

Forest Edge HOA, Inc.

Standards for Houses and Lots

The following standards have been adopted to maintain a consistent overall aesthetic for the Forest Edge neighborhood, and include design criteria for both unalterable design elements and those which may be updated. All lots will be maintained as residential parcels with one detached single family dwelling. All exterior alterations, repairs, or updates must be approved by the Architectural Review Committee (ARC). **All applicable Planned Unit Development (PUD) zoning requirements and building codes must be met; however, a city permit does not guarantee or supersede ARC approval.**

I. Main Structure - Plans to repair or rebuild a house must be done in accordance with the original developer plan, and may include additions which were previously ARC approved and permitted by the City of Altamonte Springs.

A. House Exterior

1. 1-story or 2-story detached single family dwelling.
2. No alterations to original brick, tile, or masonry work. Only repaired/replaced in-kind.
3. Hardie Plank siding or similar style material will be in 7.25" wide horizontal lap clapboard style only.
4. Stucco homes will be maintained as same including any decorative masonry details.
5. Repaired stucco must be done in a manner to blend with existing stucco.
6. Decorative elements such as—but not limited to—shutters, trim, vents, dormers, picture windows, and sills will be maintained, repaired, or replaced in-kind but not permanently removed.
7. Exterior paint will be in natural and traditional subdued colors approved by the ARC. The ARC may create a palette for use by the HOA.

B. Garage (see Figure 1)

1. 2-car garages only.
2. Garages must be maintained as a storage area with access to the living areas of the house.
3. A garage will not be used or converted into additional living square footage.
4. Garage doors will be metal in white or a color approved by the ARC.
5. Windows may be in the top garage door section only and must meet building code requirements.

Figure 1

Standard garage door style with or without windows.

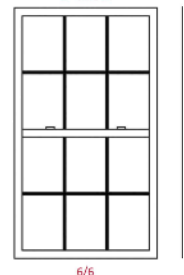


C. Windows and Exterior Doors (see Figure 2)

1. Replacements will meet or exceed the current building code, and be permitted by the City of Altamonte Springs.
2. All front elevation windows and picture windows will include colonial style grids whether a previously replaced window has colonial style grids or not.
3. Each single colonial style window will have a grid design of 6 lites or the same number and style of lites as the window originally installed by builder.
4. All window and glass sliding door frames will be white.
5. Front door configuration will adhere to original developer plan. Sidelights will accompany front doors where originally designed. Style & color will be ARC approved.
6. Storm doors will be full view clear glass only.

Figure 2

COLONIAL STYLE
6 LITE



D. Roofs

1. The roof of the main structure and any additions to the home must be architectural shingles in shades of gray, black, tan and/or brown.
2. Roofing material for auxiliary structures will be approved by the ARC.

E. Driveways & Front Door Walkways

1. The portion of the driveway on an owner's lot and the walkway to the front door will be constructed of poured concrete.
2. Concrete will remain in its original color as poured with no decorative colorings, additives, textures, staining or stamping.
3. Sidewalks and driveway aprons are part of the roadway tracts which belong to the Forest Edge HOA. Adjacent owners must clean these areas, but may not repair or replace.
4. Driveways will be no wider than the width of the garage floor, and will not encroach on lot setbacks.
5. Driveways and walkways will be ARC approved and permitted by the city.

F. Additions to Living Area Square Footage of Main Structure

1. Additions to houses will extend from the back wall of the main structure only, and will not extend wider than the side walls of the original house or encroach on building setbacks.
2. Additions require ARC approval and compliance with current building codes and zoning requirements.
3. All additions will be permitted by the City of Altamonte Springs.
4. Additions will strictly adhere to the aesthetic, colors and building materials of the main structure.
5. Additions will add living square footage only and must be accessible from the interior of the main structure.

II. Auxiliary Structures and Lighting

A. Patios

1. No patios, courtyards, pergolas, porches, or structures of any kind will be placed in the front or side yards. Side yard is defined as the area of a lot adjacent to the side walls of the home between the front and rear walls of the main structure.
2. A new or replacement patio or extension of an existing patio in the backyard must be ARC approved and permitted by the city.
3. Patios in backyards will adhere to the PUD-res zoning regarding impervious lot coverage.
4. No impervious material may be placed in the lot's building setbacks.

B. Sheds, Pools, Playground Equipment

1. Where allowable, ARC approved structures will be placed directly behind the main home and not visible from limited common areas.
2. Structures will not be placed in the lot's building setbacks or exceed the allowable impervious lot coverage.
3. Structures will be kept clean, safe and in proper working order at all times.
4. Sheds must not exceed 9ft in height and will be landscaped to shield the view for surrounding neighbors as required by the ARC.

C. Exterior Lighting

1. All outdoor lighting will be warm-white, subtle, and ambient in nature.
2. Simulated flame bulbs may be used for coach lights and a front door light.
3. Outdoor lighting that remains on anytime between dusk and dawn will not exceed 40W (standard) or 8W (LED) brightness and 2700K in color.
4. Only garage coach lights, one front door light and approved landscape or walkway lighting may be left on dusk to dawn.
5. Colors other than warm white may only be used during holiday decoration schedule.

6. Decorative coach lights may be installed on each side of the garage door. The coach light height may not exceed 24 inches.
7. A decorative light will be installed above or near the front door to the home.
8. Security lights or flood lights may not be installed as garage coach lights or front door entry lights.
9. Security lights or flood lights will be motion activated or remain off when no one is present in the yard to limit nighttime light pollution.
10. Exterior lights will not point directly onto adjacent homes or lots.
11. ARC approved outdoor string lighting may be used in backyards only and must be turned off according to HOA rules.
12. Due to the close proximity of homes, no additional eave lighting is allowed outside of a holiday lights schedule.
13. Permanent under eave string or strip lights may not be visible from common areas while off, and may be on only during holiday decoration schedule.
14. No lighting will be placed on the HOA brick walls, light poles or street sign posts by residents.

D. Fences

1. All fences will be ARC approved and routinely cleaned and repaired.
2. Fences shall be constructed of 6 feet vertical board-on-board natural wood or a simulated natural wood grain material.
3. Posts and horizontal supports will face the owner's lot.

III. Lot Landscaping

A. Lawn

1. No artificial lawns or plants. All lots will have a natural grass lawn in the front, back, and side yards unless otherwise ARC approved.
2. Grass lawns may be minimized with substantial gardens and/or ground covering plants.
3. Lawns will at all times be edged along sidewalks, walkways, street gutters, driveways, house foundations, fences and gardens.
4. No lawn will exceed 6 inches in height, and weeds will be kept to a minimum.
5. Lawns will be inspected from street view, and must be kept neat and attractive.
6. Grass lawns will be a variety of St. Augustine or other ARC approved grass.
7. Landscape areas between an owner's lot and the street will be maintained with grass or ARC approved landscaping not to exceed 24 inches in height.

B. Trees

1. Each lot will have a minimum of one canopy tree in the front yard and one canopy in the back yard. These trees must be similar in characteristics to an oak tree.
2. Trees must be maintained to arbor standards to count towards the lot requirement.
3. Lots adjacent to sidewalks will maintain tree(s) to facilitate shade throughout the community for pedestrians.
4. No stumps will remain in any portion of a lot that is visible from common areas or neighboring yards.
5. Owners will not plant trees in the adjacent HOA property between their lot and the street without board and/or ARC approval.

C. Landscape

1. Hedges, ornamental trees, decorative plants and grasses, ground cover, and bushes will be used to create a decorative enhancement to lawns.
2. At a minimum, landscaping will be located between the house and the walkway to the front door, and along the front facing walls of the home.
3. Landscaping will be routinely mulched with a natural material such as cypress mulch, pine needles, pine bark, compost soil or rocks.

4. Landscaping will be kept free of weeds.
5. Backyards which are visible to neighboring lots or common areas, will be landscaped to the standard of front yards and kept neat and attractive at all times.

Version Control:

4/16/2026: Current version approved at duly noticed BoD meeting

10/16/2025: Original document approved at duly noticed BoD meeting