

ARC Clarifications to Covenants and Guidelines

The board discussed clarifying the guidelines to the Architectural Review Committee Covenants at the October 10, 2016 Board Meeting. The clarification will be as follows:

Residents will be allowed to make additions to their homes if they meet the following guidelines:

- All additions will require approval by the ARC.
- All additions will require approved permits from the City of Oviedo.
- All additions will follow the City of Oviedo zoning regulations.
- The maximum allowable addition will be 20 feet beyond the back of the house, if allowed by City of Oviedo zoning regulations.
- The following will not be allowed:
 - Second story additions
 - Additions beyond the side elevation of the home.
 - Additions to the front of home.
 - Additions extending into the rear easement of the property

Accessory Structures

Accessory structures are defined as structures on the same lot with, and of a nature customarily incidental and subordinate to, the principal structure, such as the following:

1. Detached structures
2. Swimming Pools
3. Screen enclosures
4. Air conditioners, satellite dishes, antennas, solar panels, or other accessory structures

Detached accessory structures are defined as structures that are not attached to the home and are not pools, patios, screen enclosures, walls, or fences. Detached accessory structures include, but are not limited to:

1. Sheds
2. Roofed structures, such as outdoor kitchens and pavilions
3. Pergolas and Canopies
4. Trellises

Detached accessory structures are subject to the following additional standards:

1. Detached accessory structures must be located to the rear of the principal structure on residential lots.
2. Detached accessory structures must be no more than twelve (12) feet tall at their highest point.
3. Detached accessory structures, which do not exceed one hundred twenty (120) square feet in floor space, must be set back a minimum of five (5) feet from the rear and side property line to the structure.
4. Detached accessory structures in excess of one hundred twenty (120) square feet in area must meet the following setback requirements:
 - a. Side Yard Setback = 8 feet from side property line
 - b. Rear Yard Setback = 25 feet from rear property line

Requests for variances to the detached accessory structure requirements above, through the City of Oviedo or the Preserve at Lake Charm Architectural Review Committee, are not allowed and shall not supersede the requirements above.

Approved



Date

10/10/16