

Enclosed Patios, Screen Enclosures and Room Additions

The following is a proposed amendment to the Architectural Criteria for Margaret's Walk:

BACKGROUND:

A responsibility of the Architectural Review Board (ARB) is to evaluate improvements or structures of any kind as to

- visual and acoustical privacy
- harmony of external design and location in relation to surrounding structures, topography, existing trees and other natural vegetation
- specific conformance with the Architectural Criteria for Margaret's Walk

In as much, each member of the association should be permitted to enjoy their property without impacting the other members of the association visually or acoustically. Changes to a members property should be consistent with the overall design of the primary residence and should be made in such a way as to give the appearance that the change was part of the original design of the home. The Architectural Criteria for Margaret's Walk is the regulatory document for the community. The ARB must ensure specific conformance with these criteria in order to guarantee the continued high quality of privacy and harmony of design within our community. When circumstances such as topography, natural obstructions, hardships, or aesthetic or environmental considerations require a deviation from the established criteria, the member may request a variance. The ARB, with the consent of the Board of Directors, may grant such a variance. Variances are not, however, a matter of precedence. As stated in section 7.6 of the Declaration of Covenants and restrictions, "The granting of such a variance shall not, however, operate to waive any of the terms and provisions of this Declaration for any purpose except as to the particular Lot and particular provisions of the Declaration or applicable architectural criteria covered by the variance...."

Drainage poses a potential problem for homeowners on lots adjacent to those where additions are proposed. The paving of additional area on lots creates additional runoff and reduces the amount of perk area on a lot. Margaret's Walk is generally designed to drain from U.S. Highway 17 to the St. John's River. The ARB should consider the impact of drainage on each proposed change to a property.

DEFINITIONS:

For the purpose of this document the following definitions are provided:

A **patio** is a paved (either by concrete slab, pavers or other such material) area of the lot which is not covered by the roof of the home.

A **lanai** is similar to a patio except that a lanai is covered by the roof of the home and is formed within the lines of the home. Lanais are usually part of the original home.

An **enclosed patio** is a patio which is covered by a roof and screened on the sides.

A **screened enclosure** is a structure which is comprised of screening materials and supports. Screened enclosures may be used to enclose a pool or a patio area.

A **screened lanai** is lanai with screening materials on the exposed side(s).

A **room addition** is any structure extending from the existing home which has a roof and solid walls (i.e. walls that are not made from screening materials).

AMPLIFYING CRITERIA AND GUIDELINES:

Any request for an addition, whether it be an enclosed patio, pool or room addition, shall include a drainage plan along with the other required plans and specifications.

Additions shall conform with the established Architectural Criteria.

Screening materials shall be of such a color as to “blend in” with the surrounding areas.

Members requesting a variance must include a specific request for the variance along with their justification for the variance. Justification includes circumstances such as topography, natural obstructions, hardships, or aesthetic or environmental considerations. Requests that do not meet established criteria and that do not include a complete set of plans and specifications shall not be considered by the ARB and shall be denied.

Any variance shall include the endorsement of the Board of Directors.