

Black Diamond Property Owner's Association, Inc.
Summary of Community Covenants and Architecture Review Board Guidelines

As a property owner in a deed-restricted community, you have an obligation to abide by guidelines and restrictions noted in the Community Covenants and accompanying Architecture Review Board (ARB) Guidelines.

These documents are designed to promote a high quality, harmonious and well-maintained community, and are uploaded in their entirety on the POA Website. We recommend you make yourself familiar with their content, especially prior to embarking on any exterior project.

If you desire to CHANGE anything about the exterior appearance of your HOME or LANDSCAPING, you must first submit a Construction/Improvement Application to the Community's ARB for approval. The form is found in the ARB Guidelines on pages 20 and 21. Action taken without approval may result in significant penalties/fines, and could require the revision of work already accomplished.

For your convenience, we have highlighted several items that would place you in violation of these documents. These items are not all inclusive, but they are those most noted in violation letters to homeowners.

- Tree Removal must first be approved by the ARB. A landscape plan to restore the area must be submitted along with the request to remove the tree. Pruning a tree does not require ARB approval, but severe pruning resulting in harm to the tree must be avoided.
- Palm trees are not permitted. Those currently in landscapes were grandfathered in the community prior to 2014.
- Red mulch is not permitted.
- White stone mulch is not permitted. Multi-colored river rock that contains white stones is permitted.
- Black plastic edging is not permitted. Artistic cement curbing and individual stone/brick/paver edging requires ARB approval prior to installation.
- The only grasses approved for use as parcel groundcover are St Augustine Florotam, Empire Zoysia, and Argentine Bahia.
- Landscapes must be maintained. Turf must be mowed, edged and kept free of weeds, fungus and pests. Once turf reaches a height of 6 inches, owners will be notified they are not in compliance with landscape maintenance guidelines.
- Irrigation wells must be approved by the ARB; well heads will be screened from public view.
- Colored lighting is not permitted. Temporary lighting, such as holiday lights, is approved for a period not to exceed 30 days.
- Mailbox and driveway sentry lights must be maintained, and lights illuminated between dusk and dawn.
- Mailboxes must be kept clean and maintained; the approved paint color to restore a mailbox is Sherwin Williams Intricate Ivory, SW6350.
- The currently approved replacement mailbox can be purchased from Creative Mailboxes, Tampa, FL. The phone number is (813) 818-7100. Check with the Property Manager to determine if your replacement mailbox requires a light attachment in your neighborhood.

- Satellite dishes cannot exceed 24-inches in diameter, and must be screened from public view.
- Exposed clotheslines are not permitted.
- Residential fencing is prohibited with a few exceptions noted on page 8 of the ARB Guidelines.
- All playground equipment, including basketball hoops, may be placed only with written approval of the ARB, and must be reasonably screened from the street, adjacent lots, and golf courses.
- Flagpoles are permitted in any location on the owner's property, except in easements. Poles must be bronze, black or dark brown.
- Only bronze colored screen enclosures are permitted.
- The location of solar panels and generators must be approved prior to installation.
- Roof replacement must be approved by the ARB. Each village has an approved roof material and color. Approved roof materials for estate homes are also identified in the ARB Guidelines.
- ARB approval is required for any exterior painting project. Each village has an approved list of colors for the body, fascia and trim, and the entrance door which must be observed. No variances are permitted.
- HVAC and pool equipment must be screened and reasonably hidden from view from the street, adjacent properties and golf courses.
- No vehicle of any kind shall be placed, parked or stored on the lawn of any parcel, or on any portion of the common property other than the street.
- Homeowner golf carts must be stored in a garage.
- No boats, trailers, RVs, commercial vehicles may be placed, parked or stored on any portion of a parcel except within a building that is totally removed from public view. Additional vehicle parking guidance is in para 8.1.5 of the Covenants.
- Garage doors will be kept in useful operating condition, and will be kept closed at all times except for ingress and egress.
- Window coverings visible from the street, other dwellings, or the golf courses will have white backing unless otherwise approved in writing by the ARB. In addition, the color of any draperies, curtain, shades or other similar window coverings installed in a screened or glass-enclosed porch must be approved in writing by the ARB.
- Bicycles, scooters, baby carriages, skateboards or other such vehicles or toys shall be stored only within a dwelling.
- Temporary outdoor structures, to include sheds, are prohibited.
- Firepits must meet ARB safety guidelines, and be approved for use prior to installation.
- Trash, garbage and other waste shall be kept in refuse containers, which shall be placed in an area so they are not visible from the street, from adjoining properties, common areas, or the golf courses.
- Properties will be kept in a clean and sanitary condition. This includes roofs, driveways, and as interpreted by the POA Board, any streetside curbing in front of your property.

The ARB's responsibilities and authorities are found in Chapter 9 of the Community Covenants. The ARB Committee meets on the second and fourth Wednesday of each month at 10:00 am in the Black Diamond Club Boardroom. If you have questions about how to prepare an ARB request, please contact Amy Carter, Parklane Real Estate's Property Representative for Black Diamond at (727) 232-1173.