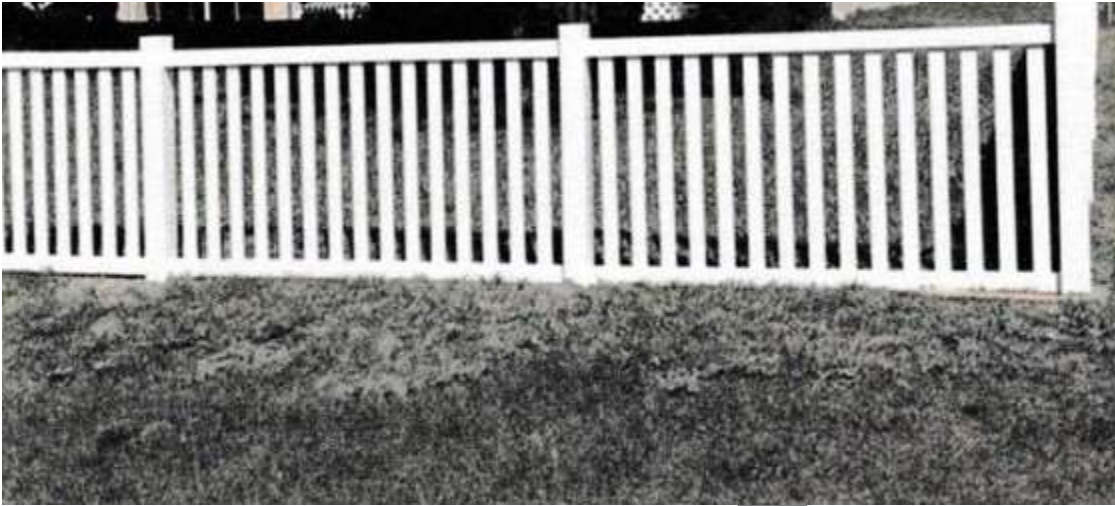
- The fence Architectural design shall be the same and match the fence owned by Forest Ridge Homeowners Association of Polk County, Inc. fence which is along the Old Lucerne Park Road adjacent to the entrance to the Forest Ridge Development. Fence is installed straight at the top.
- The installation of a fence shall be independent of any existing fence, a fence that is adjacent to the HOA is not permitted to be tied into or use HOA fence posts, or fence structure, concrete structures, for any installation or tie ins.
- Fence applications shall include photos of the property from the front and rear of the property showing the area where the fence will be installed
- Fence applications for houses on a corner shall show that the fence is no farther than 10 feet of the structure on the side of the property adjacent to common areas or streets. This is required because of utility easements that must be keep clear at all times per the development plan.
- Gates for fence shall be a single gate on one side facing the street directly in front of the house and may not exceed 5 feet in width, gates shall be an open design or picket fence type.
- The installation of the fence must be completed within 45 days after the approval of the application if not completed the homeowner must submit a new application.
- Homeowners are responsible for adherence to Polk County and or City of Winter Haven fence guidelines and / or regulations now in place or any future guidelines or ordinance, or regulations up to and including future wind load requirements that Polk County and or the City of Winter Haven may establish.
- Homeowners are responsible for having a survey completed to ensure that the fence is properly placed on the property.
- All fence posts shall be set in concrete at a depth to support the fence and be in straight line at the top.
- The fence along the sides of the home adjacent to the structure may not exceed more than 50 % of the side length of the home structure.
- The fence installation shall include a space of at the bottom of the fence to allow for drainage at all times. Additional lattice work is not permitted along the bottom of the fence.
- If the fence is damaged by the owner or any other party that such damage shall be required to be repaired within 30 days of the damage unless such damage has occurred as a result of a hurricane or other event in which a state of emergency was declared in which the period shall be extended to 120 days.

- Owners must maintain the interior area of the fence to and including landscaping the same as any other landscaped area under the governing documents of the Association.
- The area within the fence shall be maintained as if no fence was present. Any storage within the fence area may not exceed the height of the fence and must be in compliance with the Governing Documents of the Association.
- No structure equipment or any other items within the fenced area may exceed the height of the fence with the exception of approved landscaping.
- Owners are responsible for trimming of all grass weeds on both sides of the fence.
- Owners must keep fence (both sides) free from all mildew, algae, and dirt at all times and that if in the Association's sole and absolute discretion the fence is dirty it must be pressure washed or cleaned within 15 days of notification by the Association.
- Signs are not permitted to be attached to the fence this includes the installer signs, contractor signs, trespassing signs or any other type of sign.
- Fence installation shall include all sides of the rear of the property. If an existing fence is adjacent to the requested fence it must be shown on the documents submitted for approval as existing fence.

Examples of Landscape alternatives, fence, gates



Fence Example showing straight at top



Rear Fence Line Example open design 4ft required for retention areas or 6ft in height other areas



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Single after January 2024 must be picket fence design

Definitions Terms for Landscaping

Landscape – These guidelines are established in order to assist the Homeowner in what enhancements can be made to existing landscaping. Some modifications to the landscaping may not require Architectural Review, unless specifically stated otherwise herein, **assume that all modifications require AC approval as stated in Article VII and Article VIII of the Association's Declaration.**

Landscaping – Each owner shall provide and maintain landscaping, lawn and shrubbery upon his lot in keeping with the Architecture of the residence as per Article VIII of the Declaration. This includes but is not limited to any and all plant material that grows, sod, trees, shrubbery, container plants, flowers, all types of foliage, mulch of all types, plants or other materials that are considered to be a part of a Florida Friendly Landscape design or hardscape materials.

Tree required for front lawn - A single Magnolia Tree or shade tree no smaller than 8 ft is required by the documents for the front yard and may not be removed or replaced with any other type of tree. Planting or replacement of any type of trees in front yards **requires approval** to review for impacts now, or in the future, on the sidewalks or roads. The application shall include documentation of the location of the tree as well as height of tree at planting and anticipated fully grown tree height.

Landscape Beds – These are the areas that are or were in place at the time the home was built. These areas generally have landscape material other than sod.

Front Yard – This is the area from the front of the structure to the sidewalk excluding any impervious surfaces.

Grass Strip adjacent to Roadway – This is the area from the sidewalk to the street and is only permitted to consist of sod or grass. No other plant materials or alterations are permitted in this area to ensure that the sidewalk and roadway are not damaged or impacted.

Side Yard – This is the area on each side of the house from the front of the structure to the rear of the structure to the side property line. Trees and large shrubbery are not permitted in this area.

Rear Yard – This is the area from the rear of the structure to the rear property line.

Property Line – The property line noted on the Polk County Appraiser's website or any certified survey which defines the property lines of the property.

Containers for Plants – Containers for plant material shall be those containers that are specifically designed for gardens and must contain a drainage hole or other system so that standing water is not present in the container to prevent habitat for mosquitos. Containers must be in keeping with the Architecture of the residence and complement the colors of the house and must be maintained at all times. Faded containers will be a violation of maintenance of the landscaping as defined above. Containers that plants are typically purchased in are not considered approved containers for container gardening. Containers are not permitted to be placed in areas that block the use of the garage, entry ways to the residence, or other concrete surfaces.

Edging Material – Edging and borders around landscape beds are permitted to be used as long as they do not impact the impervious surface of the lot. (NOTE- THE USE OF PATIO BLOCK, PATIO STONES, PAVERS ETC., STILL REQUIRE APPROVAL BEFORE INSTALLATION. Materials cannot consist of wood and cannot be taller than 8 inches in height from ground level.

Florida Friendly Landscape Plan – This is any landscaping plan that satisfies the criteria of Florida Friendly Landscaping as defined by Florida Statutes. Florida Friendly Landscaping criteria needs to be approved by the AC and additional documentation may be required to establish that your landscaping scheme does in fact comply with all aspects of Florida law with respect to Florida Friendly Landscaping.

Existing plant material replacement – This does not require any approvals as long as it meets the Landscape Guidelines. Planting or replacement of any type of trees in front yards **requires approval** to insure, among other things, that there is no impact now or in the future on the sidewalks or roads.

Front Yard- Landscape beds that are existing can be expanded by 20% but cannot cover more than 50% of the front yard without any additional approval. New landscape beds are permitted adjacent to light poles but are

included in the 50% calculation noted above. Selection of plant material should be done carefully to avoid damage to the walls and foundation of the residence from drainage issues, rodent issues, and visibility for the security of the residence and adjacent home. Container gardening in the front yard is limited to 6 containers.

Side Yard – Landscape beds are permitted along the side of the structure for screening purposes of equipment and cannot exceed 36 inches in width from the structure wall. Selection of plant material should be done carefully to avoid damage to the walls and foundation of the residence from drainage issues, rodent issues, and visibility for the security of the residence and adjacent home. These beds may include hardscape material to enhance drainage at the foundation of the residence; all plant material must be kept lower than the top of the first-floor adjacent window.

Rear Yard – Landscaping beds may not exceed 50% of the rear yard area. Container gardening is permitted in the rear yard.

Property Line Landscaping Hedges – **THIS REQUIRES AN APPLICATION see Fences** - A hedge is encouraged in lieu of a fence; the hedge material can be any plant material normally used as a hedge. Plant material is to be planted at least 24 inches from the property line to the center of the plant material. This is to allow for space on both sides for maintenance of the hedge by the property owner. The hedge maximum height is 6 ft or the same as a fence.

Property Line Landscaping other than Hedge - Plant material may be planted adjacent to the property line at least 8 ft from the property line or a greater distance needed in order for the property owner to maintain the plant material on all sides so that it does not grow into, or the canopy of the plant material does not cross the property line. All trees require an application due to the size of tree canopies. Bushes or other plant material that is less than 6 feet in height at time of installation and maintained at less than 6 ft in height **does require an application** and prior approval.

Container Gardening – Container Gardening is permitted in landscaping beds on the property. Landscape beds for container gardening shall be at least 36 inches wide by 4 ft in length for each container area. Container gardening may be placed in the rear of the yard without approval.

Seasonal Plants - Seasonal (annuals) plant materials in temporary seasonal containers are permitted without approval.

Landscape Architectural Applications additional information - In order to assist you in getting landscape application approvals please include the following items:

- A lot plan showing the location for the requested plant materials to be installed as well as a photo of the area.
- A list of plant materials and the full grow height of the proposed material.
- If you are submitting for a hedge, bushes over 36 inches in height, or trees, include your lot plan showing the location and measurements from property line for the hedge, bushes over 36 inches in height or trees as well material name and picture of the material.
- For container approval in front yards please include color of containers, and photo showing location
- For installation of patio block, patio stones, or pavers etc. include your lot plan and location showing all measurements of the area. Include the type of paver and specifications for the paver material. Please include installation method and base material

Patio Deck -An application is required and shall include all of the items listed in the introduction section of this “Guidelines Document”. Any structure in place over 5 consecutive days is considering a permanent structure and an application is required.

- Location – The location is to be at the rear of the home adjacent to rear wall and shall not extend beyond the sides of the house. Adjacent is defined as the rear of the structure must be against the rear wall of the house.
- Screening from adjacent Properties and Common Areas - Screening is required and shall be installed as plant material 36 inches in height around all sides as to screen the item from view from adjacent properties and common areas as provided in the Deed Restrictions and Covenants Section 23 (g) and any amendments.
- Materials - All Construction material must be in compliance with introduction section of the “Guidelines Document” and listed as part of the application no canvas or plastic materials are permitted.
- Deck Surface Design - Decks shall be designed with spacing to allow the natural drainage of water and liquids through the floor deck material so that it is a pervious draining surface to the ground below. Therefore, the deck shall be a raised deck and be elevated at least 3 inches but no higher than 24 inches above the ground below the deck.
- Square Footage / Floor Area - The size shall not exceed more than 50% of the rear yard area excluding setbacks.
- Anchoring System Foundation / Plans submitted must show an anchoring system with concrete foundation or piling shall be installed for anchoring of the structure. No rope or other materials may be used for anchoring. The Association’s approval of such an item does not warrant that any such anchoring system or foundation is safe for all conditions and owners are ultimately responsible for and damage caused by an improperly anchored alteration or alteration with an inadequate foundation.

Patio Room Enclosure Rooms An application is required and shall include all the items listed in the introduction section of this “Guidelines Document”. Any structure in place over 5 consecutive days is considering a permanent structure and an application is required.

- Location – The location is to be at the rear of the home adjacent to rear wall and not extend beyond the sides of the house. Adjacent is defined as the rear of the structure must be against the rear wall of the house.
- Screening from adjacent Properties and Common Areas - Screening is required and shall be installed as plant material 36 inches in height around all sides as to screen the item from view from adjacent properties and common areas as provided in the Deed Restrictions and Covenants Section 23 (g) and any amendments.
- Square Footage / Floor Area - The size will be determined by impervious square feet allowed on the lot. Example Total allowed is 3000 sq. ft. Current square footage of impervious materials is 2900 square feet as shown on the property survey the additional allowable areas is 100 square feet or 10'x10'.
- Maximum Height – The maximum height no higher than the existing roof line but in any case, no higher than 9 ft to include the roof line of the modification.
- Roof - As per the documents under Article V Use Restrictions, Section 23 (e) Construction Standards - Flats roof shall not be permitted on the main structure, or any alteration or addition to the property.
- Roof - All pitched roofs must have at least 5/12 pitch slope. The composition of all pitched roofs must be a 25-year fungus resistant architectural shingle.
- Roof - No aluminum roofs shall be permitted on any house within Forest Ridge, including any future additions to an existing house
- Materials - All Construction material must be in compliance with introduction section of the “Guidelines Document” and listed as part of the application no canvas or plastic materials are permitted.

- Anchoring system / Foundation – All structures under this section shall be required to be placed on a concrete slab similar to what was used for Air conditioning systems. A concrete foundation / piling shall be installed for anchoring of the structure. No rope or other materials may be used for anchoring. The Association's approval of such an item does not warrant that any such anchoring system or foundation is safe for all conditions and owners are ultimately responsible for and damage caused by an improperly anchored alteration or alteration with an inadequate foundation.

Patio Roof Examples



Pavers / Patio Block Areas / Walkways- An application is required and shall include all of the items listed in the introduction section of this "Guidelines Document". Any structure in place over 5 consecutive days is considering a permanent structure and an application is required.

- Location – The location must be clearly shown on a site plan. If the modifications are to be used for patio or play equipment, the surface must not be visible from the street and must be located at the rear of the home adjacent to rear wall and not extend beyond the sides of the house. In order to be adjacent, the modification must be against the rear wall of the house.

- Screening from adjacent Properties and Common Areas - Screening is required and shall be installed as plant material 36 inches in height around all sides as to screen the item from view from adjacent properties and common areas as provided in the Deed Restrictions and Covenants Section 23 (g) and any amendments.
- Materials - All Construction material must be in compliance with introduction section of the "Guidelines Document" and listed as part of the application no canvas or plastic materials are permitted.
- Regular Pavers / Patio Block Installations - These are generally pavers or patio stones that are an impervious surface and are required to be include in the calculation for impervious surfaces not to exceed 3000 sq. ft. per Lot. If installed at any location on the property. A site plan shall show the location of the installation. Pavers for front yards must be either sandstone or beige in color or match the color scheme of the house. Pavers at the rear of the house may be any color as long as they are an enhancement to the color scheme of the house.
- Permeable Paver Alternative - Permeable pavers, also known as permeable interlocking concrete pavements (PICP) are installed with layers of varying sized stone or aggregate underneath that filter and direct storm water to the underground aquifers. Permeable pavers mimic the way natural land absorbs water. With permeable concrete pavers, any rain that falls on your patio, walkway or driveway seeps back into the ground, reducing the burden on storm drain systems. This type of paver and proper installation IS NOT INCLUDED IN THE 3000 square foot impervious surface.
- Pervious Pavers Alternative - Pervious pavers also known as porous pavers are composed of concrete bricks, separated by joints or gaps filled with small stones or and which are layered over a bed of aggregate stones. Water is able to infiltrate through the joints or stones in the pavers where its filtered back into the ground water system. This type of paver and proper installation IS NOT INCLUDED IN THE 3000 square foot impervious surface.

Painting of Dwelling - An application is required for all painting or repainting as stated in Article VII; Section 3 of the Deed Restrictions and Covenants. An Application and shall include all of the items listed in the introduction section of this "Guidelines Document".

- Exterior colors shall be applied consistently to all sides of the exterior of the buildings. The colors may consist of one single house body color, one single trim color, one garage door color, and one single shutter color. Color selections shall be harmonious with each other and with natural materials, and shall be compatible with colors of the natural surroundings and other adjacent property. All exterior wood must be painted or stained.
- All colors must be approved by the AC. Owner's seeking to paint their properties a different color from the original color shall first consult with the Forest Ridge Color Scheme Book prior to submitting the application and commencing work.
- All applications for painting shall include actual physical paint color samples / swatch from the manufacture of the paint.
- Paint specifications that the paint is suitable for the materials of the structure and exterior use.

Painting / Staining of Driveway to Common Area Sidewalk / Sidewalk Entry Way to House - An application is required for any change in color. No application is required if sealing is with a clear coat or other material that matches the existing color of the concrete.

- If seeking to modify the color of the areas stated above, Association approval is required prior to any work commencing.

- All colors must be approved by the AC. Owner's seeking to paint their driveway and entry way sidewalk to house a different color from the original color shall first consult with the Forest Ridge Color Scheme Book colors for concrete for the approved colors noted in the book, prior to submitting the application and or commencing work and approved application is required.
- All applications for painting shall include actual physical paint color samples / swatch from the manufacture of the paint to insure it matches the Forest Ridge Color Scheme Book colors for concrete.
- Paint specifications that the paint is suitable for concrete and driveways the materials and exterior use.

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Sports Equipment / Playground Equipment / Basketball Hoops / Trampoline / Wading Pools - The Second Modification and Amendment states that no recreational, playground (swing set) or sports equipment shall be installed or placed within or about any portion of Forest Ridge without prior written consent of the AC. No basketball boards, skateboard ramps or play structures will be permitted without prior written approval by the AC. Such approved equipment shall be located at the rear of the Lot or on the inside portion of corner Lots within setback lines. Portable basketball goals may be setup in the front yard and then removed from sight when activity not being utilized. An application is required and shall include all of the items listed in the introduction to the "Guidelines Document". Any structure in place over 5 days is considered a permanent structure an application is required. An application is required and shall include all of the items listed in the introduction section of this "Guidelines Document"

- Location – The location is to be at the rear of the home within 10 ft of the rear wall and not extend beyond the sides of the house.
- Screening from adjacent Properties and Common Areas - Screening is required and shall be installed as plant material 36 inches in height around all sides as to screen the item from view from adjacent properties and common areas as provided in the Deed Restrictions and Covenants Section 23 (g) and any amendments.

Storage Structures / Sheds / Other Structures - An application is required and shall include all of the items listed in the introduction section of this "Guidelines Document". Any structure in place over 5 consecutive days is considering a permanent structure and an application is required.

- Location – The location is to be at the rear of the home adjacent to rear wall and not extend beyond the sides of the house. In order to be adjacent, the modification must be against the rear wall of the house.
- Screening from adjacent Properties and Common Areas - Screening is required and shall be installed as plant material 36 inches in height around all sides as to screen the item from view from adjacent properties and common areas as provided in the Deed Restrictions and Covenants Section 23 (g) and any amendments.
- Square Footage / Floor Area - The size will be determined by impervious square feet allowed on the lot. Example Total allowed is 3000 sq. ft. Current square footage of impervious materials is 2900 square feet as shown on the property survey the additional allowable areas is 100 square feet or 10'x10'.
- Maximum Height – The maximum height of an approved storage structure , shed(s) or other structure is 6 feet. This is measured from the highest point of the roof line of said structure to the ground.
- Materials - All Construction material must be in compliance with introduction section of the "Guidelines Document" and listed as part of the application no canvas or plastic materials are permitted.
- Anchoring system / Foundation – All structures under this section shall be required to be placed on a concrete slab similar to what was used for Air conditioning systems. A concrete foundation / piling shall be installed for anchoring of the structure. No rope or other materials may be used for anchoring. The

Association's approval of such an item does not warrant that any such anchoring system or foundation is safe for all conditions and owners are ultimately responsible for and damage caused by an improperly anchored alteration or alteration with an inadequate foundation.

- Roof - As per the documents under Article V Use Restrictions, Section 23 (e) Construction Standards - Flats roof shall not be permitted on the main structure, or any alteration or addition to the property.
- Roof - All pitched roofs must have at least 5/12 pitch slope. The composition of all pitched roofs must be a 25-year fungus resistant architectural shingle.
- Roof - No aluminum roofs shall be permitted on any house within Forest Ridge, including any future additions to an existing house.

Swimming Pools - Second Modification and Amendment Section 27 Swimming Pools - No above ground pools shall be permitted. All in-ground pools, hot tubs, spas and appurtenances installed shall require the prior written approval of the AC as set forth in this Declaration.

- Pool cages and screens must be a design, color and material approved by the AC and shall be no higher than twelve (12) feet unless otherwise approved by the AC. Pool screening shall in no event be higher than the roof line of the home.
- Pool screening shall not extend beyond the sides of the house without express approval of the AC. All pool equipment must be installed behind the house and if placed on the side then shall be properly screened from the street in a manner approved by the AC. An application is required and shall include all of the items listed in the introduction to the "Guidelines Document". Any structure in place over 5 days is considered a permanent structure.
- Building Construction Standards / Building Materials – All building construction and materials also must meet the provisions of Article V Section 23 - Building Constructions Standards (a-e) and the second Modification Section 27, as well as any other provisions as defined by the Forest Ridge Homeowners Association of Polk County, Inc. Declaration of Covenants, Conditions, Easements and Restrictions. Construction Materials for pool screening / pool cage to include posts, doors and other metal materials, screen, shall be bronze, dark brown, black in color.
- Location – The location is to be at the rear of the home adjacent to rear wall and not extend beyond the sides of the house. The adjacent materials include any deck materials for the pool access. The location is to be at the rear of the home adjacent to rear wall and not extend beyond the sides of the house for the pool and all associated equipment. A setback requirement of 10 ft from all property lines is required.
- Screening from adjacent Properties and Common Areas - Screening is required and shall be installed as plant material 36 inches in height around all sides as to screen the item from view from adjacent properties and common areas as provided in the Deed Restrictions and Covenants Section 23 (g) and any amendments.
- Materials - All Construction material must be in compliance with introduction section of the "Guidelines Document" and listed as part of the application no canvas or plastic materials are permitted.
- Pool Deck Area Surface Concrete – The pool deck is part of the impervious square feet allowed on the lot. Example: Total allowed is 3000 sq. ft. Current square footage of impervious materials is 2900 square feet allowable areas is 100 square feet or 10'x10' for the pool deck unless the materials for the deck are Permeable or Pervious Paver. Pavers must include a sample of the color and should match the color scheme of the house and also include material type.
- Permeable pavers Alternative - Permeable paver's also known as permeable interlocking concrete pavements (PICP) are installed with layers of varying sized stone or aggregate underneath that filter and direct storm water to the underground aquifers. Permeable pavers mimic the way natural land

absorbs water. With permeable concrete pavers, any rain that falls on your patio, walkway or driveway seeps back into the ground, reducing the burden on storm drain systems. This type of paver and proper installation IS NOT INCLUDED IN THE 3000 square foot impervious surface.

Trash / Water Softener / Air Conditioning Unit / Screening Enclosures

Article V Section 8 – States that Garbage and refuse shall be placed in containers and shall be capped and contained in such manner that they are inaccessible to animals. The containers shall be located in appropriate areas concealed from public view. Section 23 -(g) All exterior appurtenances or mechanical equipment including, but not limited to, transformers, vents, air conditioning compressors, pool pumps, meters, etc., shall be concealed from view by walls of the same material and color as the building or by an opaque landscaping screen. No solar heaters or window air conditioning units shall be allowed where visible from any street.

- An application is required and shall include all of the items listed in the introduction section of this “Guidelines Document”. Any structure in place over 5 consecutive days is considering a permanent structure and an application is required.
- Screening Materials for Enclosures – Owners can elect to choose between two options for screening: Landscape plantings or maintenance free vinyl. If an owner chooses Landscape plantings, he or she will need to ensure that it will grow within one year is to a height to conceal the trash cans. Maintenance free vinyl fence sections are permitted and must conceal the area completely from view as per the examples below other designs can be submitted for approval. The color shall be white
- Materials - All Construction material must be in compliance with introduction section of the “Guidelines Document” and listed as part of the application no canvas or plastic materials are permitted.



Landscape Screening Example Continues on Next Page



Landscape Screening Example

Enclosures examples other than landscape

Example Type 1



Example Type 2



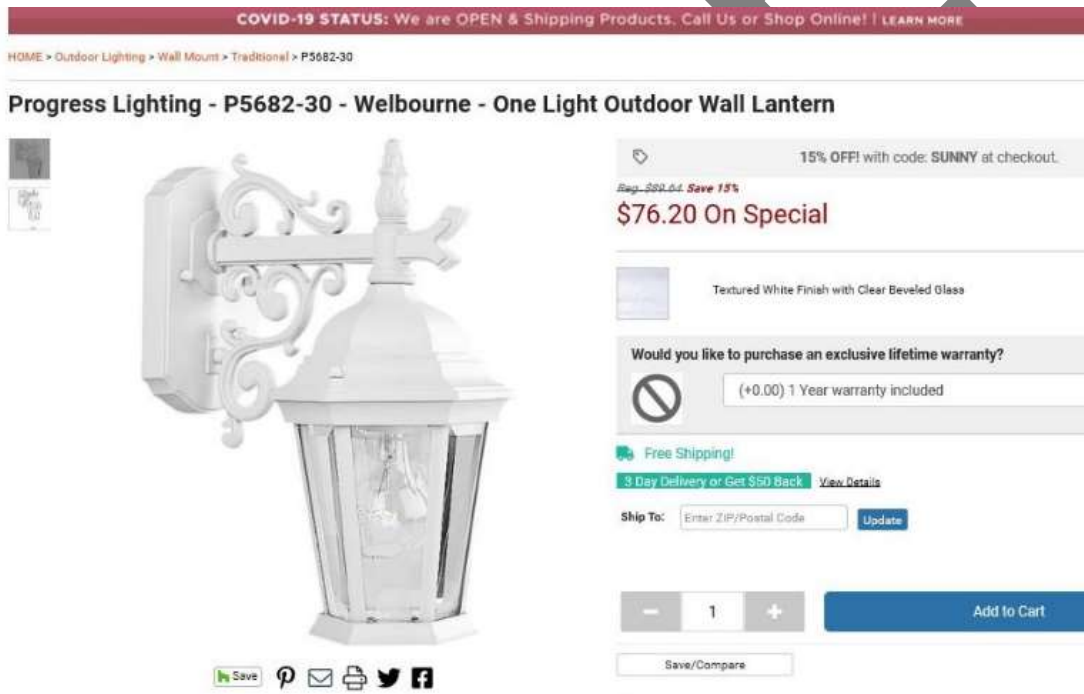


Example Type 3

Exterior Lighting Modifications Front of the House - An application is required and shall include all of the items listed in the introduction section of this “Guidelines Document”.

- A homeowner may replace the exterior lighting fixture with the exact same fixture as noted below in the specification’s information for each type of light fixture due to damage without an application.
- All other modifications. additional fixtures, location changes, fixture changes, color changes, require an application.
- As stated in Article V Use Restrictions Section 13 – “All exterior lighting shall be consistent with the character established in Forest Ridge and be limited to the minimum necessary for safety, identification, and decoration. Exterior lighting of buildings for security or decoration shall be limited to concealed up lighting or down lighting and the style and type lighting shall be compatible with the lighting design material. Each dwelling shall have one common design yard entrance light.”

Specifications - Holiday Builder Garage Lantern Information 2 per house one on each side of garage door.



Manufacturer - Progress Lighting
All fixtures WHITE
Lantern for P5682-30 – Welbourne Outdoor Wall Lantern – Check on Line

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Specifications DR Horton Builder Garage Lantern Information 1 per house on one side of garage door.
An Additional light is permitted to be installed from the specification below with an application



Manufacturer – Portfolio 14-inch H Medium Base (E-26) Outdoor Wall Mount
 All fixtures WHITE
 Lantern for Outdoor Wall Lantern #0356733 Check Lowes Home Depot or check on line
Specifications All Houses Yard Light Design

Progress Lighting - P5482-30 - Welbourne - 21.75 Inch Height - Outdoor Light - 1 Light - Line Voltage - Wet Rated



\$160.56

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Manufacturer - Progress Lighting
 All post, fixtures and arms are **WHITE**
 Lantern for Pole Light is P5482-30 – L1 Welbourne
 Post- P5391-30 – Note homeowner may need to paint pole White
 Photocell Adapter- 902604

Post White - Progressive P5391 White 84" in Height Progressive Lighting

Accessories

Outdoor Posts

Outdoor

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						-31	-31PC
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Exterior Lighting Modifications for the sides and rear of the house -An application is required for any installations of any lighting on the sides or rear of the house to include but not limited to solar type fixtures, motion type fixtures, etc., shall require approval of the AC.

- Building Construction Standards / Building Materials – All building construction and materials also must meet the provisions of Article V Section 23 - Building Constructions Standards (a-e) and the second Modification Section 27, as well as any other provisions as defined by the Forest Ridge Homeowners Association of Polk County, Inc. Declaration of Covenants, Conditions, Easements and Restrictions
- Materials - All Construction material must be in compliance with introduction section of the “Guidelines Document” and listed as part of the application no canvas or plastic materials are permitted.
- The light fixture shall be mounted to the wall, a rafter within soffit structure, or the structure of the overhang.
- The light fixture may not be installed higher than the lowest point of the roof line of the structure.
- Exposed conduits of any type are not permitted
- Exposed wire for power is not permitted

Additional Information for the Application shall include as attachments the following documentation:

- Survey/Site Lot Plan/ which shall show the location for the request on the application or a professional drawing or photo showing the locations.
- Specifications for the light fixture to include the manufacturer’s brochure or specification sheet which should include the dimensions, color, power supply, anchoring system, light pattern to insure there is not light spill to adjacent properties, and that the design of the fixture is for outdoor use.

Exterior Security Camera Devices Guidelines - An application is required for the installation of temporary or permanent exterior security cameras (to exclude doorbells) and shall include all of the items listed in the introduction section of this “Guidelines Document”.

- Doorbell Cameras – This includes but is not limited to Ring, Nest, Blink, ADT ,or any other brand of doorbell camera of which the installation is limited to replacing the existing doorbell with said apparatus will not require approval from the AC
- Camera surveillance area for exterior cameras shall not exceed the property lines on the survey.
- Building Construction Standards / Building Materials – All building construction and materials also must meet the provisions of Article V Section 23 - Building Constructions Standards (a-e) and the second Modification Section 27, as well as any other provisions as defined by the Forest Ridge Homeowners Association of Polk County, Inc. Declaration of Covenants, Conditions, Easements and Restrictions shall apply to camera devices.
- The application shall include the total number of cameras requested for the property.
- Camera device is limited to two units mounted on the front of the property that are visible from the street. Additional camera devices are permitted on the structure and are not limited.

- Cameras shall be limited in size to no larger than 6x6x6
- The camera device shall be installed and only attached to a structural wall of the dwelling or a roof rafter within soffit structure, or the structure of the overhang.
- The bottom of the camera device shall be within 8 inches of “soffit /eve overhang” of the structure.
- The camera may not be installed higher than the roof line of the structure
- Exposed conduit of any type is not permitted
- Exposed wire in excess of 6 inches is not permitted
- Provide information that the camera device is designed by manufacturer for outdoor use.

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Roof Replacement

A roofing ARC request must be submitted if you are replacing/repairing more than 50% of your roof.

Owner must include all specifications for all materials of the roofing materials to include new plywood sheeting, water barrier materials, underlayment's materials, shingles, vent products, Hip and ridge materials and shingles as well as materials used for installation. (Your contractor should have this information) Sample information is available on owner's web site.

Owner may use manufacturers informational sheets for ROOF WARRANTY INFORMATION to show that shingles are an architectural shingle and have a 25year warranty as required in the HOA documents.

Owner must include specifications for material, colors for shingles from a manufactures color specification sheet (this should be a close match to existing roof)

The following items/information must be provided:

- A signed copy of the Job Estimate form on a contractor estimate form showing all of the information required above as well as manufacturer of shingle, type shingle, color of shingle, indicate that drip edge is to be white
- A copy of the manufacturer's informational sheets for ROOF WARRANTY INFORMATION to show that shingles are an architectural shingle and have a 25year warranty as required in the HOA documents
- A photo from the front of house that shows roof.
- [Signature Email Authorization Form](#) signed by all owners of the property
- A Survey / Site / Lot plan document showing all square footages of existing impervious surfaces, structures

Shingles preapproved and require no additional information include:

1. * My roofing shingle:

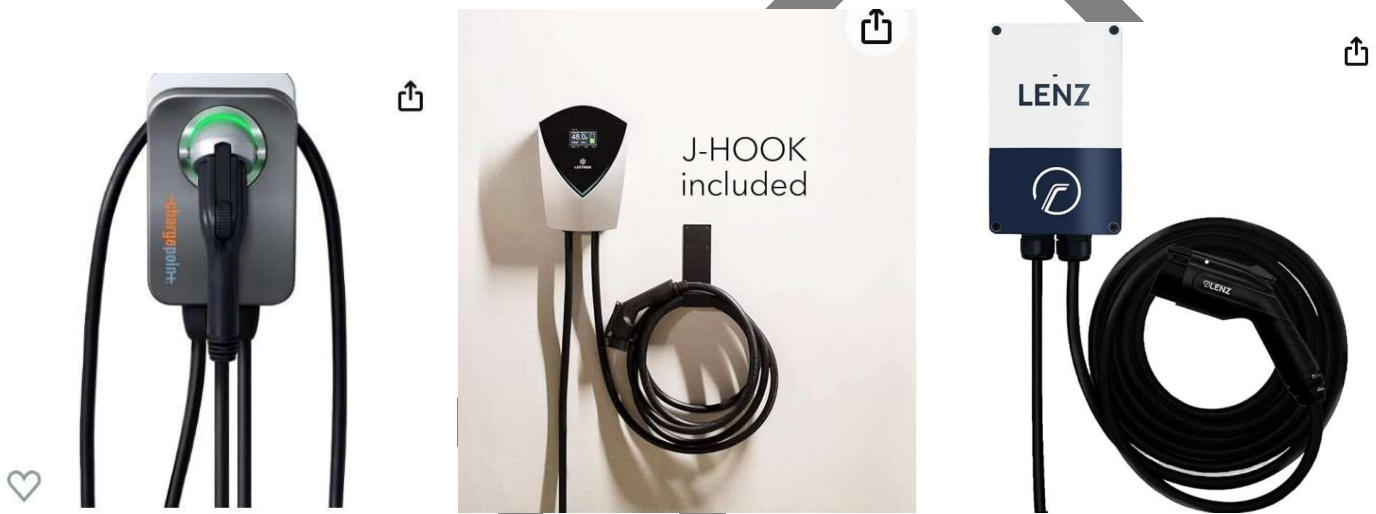
- ☐ GAF Timberline HDZ ☐ GAF Timberline UHDZ ☐ GAF Timberline Armorshield II ☐ Owens Corning Duration
☐ Owens Corning Oakridge ☐ Other architectural shingle with 25yr or more warranty

Exterior Electric Vehicle Charging Station / Other exterior electrical outlets at front of house.

- Application is not required for EV units on the interior of the garage
- Building Construction Standards / Building Materials – All building construction and materials also must meet the provisions of Article V Section 23 - Building Constructions Standards (a-e) and the second Modification Section 27, as well as any other provisions as defined by the Forest Ridge Homeowners Association of Polk County, Inc. Declaration of Covenants, Conditions, Easements and Restrictions
- Materials - All Construction material must follow the introduction section of the “Guidelines Document” and listed as part of the application no canvas or plastic materials are permitted.

- The EV Station shall be mounted to the wall, at Least 36” above the ground or concrete, but no higher than 48”, on the wall adjacent to the garage where there is no sidewalk area to front door.
- A ‘J’ hook or other method shall be included to keep cords off the concrete surface when not in use for charging the vehicle
- The EV Station must be hard wired to the interior of the structure or electrical panel
- Exposed additional outlet for power is not permitted
- Exposed wires for power are not permitted
- Electrical permit maybe required from the City of Winter Haven

Photos are for reference and examples only – Please note in the photos were the cord for power needs to run through the wall to the interior of the garage, to either an outlet or direct wired to electrical panel.



Originally Adopted May 22,2019
 Revised & Adopted - March 25, 2021
 Revised & Adopted - November 17, 2021
 Revised & Adopted – January 18, 2024