

Bella Vida Covenant Enforcement, Landscape and ARB Guidelines

This document is intended to help the homeowner with the Bella Vida HOA bylaws in understanding what is required and how the Architectural Review Board (ARB) view issues and on how bylaws are seen for enforcement. This is only a guide and not all inclusive. All enforceable rules contain specific language, please see the Bella Vida HOA Charter and Bylaws for the official rules. ALL CHANGES and IMPROVEMENTS TO YOUR EXTERIOR HOUSE OTHER THAN MAINTENANCE MUST BE ARB APPROVED. Please submit an ARB approval through the SmartWebs App and submit temporary parking requests through the Parking Boss App (explained herein), and if any question or issue arises please call Bono and Associates at **407-233-3560** this is also their emergency number if such arises. See also the HOA website at: <https://www.mybellavidahoa.com/>

Section 1: Lawn Mowing:

1. Grass is not to exceed 6 inches in height. Grass must be weed free and edged or trimmed against all structures touched to include sidewalks, driveways, landscape rock, houses, etc.
2. Grass will not grow over, on, or in sidewalks, driveways etc.
3. Grass will present an even cut appearance.
4. It is suggested to cut once a week in April through September and every other week after to meet the standard.

Section 2: Turf, Trees, Palm Trees and Shrubs:

1. Homeowners must keep their grass and yard maintained.
2. Grass must be maintained and free from weeds and bug infiltration.
3. Any dead spots must be treated and/or replaced as soon as possible.
4. Sprinklers should be in working order to ensure a healthy lawn.
5. Plant beds must be maintained and free from weeds and grass infiltration.
6. Shrubs must be maintained and present an orderly and uniform appearance to include free from blocking windows and walkways.
7. Shrubs may not exceed 6 feet.
8. Climbing vines on houses viewable from street are not allowed.
9. Trees need to be trimmed and maintained by the homeowner so that branches do not block the streetlight or sidewalk and allow people to walk without obstructions and vehicles on the road without obstructions (Approx. 10 Feet). If a tree in an easement excessively blocks streetlight or road sign, it must be trimmed to allow streetlight to illuminate the road/sidewalk fully or sign to be visible. Trees cannot be removed/planted without ARB approval unless it is a replacement for same such tree as original to the house or through an approved ARB. The approved trees in

the easement are Live Oak only. **NOTE - The term "Trees" only refers to Live Oak or Palm Trees. Crepe Myrtle trees do not apply and should not be used as a substitution.**

10. Trees must be straight, not leaning and well maintained.
11. AC Units/ Pool Equipment/ Water Softeners: Must be shielded with a viburnum hedge or a properly submitted ARB approved fence structure. Homeowners with corner lots must use an "L" shaped layout to hide equipment. Approved examples are located on the Bella Vida HOA website. ARB is required prior to improvements.
12. During hurricanes or several weather, fencing (not properly installed), temporary fixtures or potted plants can become flying debris. Be sure to move items indoor to prevent them from becoming projectiles.
13. It is advised to hire an insured professional/expert for projects..
14. Original landscaping area cannot be extended or diminished without ARB approval.
15. Plantings/pots, etc. put in your yard must be approved through an ARB.
16. Yard/tree debris should not be left out for an extended time. Pickup is currently on Wednesdays. Current county rule for pickup is that the debris be in a container or bundled in three-foot sections and tied with a material such as simple twine.
17. Any changes or improvements to your yard must be completed through the ARB.
18. All lots must contain at least one tree in the front yard or easement.
19. Easement Trees: If an easement tree is diseased, damaged or dead, the homeowner is responsible for the replacement of the tree. Options are:
 - (1) replace the easement tree with the same tree variety, Live Oak.
 - (2) remove the easement tree and plant a tree in the front yard from the approved list below:

Live oak, Magnolia, Shumard oak, or Sycamore.
 - (3) If your front yard has existing tree, you may remove the easement tree and not replace it with a new tree if you choose.

All above options require ARB approval for location and/or final approval.
20. Side/Front yards cannot have planters, fountains, landscaping structures of any kind. Except for front landscaping beds (inside only) and that can have up to 4 features only based on size/style.
21. Side yards: Podocarpus or Viburnum bushes can be used as a landscaping barrier along property lines but must start 15 feet back from the front of the home and must be planted at least 4 inches within your property. The height of the bush used as a landscape wall must be less than 7 feet in height.

Section 3: Driveway and sidewalks:

1. Driveways and sidewalks must be bright/clean and have a mold free appearance.
2. They should be pressure washed at least once a year to maintain appearance.
3. For homes with concrete driveways, no painting of driveway other than a concrete color (light grey for example). Color needs to be approved by the ARB.
4. Painting of brick paver driveways is not permitted. Clear sealer (No tint and non-yellowing) on paver driveways is only permitted.
5. Grass is not permitted to grow on, in, or over driveways and sidewalks.
6. Remove all oil or other stains. Not permitted. If it cannot be washed out you can try using a propane torch to burn it off. Use this method at your own risk.
7. Extensive cracking in concrete must be patched.
8. Driveway extensions are generally approved only up to the width of the homeowner's garage building width and both sides must be done. Apron extensions must accompany driveway extensions and at the time of the extension. When extending driveway, the same material and style must be used and be extension of existing design. Rocks, gravel and steppingstones are not permitted.
9. Paver Sidewalks on the side of homes must include in the design, water management. This shall include roof gutters and French drains. This water management is to reduce the water from your property going to your adjacent neighbor property. All sidewalks on the side of home must be of paver material, cement will not be allowed. The new paver sidewalk must be behind a standard HOA approved fence. If the pavers are to connect to your driveway, it must match the same material as your existing driveway and color/style until it reaches the fence gate, at that point you can change the style/color.
10. Any changes or improvements need ARB approval.

Section 4: Roof:

1. All changes or improvements must be approved by ARB.
2. Mold, drip stains or flashing are not allowed..
3. Shingles colors must be neutral brown/black/grey tone and should be approved the ARB.
4. Metal or tile roofs are not permitted.
5. Installation of solar panels must be approved by ARB. Proper local/county/state permitting, licensing, codes and home warranty restrictions must be observed..
6. Gutters must be white. Trim/Down Spouts must be white or appropriately match house color.
7. .

Section 5: Fences:

1. All changes or improvements must be approved by the ARB
2. Only white vinyl or black aluminum is allowed in Bella Vida.
3. Homes with backyards facing another neighbor, fences must be white vinyl only and must be a solid 6 Ft throughout.
4. Homes that face a retention pond or conservation, you may select either white vinyl or black aluminum however the back-perimeter fence must have slats and must be 4 Ft in height. NOTE – While homes that face a retention pond and or conservation can choose either option, the ARB has the right to approve/reject depending on the majority of fences in that section of the community. The ARB will determine what is being mostly used and has the right to approve/reject based on the existing aesthetics.
5. No painting of fences.
6. Fences should be cleaned regularly to keep a clean appearance. No green, black, or mold on fences.
7. For fencing specifics please see the Bella Vida HOA covenant and bylaws.
8. .

Section 6: Parking:

1. Vehicle are not allowed to be parked on the street between the hours of midnight to 6 am (towing hours). Car parked on the street during those hours, will be towed at owner's expense.
2. Temporary/emergency type parking may be accomplished through the Parking Boss App. This will allow a temporary street parking pass of up to three days per 30 days. This pass must be printed and clearly displayed in the front window of that car. Any long-term parking or mass parking must be coordinated through the HOA management agency (Bono and Associates at 407-233-3560.)
3. Parking on the grass is not permitted. If a vehicle is parked on the easement grass, it will be towed (at owner's expense) and cited to HOA management. Parking in your own yard/grass is an HOA violation and will be cited to HOA management.
4. All vehicles must be parked facing traffic (i.e. the side you are parked has your vehicle pointing towards traffic). This is an Orange Country offense and ticket.
5. Parking on, hanging over, or blocking the sidewalk in anyway is a an Orange County offense and ticket. It is also an HOA violation.
6. Parking on the street during the hours of midnight to 6 am may result in any or all the following at the owner's expense: Fine, Tow, Ticket, or HOA violation.
7. The extension of any vehicle from the apron onto the street is dangerous. If your vehicle extends into the street during towing hours, your vehicle is considered in the street and may be towed and receive a HOA violation.

8. Overnight parking of commercial vehicles (includes personal vehicles with business advertisement) and/or include any trailer of any type is not allowed and may result in a HOA violation.
9. Emergency/HOA official vehicles actively on official duty are exempt from tow, however, may be towed otherwise.
10. Vehicles parallel parked and fully on the driveway skirt is permitted. They cannot cover or block the sidewalk or extend into the street.
11. Parking on the street but blocking the driveway regardless of owner to include the homeowner, is not permitted and subject to ticketing.
12. All normal city/county/state parking laws apply within Bella Vida.
13. See the Bella Vida HOA website for examples.
14. See <https://bellavida.parkingattendant.com> for guest/overnight parking passes (also contact management if you needed for special requests). This is for 3 nights per month per car to accommodate your guest or special circumstances for homeowner. If seen as being abused, then this can be restricted or retracted per homeowner.

Section 7: House Painting:

1. All changes or improvements must be approved by the ARB.
2. Approved paint colors can be found online. Click link to view :
<https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/hoa/longwood/fl/bella-vida-in-timber-springs/>
3. The garage door must be the same as the exterior body color of the house.
4. The house trim can be white.
5. The front door can be white or natural wood color.
6. The exterior body color must be different from your neighbors. When submitting an ARB application, you must include photos of your neighbors that are adjacent to your property line. Therefore, the ARB will be reviewing a total of 4 homes.
 - a Your ARB application, you must include 2 photos;
 - One of your home and both adjacent neighbors to the right and left
 - One with the home across the street from your house.

Section 8: Garbage cans:

1. All changes or improvements must be approved by the ARB.
2. Garbage/recycle cans must be stored at least 15 feet from the corner of the house, if kept outside.
3. Garbage cans must be blocked with an obstruction barrier to block view from the street at any angle, i.e. trees, palm trees, shrubs, plantings, fencing. This may be in coordination with hiding external features (i.e. A/C unit, etc.) If a can is hidden with an external feature, they must be collocated.
4. Any obstruction barrier used to hide cans and exterior units must be at the height of the highest object to hide, not to exceed five feet. A plan requiring new materials/plantings for hiding of cans and/or outdoor units need ARB approval.
5. Be aware that animals may infiltrate outside cans and the homeowner is responsible for IMMEDIATE pick up of trash outside their can.
6. Additional county approved cans can be bought at the homeowner's expense.
7. The homeowner is responsible for finding appropriate fixes/methods to hide garbage cans. This can include putting the cans in the back yard or in the garage.
8. All material/trash in a trash can must be hidden from view.
9. Do not put recycle material in bags. Recycle material in a bag will be put with normal garbage at arrival to the sorting facility.
10. Corner lots must use an "L" shaped pattern to cover their outside items.
11. Current pickup days are Tuesdays. Cans may not be out more than 24 hours prior to pick up and not more than 12 hours after.
12. .

Section 9: Gate and Common Areas:

1. DO NOT give out resident gate codes.
2. Obey the posted speed limits.
3. Obey local noise ordinances (keep music down). Call 311 if you believe someone is violating the noise ordinance.
4. Do not run into gates as they will not open by "tapping" them. (Driver may be liable for damages)
5. If there is an issue with the gates call Bono immediately at **407-233-3560**.
6. Do not enter through exit gates. This is an Orange County offense and ticket
7. If there is an issue with any common area, contact Bono immediately at **407-233-3560**.
8. The gazebo area/park can be reserved for parties to include bounce houses. Call Bono at **407-233-3560** to make arrangements. There will be a small deposit, refundable when the area is checked as clean.
9. The parking lot at the park is for use when at the park only. No long-term parking is allowed. No parking by any vehicle after park hours. (Dusk/Dawn) and any vehicle parked after hours may be towed at owners expense.

10. The park is closed from sunset to sunrise unless approved by the HOA management agency.
11. No fishing or swimming in any of our water areas.
12. Pet waste is the responsibility of the owner/walker to pick up and properly dispose.

Section 10: Other:

1. Garages are not permitted to be living areas.
2. Be kind and observe quiet hours from midnight to 7a.m. for any large-scale functions in your home and observe parking rules.. Also observe quiet hours from 9 pm to 8 am for loud power tools and similar uses. Contact Bono if you feel you will violate these. Contact 311 if you feel that someone is violating local noise ordinances.
3. All pool screen enclosures need to be black aluminum.
4. Under-truss screen enclosures, screen enclosures with screen roof, and/or screen enclosures with solid roof are permitted but require ARB approval, survey and county permit.
5. Plain storm doors are permissible. .
6. Non-standard window screens or window coverings are not approved.
7. Shuttering of windows during emergency events for **temporary** purpose do not need approval but must be taken down after the event and any exterior patching accomplished promptly.
8. Sheds are not bylaw approved and will not be approved by the ARB.
9. Portable basketball goals/poles/backboards are allowed only when in use and must otherwise be stored out of sight. Violation may result in a HOA violation and fine.
10. Homeowners may **temporarily** have storage pods in their driveway for up to a maximum of 7 days. They must be placed completely on the driveway and not the grass or sidewalk. If you have a 2-car wide driveway, only 1 pod is allowed. If you have 3 car wide driveway 2 Pods are allowed. **You must notify management at 407-233-2560 48 hours prior to pod delivery.** Any damage to landscaping or driveway after the pod is picked up must be fixed immediately. You must follow all HOA Bylaws/Guidelines as it relates to trash and debris removal. You may only put trash and debris on the curb 24 hours before pickup days.
11. **Vehicles covers** (car covers) may be used as a **temporary solution**. They can be used for no more than 3 consecutive weeks each year. They must be in good condition, no holes, tears, etc. They may not contain any logos or writing on them at all. They must be designed for the sole purpose as a vehicle cover, no tarps, etc. Approved colors are tan, grey, and black and must not be of reflective appearance.
12. **Hurricane shutters** that can be installed in preparation for a hurricane are permitted but, can only be installed if our area's forecast is predicting tropical force winds or higher. They must be removed within 7 days of the warning/watch ending or the hurricane passing. If a disaster area or State of Emergency has been declared, shutters will be permitted to stay up past the 7 days period but, should be removed in a reasonable amount of time after the cleanup effort has been completed. Hurricane shutters can be permanently mounted on areas of the home that are not

on a street exposure. These must be **low profile**, track/bracket based or collapsible units that are white or painted to match the house body.

13. **Pets** No animals, livestock, or poultry shall be raised, breed, or kept anywhere within the property, except that not more than two dogs, cats, or caged birds (or any combination thereof, not exceeding two animals) , maybe kept by an owner or occupant of any lot.

Section 11: Pool/Hot tubs:

1. All changes or improvements must be approved by the ARB.
2. No decking or platforms around the pool/hot tub except as a base (see 4. below).
3. Top must not exceed 5ft tall measured from the normal base ground not platform base.
4. If laying project on a platform to prevent weather effects, that platform may not be more than 12 inches high from the normal base ground level and the entire project may not be higher than 5ft from the normal base ground (3. above)
5. 10 feet from the sides of any fence, not the corner - or in alignment of the house so that it is within imaginary lines drawn up the sides of the house and back, whichever is greater from fence.
6. Above ground pool are not permitted where a slotted fence/waterfront is required.
7. Pools must be maintained and kept in good working condition and appearance.
8. Small Temporary "kiddie" pools are exempt; however, it is best to submit an ARB if in doubt to prevent issues.
9. Must comply with applicable laws and permitting.
10. All pool screen enclosures need to be black aluminum.
- 11.

Violation process: Should a violation occur; homeowner will receive a stage 1 notification via postal mail for correction. Upon receipt, the homeowner has 30 days to remedy the violation. If not remedied within the 30 days, a stage 2 violation letter will be sent and the homeowner will have 15 days. If after 45 days the violation is not remedied, a stage 3 violation letter will be sent and the homeowner will have 15 days to remedy the violation. If the violation is not remedied after the 60 days, The management company will not provide any further warning letters and it will be sent directly to the Association attorney for correction and subject to legal fees at the owner's expense.

If a violation is closed and the same violation reoccurs within six months of the origination date, the violation will be reopened at the next stage, not from the beginning. For example, if a violation was corrected after an owner received stage 2, the violation will be reopened at stage 3. Should a violation be closed after stage 3 was issued, it will be reopened and sent directly to the Association's attorney for correction.

All violations must be remedied before any ARB will be approved unless the ARB is to remedy the violation. Currently the ARB has 30 days to decide on approval, with a goal of 14 days.