



EXTERIOR DECOR POLICY

The following document outlines where, and what types, of personal property residents may place in the common areas. The common areas are defined as all areas outside the boundaries of each unit's living space, garage and patio. These guidelines, constructed by the community's Landscape Committee ("Committee"), aim to protect the aesthetics of the property while simultaneously granting residents the ability to express their own personal tastes. Adeste Condominium Association ("Association") may proceed with fines and/or legal action should a homeowner fail to comply with these rules. This policy was drafted in compliance with the Association's Governing Documents (i.e., Declaration of Condominium, Articles of Incorporation and Bylaws) as well as Chapter 718 of the Florida Statutes.

1. Residents may place planters, furniture and other decor in the following areas without the specific approval of the Committee:
 - The area between the front door and black gate for 4951-4963;
 - The entryway (e.g., between the front door and archway) for 4941-4949 and 4965-4973;
 - The common area behind the black gates and running alongside units 4941 and 4973 so long as (1) these items are not visible from outside the property and (2) do not damage or interfere with the current in-ground plants, irrigation system or landscape lighting.
2. Residents may place planters (no other decor) on the tiled ledges outside of their units' entryways (for 4943-4949 and 4965-4971) and black gates (for 4951-4963); however, the planters must be of a style approved by the Committee. Residents must submit a request to the Property Manager, and obtain written approval from the Committee, prior to placing any new planters on tiled ledges. Residents are not required to place planters on the ledges outside of their units and the Association maintains the right to install planters on any bare ledges.
3. Residents may not place personal property in any areas outside of the areas specified in numbers 1 and 2 above without the Committee's approval.
4. All exterior potted plants must be well maintained (i.e., no dead, dying or overgrown plants). At their own cost, residents may install irrigation to their potted plants. However, only the Association's contracted landscaping company is authorized to make adjustments to the property's irrigation system. Further, the Association is not responsible for the deterioration of potted plants caused by a malfunction of the irrigation system. Contact the Property Manager if you would like irrigation installed in your potted plants.

5. All exterior planters, furniture and decor must be well maintained with no visible signs of rust, rot, mold, fading or deterioration.
6. No exterior planters, furniture or decor that may be considered offensive to other residents are permitted.
7. No curtains, roll down shades, or other items that serve to enclose a unit's entryway are permitted except for units 4941 and 4973 for the purposes of privacy and noise reduction due to their proximity to Bayshore Blvd.
8. Residents may not make any changes or additions to the plants, irrigation or lights within the landscape beds across the property without the Committee's approval.
9. Residents may keep hoses in the landscaping beds within the courtyard; however, they must be kept neatly coiled on the ground, or on a hose reel/hook at all times.
10. The "pool equipment" areas serving units 4947 – 4967 (i.e., the spaces in between the garages behind the black pedestrian gates) may only be used for storing pool equipment. No other personal property (e.g., trash cans, hoses) may be stored in this area. The small landscape beds in the "pool equipment" areas are the responsibility of the homeowner and all plants must be well maintained.
11. The Property Manager will examine the property for compliance with this policy on a regular basis. Any violations of this policy will be evidenced via photographs and a notice will be sent to both the responsible residents and the Committee.
12. To request an exception to this policy, residents must submit a request in writing to the Property Manager.

Exterior Decor Policy approved by the Board of Directors on _____.