

This instrument prepared by and)
should be returned to:

Elizabeth A. Lanham-Patrie, Esquire)
Becker & Poliakoff
111 N. Orange Ave.
Suite 1400
Orlando, FL 32801
(407) 875-0955
_____)

CERTIFICATE OF RECORDING
ARCHITECTURAL PLANNING CRITERIA
OF
SANDY RIDGE HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC.

WHEREAS, the Declaration of Covenants and Restrictions for Sandy Ridge Homeowners Association of Polk County, Inc., was recorded at Official Records Book 5732, Page 1971 in the Public Records of Polk County, Florida ("Declaration"); and

WHEREAS, pursuant to Article VII, Section 1 of the Declaration, the Architectural Control Committee ("ACC") has the power to approve building plans for structures and any alterations to improvements on the Lots, prior to a Member constructing a structure or altering the exterior of the Lot; and

WHEREAS, pursuant to Article VII, Section 4 of the Declaration, the ACC may from time to time promulgate and amend architectural planning criteria regarding the same; and

WHEREAS, at a properly noticed ACC Meeting, on June 22, 2018, the ACC adopted an Architectural Planning Criteria.

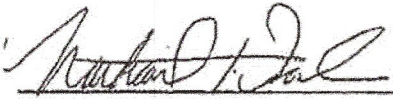
NOW THEREFORE, the Board of Director wishes to record the Architectural Planning Criteria, which is attached hereto as Exhibit "A" and incorporated herein by reference, in the Public Records of Polk County, Florida.


Executed at slow oh (city), Summit County, ohio, on this the
day of May 23, 2019.

(Signature on Next Page)

Signed and deliver

in the presence of:


Signature of Witness
NATHANIEL VEATCH
Print Name



Signature of Witness
Kourtney Thomas
Print Name

HOMEOWNERS

SANDY RIDGE

COUNTY, INC.

ASSOCIATION OF POLK

By: 
Print Name: Theodore Baker
President

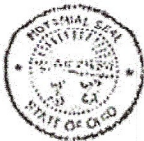
Address: 452 Scrub Jay Way
Davenport, FL 33896

STATE OF Ohio
COUNTY OF Summit

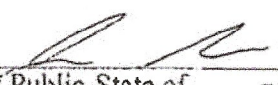
THE FOREGOING INSTRUMENT was acknowledged before me this 23 day of May, 2019, by Theodore I Baker as President of Sandy Ridge Homeowners Association of Polk County, Inc., who ☐ is personally known to me or ☐ who has produced FL-ID (type of identification) as identification. He acknowledges executing this document in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation.

WITNESS my hand in the County and State last aforesaid on this 23 day of May, 2019.

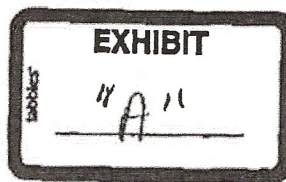
(Notary Seal)



JOHN HUTTER
Notary Public, State of Ohio
My Commission Expires
July 11, 2023


Notary Public-State of Ohio
Print Name: John Hutter
Commission No.:
Commission Expires: July 11 2023

ACTIVE: S23025/354470:12247051_1 BPATRIE



SANDY RIDGE HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC.

ARCHITECTURAL PLANNING CRITERIA

WHEREAS, pursuant to Article VII, Section 1 of the Declaration of Covenants and Restrictions for Sandy Ridge Homeowners Association of Polk County, Inc., the Architectural Control Committee ("ACC") has the power to approve building plans for structures and any alterations to improvements on the Lots, prior to a Member constructing a structure or altering the exterior of the Lot; and

WHEREAS, pursuant to Article VII, Section 4 of the Declaration, the ACC may from time to time promulgate and amend architectural planning criteria regarding the same; and

WHEREAS, the ACC wishes to adopt certain architectural planning criteria for construction and alterations to exterior improvements within Sandy Ridge.


NOW THEREFORE, the following architectural planning criteria are adopted:

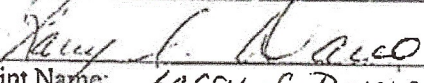
1. FENCES: Article VIII, Section 20 of the Declaration provides that prior to any installation of a fence, or wall, it must first be approved by the ACC.
 - A. All fences on a Lot shall be a "Laurel" model fence, white in color, constructed of plastic material and six (6') feet in height;
 - B. The finished side of any fence or wall shall face toward the outside of the Lot;
 - C. Fences are only permitted to be installed in the backyard and not more than two (2') feet from the pool screen. The fence may surround the screened pool area;
 - D. The two (2') foot area between the fence and the pool screen must be maintained at the sole expense of the Lot Owner; and
 - E. There must be a barrier on the outside of the fence, six (6') to twelve (12') inches wide, in order to prevent damage to the fence by the landscapers hired by the Association. The barrier may consist of patio block, brick pavers or landscape timbers.
2. PAINT:
 - A. Only certain colors are permitted for the painting of the houses. These approved colors are identified on the Association's web-site. **The Lot Owner may choose any one of the approved paint colors;**
 - B. The front doors shall only be white, black or the same color as the house. **Storm doors are allowed as long as they match the color of the front door that is installed;** and

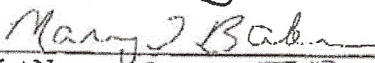
C. The garage door shall only be white or the same color as the house.

3. ROOFS: Roof must have shingles (Architectural or 3-Tab shingles). Metal roofs are not permitted. The color of a roof must be must be black, dark grey, and brown. **The color of a roof may also be hunter's green when the house color is an approved green paint color.**

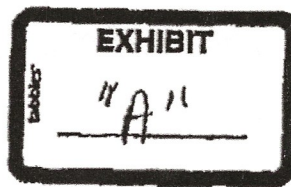
This Architectural Planning Criteria was approved, with the additional highlighted revisions, at the properly noticed ACC Meeting held on June 22, 2018. This Planning Criteria is effective June 22, 2018.


Print Name: STEPHEN DENNIS


Print Name: Larry S. Davis


Print Name: Mary T. Baker

ACTIVE: S23025/354470:11123082.1_BPATRIE



SANDY RIDGE HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC.

ARCHITECTURAL PLANNING CRITERIA

WHEREAS, pursuant to Article VII, Section 1 of the Declaration of Covenants and Restrictions for Sandy Ridge Homeowners Association of Polk County, Inc., the Architectural Control Committee ("ACC") has the power to approve building plans for structures and any alterations to improvements on the Lots, prior to a Member constructing a structure or altering the exterior of the Lot; and

WHEREAS, pursuant to Article VII, Section 4 of the Declaration, the ACC may from time to time promulgate and amend architectural planning criteria regarding the same; and

WHEREAS, the ACC wishes to adopt certain architectural planning criteria for construction and alterations to exterior improvements within Sandy Ridge.

NOW THEREFORE, the following architectural planning criteria are adopted:

1. FENCES: Article VIII, Section 20 of the Declaration provides that prior to any installation of a fence, or wall, it must first be approved by the ACC.

A. All fences on a Lot shall be a "Laurel" model fence, white in color, constructed of plastic material and six (6') feet in height;

B. The finished side of any fence or wall shall face toward the outside of the Lot;

C. Fences are only permitted to be installed in the backyard and not more than two (2') feet from the pool screen. The fence may surround the screened pool area;

D. The two (2') foot area between the fence and the pool screen must be maintained at the sole expense of the Lot Owner; and

E. There must be a barrier on the outside of the fence, six (6") to twelve (12") inches wide, in order to prevent damage to the fence by the landscapers hired by the Association. The barrier may consist of patio block, brick pavers or landscape timbers.

2. PAINT:


A. Only certain colors are permitted for the painting of the houses. These approved colors are identified on the Association's web-site. The Lot Owner may choose any one of the approved paint colors;

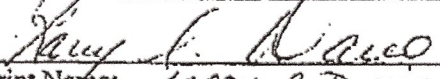
B. The front doors shall only be white, black or the same color as the house. Storm doors are allowed as long as they match the color of the front door that is installed; and

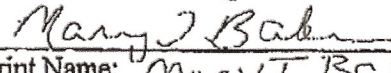
C. The garage door shall only be white or the same color as the house.

3. ROOFS: Roof must have shingles (Architectural or 3-Tab shingles). Metal roofs are not permitted. The color of a roof must be must be black, dark grey, and brown. The color of a roof may also be hunter's green when the house color is an approved green paint color.

This Architectural Planning Criteria was approved, with the additional highlighted revisions, at the properly noticed ACC Meeting held on June 22, 2018. This Planning Criteria is effective June 22, 2018.


Print Name: STEPHEN J. DENNIS


Print Name: LARRY S. DAVIS


Print Name: MARY T. BAKER

ACTIVE: S23025/354470:11123082_1_BPATRIE

Exhibit A,

3. **ROOFS:** Roof must have shingles (Architectural or 3-Tab shingles). Metal roofs are not permitted. The color of a roof must be black, dark grey, and brown. The color of a roof may also be hunter's green when the house color is an approved green paint color.

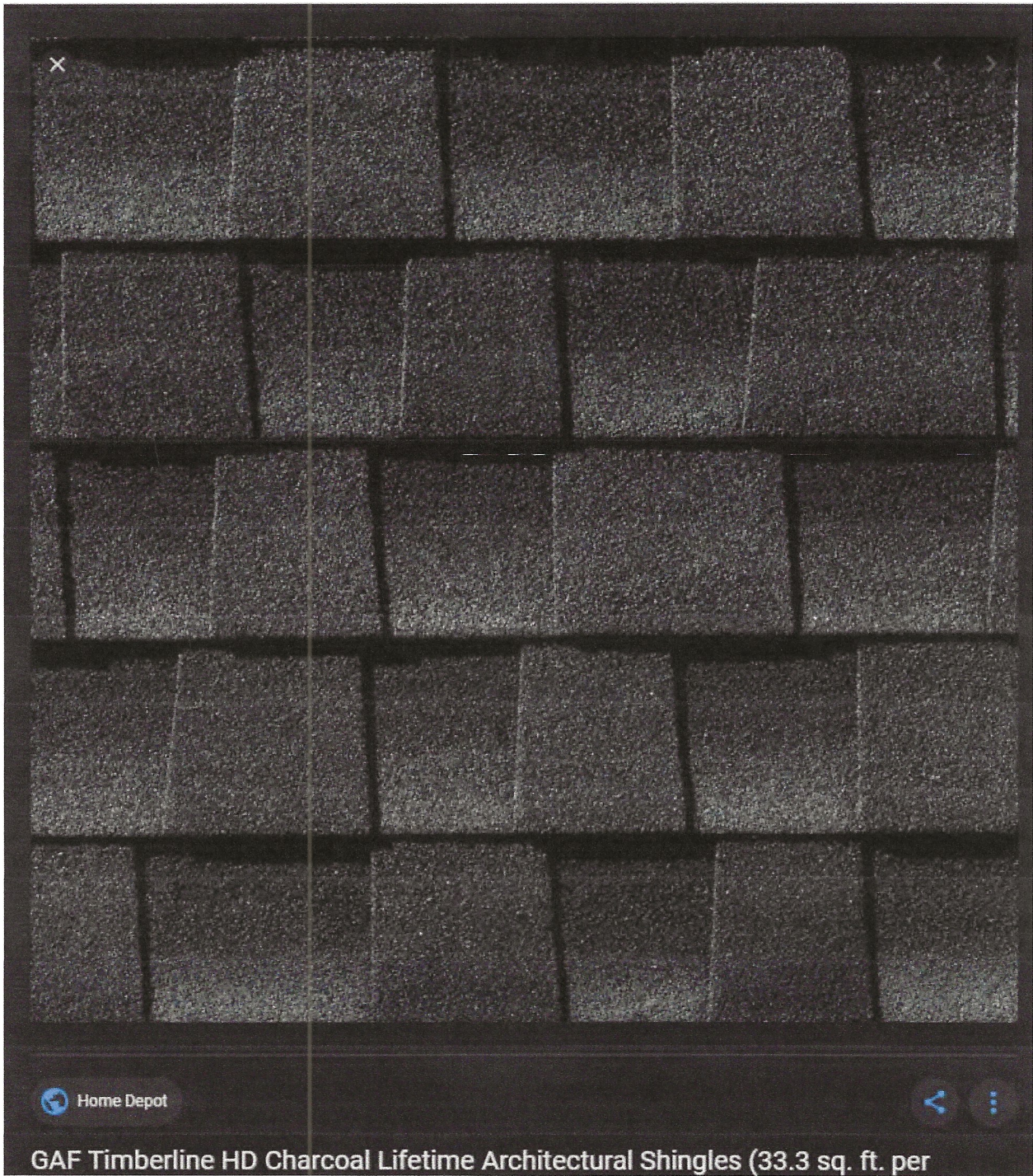
Black



Brown

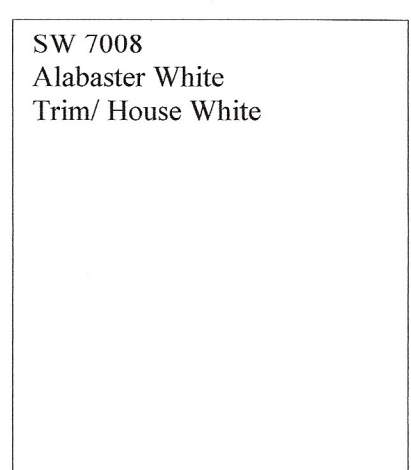
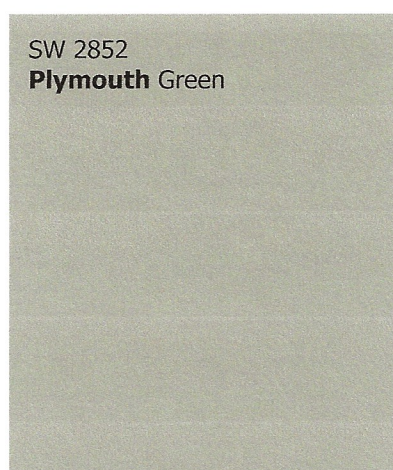
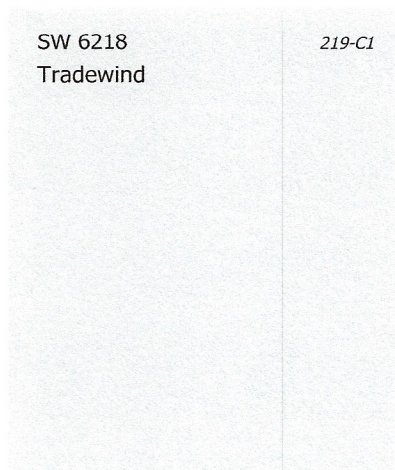
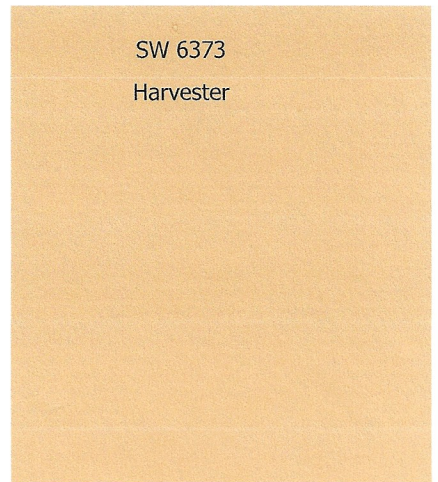
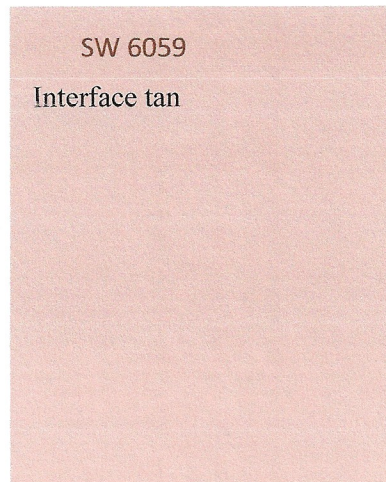
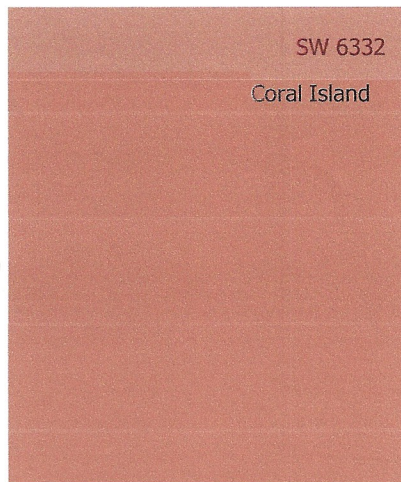
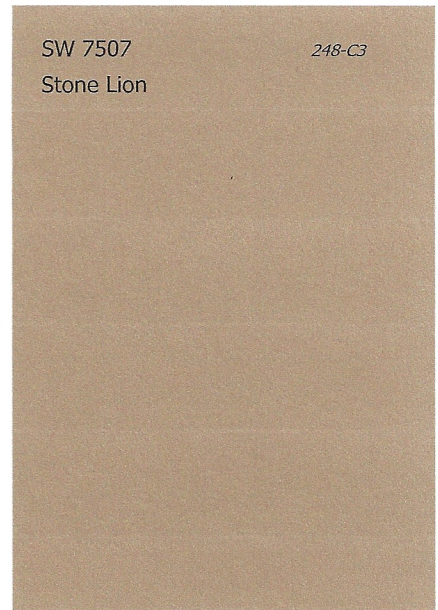


Charcoal



Roof may also be a Hunter Green when the house color is an approved green paint color





All body paints must be matched from the Sherwin Williams paint chips available at your nearest store (Haines City is the closest) to be in compliance

ARB Guidelines

Fence application:

- ARB form completed and signed
- Copy of property boundary survey with highlighted location of where the fence will sit on the property
- Color photo of the type of fence the homeowner wants to install (see Sandy Ridge requirements on Exhibit A)
- Copy of contractor's license and insurance certificates that will be doing the work

Roof:

- ARB form completed and signed
- Color photo of the type of shingles the homeowner wants to install (see Sandy Ridge requirements)
- Copy of contractor's license and insurance certificates that will be doing the work

Exterior painting:

- ARB form completed and signed
- Color photo of the chosen color swatches (colors must be chosen from the approved color book)
- Copy of contractor's license and insurance certificates that will be doing the work
- All body paint colors selected are to be matched from the **Sherwin Williams** paint chips available at your nearest store (Haines City is the closest) to be in compliance

Landscaping:

- ARB form completed and signed
- Color photos of materials/plants/sod being removed or installed. Reason(s) why the homeowner wants to remove the plant etc..
- Must show or describe location (can ask for a copy of the boundary survey and show location on the survey)
- Copy of the contractor's license and insurance certificates