

ARB Village Restrictions:

Barton Creek

- Paint- Exceptions to the current June 2024 Winston Trails Paint Standards
 - Schemes #3 and #5 are not permitted.
 - If choosing schemes #1 through #15, white trim is not permitted. The designated trim color for the selected scheme must be used.
 - If choosing schemes #1 through #15, the designated accent color from the selected scheme must be used on the doors.
 - Garage doors and front doors **MUST** be painted the same color and cannot be painted the same color as the body of the house.
- Window Frames:
 - White, Bronze and Black frames are acceptable.
- Fences:
 - Fences must be painted Benjamin Moore Super White OC-152
 - Owners must receive neighbor's permission to alter or add a fence
 - Costs of reasonable repair and maintenance of a party wall shall be equally by owners who make use of party wall.
- Driveways:
 - Brick pavers or concrete only. Colors must be approved by the BOD for Barton Creek.

Wedgewood

- Fences- the only fence permitted is a white aluminum fence not to exceed 5' in height with the following exceptions and conditions:
 - All fences must be white in color.
 - Homes with backyards bordering Winston Trails Blvd. may have shadowbox fences in wood or PVS not to exceed 6' in height.
 - All other interior and corner lots may have white aluminum rail fences in the backyard not to exceed 5' in height.
 - Fences may not be installed forward of 6" from the back corners of the house.
- Paint
 - Maximum of three colors permitted on a home. Faux wood is considered a color.

- Garage Doors
 - Garage doors with glass panels are allowed with the following parameters:
 - Acceptable Styles:
 - No insert, Stockton, Wagon Wheel, Sunray, Waterford
- Landscape Lighting
 - Soft white lights only are permitted in landscape lighting.
- Gutters
 - Only white, off white, dark brown, tan and beige gutters are permitted.

The Greens

- Fences
 - No fences shall be erected or removed without consent of the ARB.
 - Costs of repair and maintenance of a party wall shall be shared equally by owners who make use of the wall.
 - If a party wall is destroyed or damaged, any owner who has used the wall may restore same, but shall not construct or extend same to any greater dimension than the existing prior party wall without the prior written consent of adjacent lot owner.

Lake Nona

- No Eco Roofs

Catalina

- No flat tile roofs. The only roof tile profile permitted is barrel.
- Only white window frames are permitted, and windows must have veins.
- Sub level ARB committee meetings, 1st & 3rd Monday. Must provide samples at meeting.
- Color coordination for roofs, driveways, and house paint according to predetermined color families/schemes.

Golfview Village (Village on the Green)

- No white roofs.
- Garage doors may not include vertically oriented window panes.

Shadow Creek

- Roofs
 - No solid white roofs
- Driveways
 - No Behr Granite Grip