

**Cambridge Greens of Citrus Hills 1st Addition
Architectural Control Board (ACB)
Supplement to Article VI
Declaration of Covenants, Conditions, Restrictions and Easements
for Cambridge Greens, 1st Addition, POA Inc.**

This section of the ACB procedures provides supplemental information to Section VI of the Declaration of Covenants, Conditions, Restrictions, and Easements for Cambridge Greens, 1st Addition, Property Owners Association, Inc. Supplemental information included below addresses ACB architectural and construction criteria to be applied in determining whether to approve a design for construction.

- A. All construction requires a container or fenced-in area to contain the construction debris.
- B. All new construction requires a mud fence to keep mud from the road, culverts, and adjoining property.
- C. Measurements for the right of way are from the middle of the existing road.
- D. The landscape pitch requirement is the same as that of the county.
- E. If a retaining wall is needed, the plans are to be submitted along with the building plans.
- F. Outbuildings (detached garages, sheds, etc.) will conform to the style of the constructed house/residence with similar colors (walls, roof, trim). All proposed outbuildings must conform to Citrus County codes/ordinances, will be limited to one story in height, and must not encroach on property easements. While specific height and area limits are not established herein, these will be considered by the ACB in relationship to neighborhood structures. Outbuildings must incorporate the following minimum features:
 - 1. Floors shall be concrete having a minimum three and one-half inch thickness with a reinforced turned down perimeter edge. Turned edges of the concrete floor should be a minimum of ten inches below grade.
 - 2. Must be anchored to the concrete floor.
 - 3. Walls will be constructed of masonry or Hardie Board (or equivalent) on framing and finished to resemble stucco. In addition to the above, outbuilding shall have adequate ventilation and must be constructed on site (no manufactured or prefab structures allowed). Overhead garage type of door will not be approved for outbuildings that are less than 320 square feet in area. Finally, all proposed structures shall be reviewed/approved by the Architectural Control Board.

G. Placement of the photoelectric post lamp is to be shown on the plot drawing and placed in the front of the house.

H. Specifications for size setback, etc., are as stated in **Article VII, Section 3, (a), (b), (c)** of the Declaration of Covenants, Conditions, Restriction and Easements for Cambridge Greens of Citrus Hills, 1st Addition, Property Owners Association, Inc.

I. Allowed fences must be approved by the ACB prior to construction and will conform to the following specifications:

1. Preferred fencing should be "rail" type, made of wood or PVC or Decorative "Wrought iron" type fencing, typically made of aluminum. Chain link, vinyl coated in dark green or black is acceptable. Privacy fencing is not acceptable and will not be approved. Chicken wire or barbed wire fencing will not be approved unless required by law or regulation. New, or innovative, unprecedented designs must be approved by the Board of Directors.

2. Fencing that is finished on one side must be installed with the finished side facing out.

3. Fencing should match or blend with existing adjacent fencing and, if a Cluster fence standard has been adopted, should conform to the Cluster standard.

4. Gates should be compatible with fencing in design, material, height and color. Gate hardware should be unobtrusive and rust resistant.

5. Wire mesh screening (rectangular 2" x 2" or 2" by 4" or 4"x 4") used to increase security as part of an "open fence" will be considered. The wire mesh should be attached on the inside of the fence and not extend above the top rail.

6. Height of permanent fence will be no more than four feet.

7. All wood fences should be left in a natural condition (weathered/unpainted) or may be painted or stained either white or black to match the color scheme of the property. All fences should be maintained, and coated if necessary to keep up an acceptable appearance.

8. Exceptions may be made on individual cases for fencing which enclose an in-ground pool, above ground pool or temporary (removable) dog run.

9. No fence will extend past the front of the house/residence.

10. Fences will not encroach on property lines.

J. A cease and desist letter will be sent to any builder that does not comply with all of the above stated construction criteria.

K. Additional architectural criteria to be applied by the ACB when approving a construction design include the following:

1. **Color:** The color of the home shall be harmonious with the existing homes in the neighborhood (preferably pastel)

2. **Residence:** Homes are to be one-family only. Mother-in-law suites are acceptable providing the entrance is accessible from the home interior.

3. **Driveways:** Driveways are to be constructed of asphalt or cement. If painted, the paint must be a color harmonious with the surroundings.

4. **Sheds:** See Section F above.

5. **Fences:** See Section I above. Fences are allowed in the back and side of the home provided they are 4' or less in height.

6. **Shrubbery:** Hedges cannot obscure view when planted on corner lots. No plantings are to be made in the right of way.

7. **Property Lines:** The property lines will be measured such that the middle of the street plus the right of way equals the property line. Minimum footages acceptable are:

Front - 30 Ft.
Side - 15 Ft
Street Side - 20 Ft.
Rear - 25 Ft.

Dated July 2021