

The following revisions to the ARC Guidelines were approved by the Board of Directors 2/22/2022:

LIGHTING AND LIGHTING FIXTURES

EXTERIOR GARAGE AND ENTRY DOOR

Light fixtures must be white or ~~brushed nickel/silver~~ in color with clear glass or opaque lens when replaced. The fixture itself must not exceed 25 inches in height. Lights with motion detectors are permitted but the timer must be set for 2 minute turn off. The bulbs may be LED or incandescent 65 watts white or bug light. Any other colors fall under the Holiday Light Schedule. An ARC request form must be submitted as well as a color photo of the new fixture.

FRONT ENTRY AND WALKWAY LIGHTS

Solar, low voltage or "Malibu" lights may be installed by the front entry and along the front walkway in the flower bed, on the house side of the walkway. The unit owner is responsible for any damage to such lights.

PATIO/LANAI/SCREEN ENCLOSURE HANGING STRING LIGHTS

Patio Hanging String Lights are permitted with the following guidelines.

- Warm White in color, incandescent or LED
- Maximum 24 bulbs for multi family homes
- Maximum 48 bulbs for single family
- Must be dimmable
- 10' Height Restriction for 4 plex units; 8' high restriction for single family and duplex units
- Turned off by 12:00 a.m.
- No continuous LED strip lighting
- No hanging icicles, waterfall or holiday color style lights except for allowed Holiday Schedule

TITLE CHANGE

Security Cameras with or without lights

(d) The color of the camera ~~should be~~ must be white. an unobtrusive color.

SECURITY LIGHTING

Security fixtures must be white in color, bulb completely shielded and pointed in a downward direction so as not to infringe upon neighboring properties. An ARC request form must be submitted as well as a color photo of the requested fixture and must meet the following criteria:

- No more than 2 single or 1 double, additional lights may be added to the soffit for security, the locations of which must be approved by the ARC.
- Motion detectors with a timer, off set for 2 minutes.
- Bulb Warm White LED (preferred) or Incandescent.
- Bulbs must be completely shielded. (photo of recommended style may be viewed at Office.)

PAINT COLORS

Single Family Units must be painted one of the current approved paint colors. All doors, trim and downspouts must be white; wall flashing must be painted the color of the exterior of the unit.

NUMBER AND HOUSE NUMBER SIGNS/DECORATIVE PLAQUES

With regard to Capri model (duplex) units in the Villages of Foxboro and Ridgewood, decorative signs/plaques/wall art must also meet the following guidelines in addition to those of paragraph A are not permitted on the front or side of the unit walls. Said last name or house numbers sign/plaque may only be attached to the wall to the right or left of the front door just under the carriage lamp; or to the left or right of the garage door just under the carriage lamp. Said sign plaque must be affixed flat against the surface of the wall.

*The following revisions to the Rules & Regulations were approved
by the Board of Directors 2/22/2022*

- Rule #7, page 2 of 4, was revised as follows:

Residents are required to notify the Guard House in advance when expecting guests, deliveries (including food) and service vendors. Pet sitters may enter after hours and on Sundays and holidays to care for residents' animals.

~~Except for pet sitters as set forth immediately above, delivery of flowers, medical supplies and/or equipment, food, mail and utility services,~~ All commercial vehicles, marked and unmarked, moving vans/trucks, trailers and vendors shall be denied access to the property before 8:00 a.m. Monday through Saturday, and all day on Sunday, New Year's Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, and Christmas Day. All commercial vehicles/vendors/contractors must leave the property NO LATER THAN 8:00 P.M. Pet sitters, food delivery, flower delivery and delivery of medical supplies and/or equipment must be called in or authorized by a call from the gate to the resident to gain access.