

ARCHITECTURAL REVIEW COMMITTEE

POLICIES AND GUIDELINES



THE ESTATES OF FIELDSTREAM HOMEOWNERS ASSOCIATION

Revision 7 – Dated: November 03, 2025

THE ESTATES OF FIELDSTREAM HOMEOWNERS ASSOCIATION
ARCHITECTURAL POLICIES AND GUIDELINES

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**OUR MISSION: To promote and protect the desirability of our neighborhood through
a commitment of continuous improvement.**

INTRODUCTION

The Estates of Fieldstream Homeowners Association Board of Directors and the Architectural Review Committee (ARC) are responsible for establishing, monitoring, and enforcing compliance regarding ARC Policies and Guidelines. These policies and guidelines have been developed to ensure aesthetic harmony throughout while making sure one resident's alteration does not adversely impact other residents or the community.

The goal is to assist our owners in understanding the policies and guidelines adopted by the Association, as well as the application and review. In reviewing each application, if for any reason, the Association or the ARC denies an owner's application, written notice will be provided to the owner stating with specificity the rule or covenant on which the Association or committee relied upon when denying the request or application and the specific aspect of the proposed improvement that does not conform to such rule or covenant.

**PRIOR TO STARTING ANY WORK, WE SUGGEST THAT ALL OWNERS
REVIEW THE GUIDELINES FOR THEIR PLANNED ALTERATION.**

WORK MAY NOT COMMENCE UNTIL THE ARC PROVIDES WRITTEN APPROVAL.

**WE URGE YOU TO CONTACT THE ASSOCIATION OFFICE PRIOR TO FILLING OUT ANY APPLICATION TO BE SURE THAT
YOU HAVE THE MOST CURRENT SET OF ARC POLICIES AND GUIDELINES.**

**THE ARC COMMITTEE HAS 30 DAYS FROM RECEIPT OF APPLICATION TO REVIEW AND APPROVE
OR DISAPPROVE AN APPLICATION.**

**IF THESE GUIDELINES DO NOT CONTAIN PERMISSIVE STANDARDS, THEN THE REQUESTED MODIFICATION OR
ALTERATION OF THE HOME OR LOT WILL NOT BE PERMITTED.**

PLEASE DIRECT YOUR QUESTIONS, COMMENTS, AND ARC APPLICATIONS TO:

ARCHITECTURAL REVIEW COMMITTEE

c/o Bono & Associates
766 N. Sun Drive, Suite 2000
Lake Mary, FL 32746
information@bonomgmt.com

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HOUSE PAINTING GUIDELINES

The Architectural Review Committee (ARC) has established the following guidelines for house painting:

GENERAL GUIDELINES:

Homeowners must complete and submit a “House Painting Application” prior to beginning any work. The application should include the **SCHEME NUMBER** and paint color swatches, noting the location (body, trim, front door, distinctive features, and garage door) of where each color is to be used. **Photocopies of color swatches will not be accepted due to color distortions.**

Only color combination schemes from the preapproved **PAINT COLOR COMBINATIONS** list will be considered.

Approval is required to repaint a previously approved color scheme.

Owners must choose from one of the schemes from the currently approved **PAINT COLOR COMBINATIONS** list for the Estates of Fieldstream and provided by Sherwin Williams. Please see the **PAINT COLOR COMBINATIONS** list to select a color option. The list is located on our community website.

Owners are **NOT REQUIRED** to use Sherwin Williams paint and may use other sources or vendors. However, owners are required to color match the approved color combination scheme and provide color swatches from that source or vendor.

Color swatches are part of the application and will not be returned to the homeowner.

No home may be painted the same or shaded variation of color as either adjacent house.

For any application denied by the ARC, the committee will provide written notice to the owner stating with specificity the rule or covenant that applies when denying the application and the specific aspect or part of the proposed improvement that does not conform to the rule or covenant.

Upon completion of the project, the ARC has the right to compare the applied colors to the submitted color swatches for compliance. Any deviations from the approved application will be required to be corrected at the homeowner’s expense.

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HOUSE PAINTING GUIDELINES (cont.)

PAINTING GUIDELINES:

BODY COLOR (Figure I):	All of the house body must be painted the same color.
TRIM COLOR (Figure II):	May be painted either the trim color on the approved Paint Color Combinations list or white.
FRONT DOOR:	May be painted either the door color on the approved Paint Color Combinations list or white.
GARAGE DOOR:	May be painted either the house body color or the trim color from the approved Paint Color Combinations list.
DISTINCTIVE FEATURES (Figure II):	Must be painted trim color.

DEFINITIONS (refer to diagram):

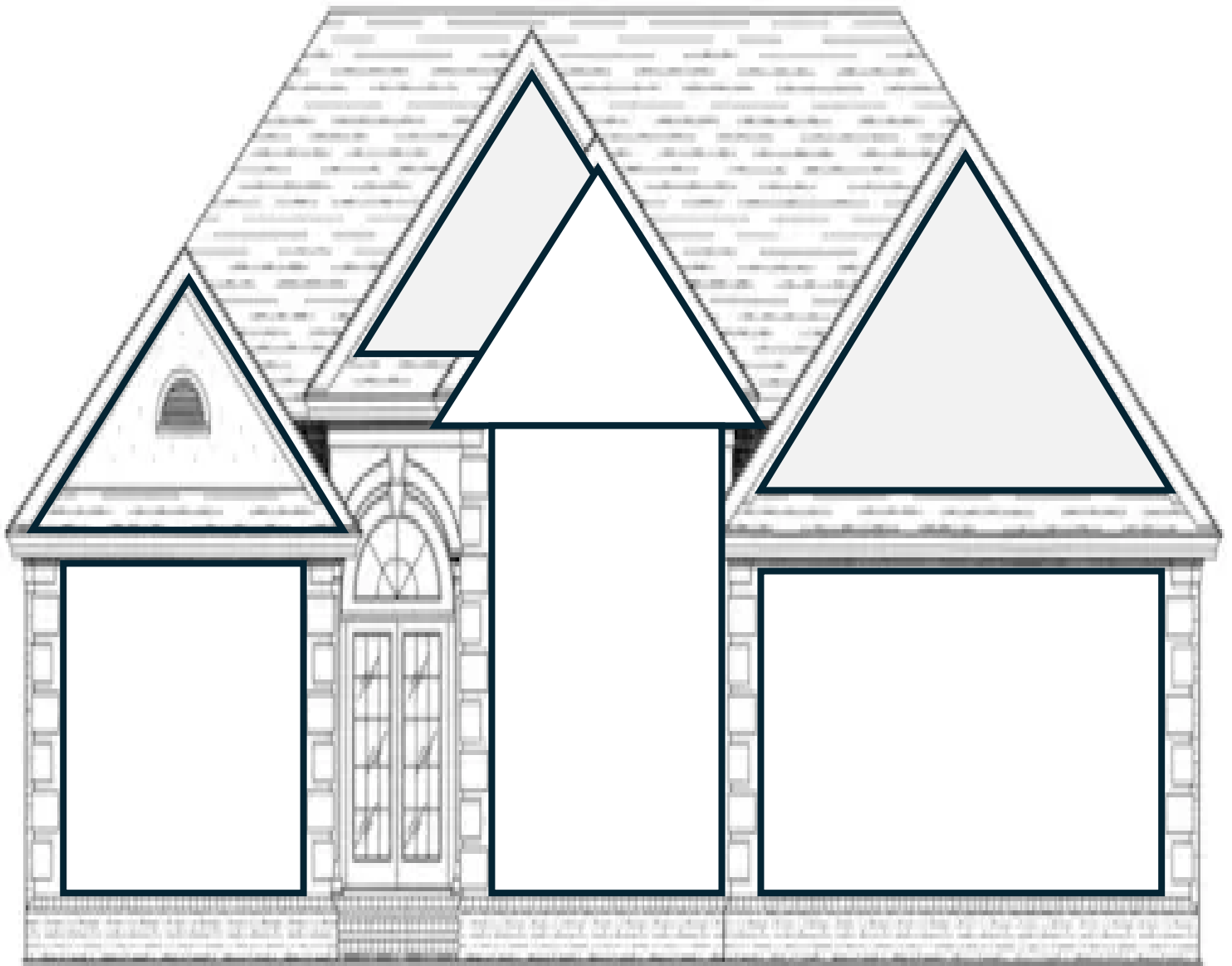
HOUSE BODY:	The house body is the main part of the house including the exterior walls and windowsills, unless the windowsills are part of the decorative elements around a window.
TRIM:	The house trim are the exterior attachments, soffits, gutters, downspouts, fascia, and those windowsills that are part of the decorative elements around a window.
DISTINCTIVE FEATURES:	The distinctive features are the features that add interest to the house, including decorative trim above or around a window or door, quoins (L-shaped pieces of trim on the corners), trim around pillars, and keystones (wedge-shaped piece of trim above windows or garage doors).

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HOUSE PAINTING PHOTO REFERENCES

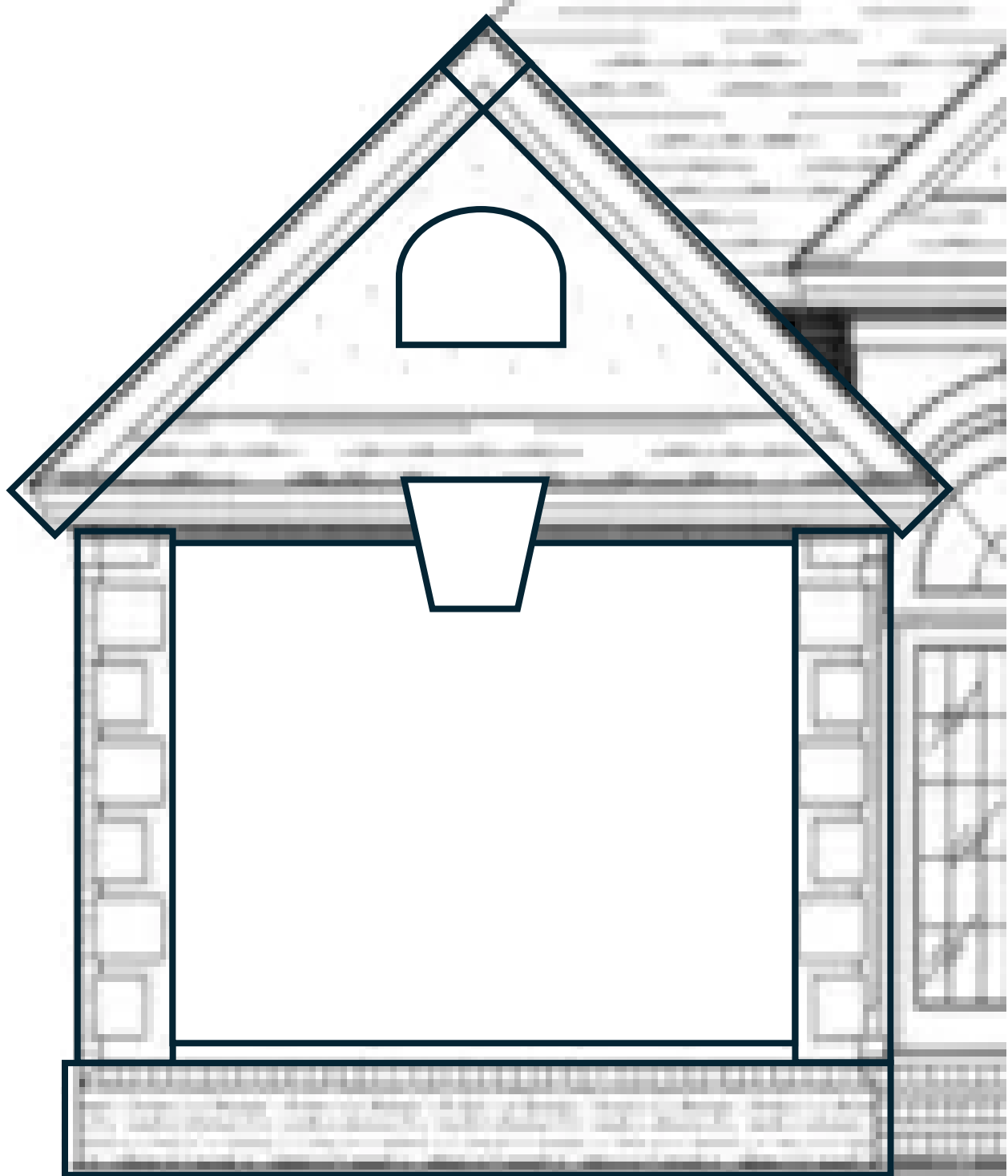


HOUSE PAINTING PHOTO REFERENCES
HOUSE BODY AREA (Figure I: shaded areas)



HOUSE PAINTING PHOTO REFERENCES

HOUSE TRIM/DISTINCTIVE FEATURES (Figure II: shaded areas)

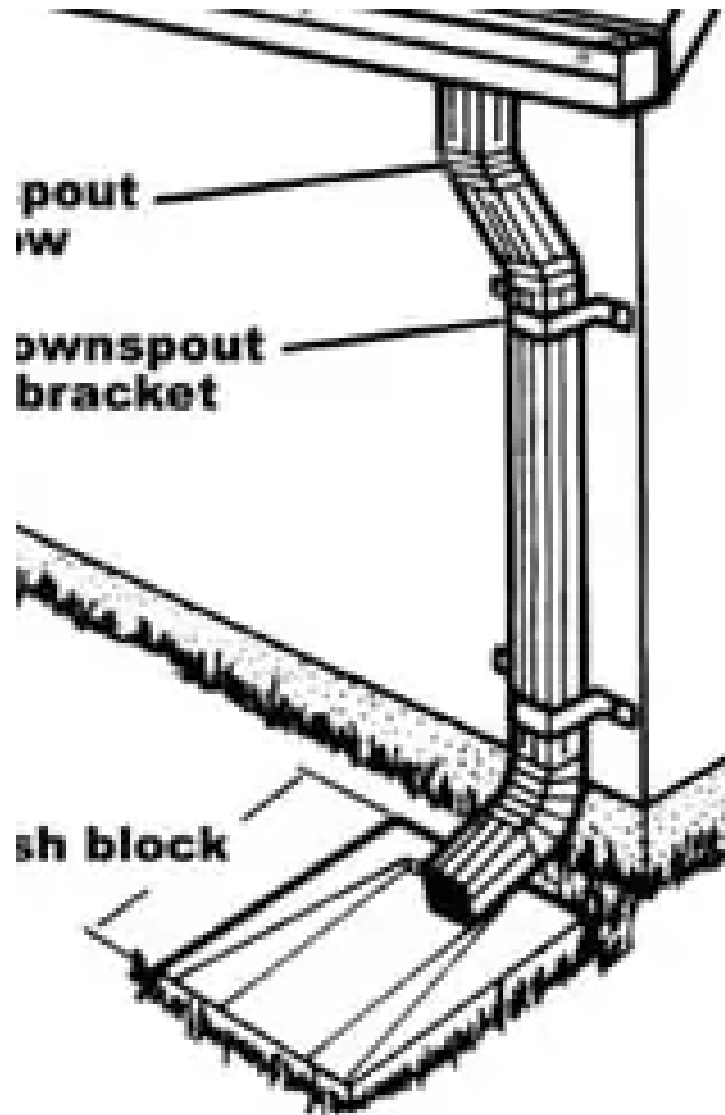


HOUSE TRIM: MAY BE PAINTED TRIM COLOR or WHITE

DISTINCTIVE FEATURES: MAY BE PAINTED TRIM COLOR ONLY
SOFFITS/FASCIA: MAY BE PAINTED TRIM COLOR, BLACK, OR WHITE

HOUSE PAINTING PHOTO REFERENCES

GUTTERS/DOWNSPOUTS (Figure III)



GUTTERS/DOWNSPOUTS: MAY BE PAINTED BODY COLOR, OR MATCH SOFFIT & FASCIA.
NOTE: MAY BE STRIPED WITH TRIM COLOR WHEN CROSSING AN ARCHITECTURAL DETAIL

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EXTERIOR PAINT COLOR COMBINATIONS (by Sherwin Williams)

<u>COLOR COMBINATION</u>	<u>BODY COLOR</u>	<u>TRIM COLOR</u>
1A	Outer Banks	Dover White
1B	Dover White	Outerbanks
2A	Windsor Greige	Origami White
2B	Origami White	Windsor Greige
3A	Pearly White	Cool Beige
3B	Cool Beige	Pearly White
4A	Whitetail	Quiver Tan
4B	Quiver Tan	Whitetail
5A	Aged White	Backdrop
5B	Backdrop	Aged White
6A	Roman Column	Camelback
6B	Camelback	Roman Column
7A	Extra White	Iced Mocha
7B	Iced Mocha	Extra White
8A	Stamped Concrete	Extra White
8B	Extra White	Stamped Concrete
9A	Cityscape	Spare White
9B	Spare White	Cityscape
10A	Peppercorn	Rock Candy
10B	Rocky Candy	Peppercorn
11A	Sensuous Gray	Extra White
11B	Extra White	Sensuous Gray
12A	Nomadic Desert	Whitetail
12B	Whitetail	Nomadic Desert
13A	Westhighland White	Dapper Tan
13B	Dapper Tan	Westhighland White

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EXTERIOR PAINT COLOR COMBINATIONS (by Sherwin Williams, con't)

COLOR COMBINATION	BODY COLOR	TRIM COLOR
14A	Daphne	Extra White
14B	Extra White	Daphne
15A	Bracing Blue	Spare White
15B	Spare White	Bracing Blue
16A	Distance	Ivory Lace
16B	Ivory Lace	Distance
17A	Dover White	Believable Buff
17B	Believable Buff	Dover White
18A	Messenger Bag	Extra White
18B	Extra White	Messenger Bag
19A	Eclipse	Oyster White
19B	Oyster White	Eclipse
20A	Pure White	Mink
20B	Pure White	Slate Violet
20C	Pure White	Sensuous Gray
20D	Pure White	Folkstone
21A	Extra White	Realist Beige
21B	Realist Beige	Extra White
22A	Whitetail	Sensational Sand
22B	Sensational Sand	Whitetail

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EXTERIOR PAINT DOOR COLORS

Rockwood Terra Cotta
Polished Mahogany
French Roast
Domino
Jasper
Cyberspace
Blackberry
Sun Dried Tomato
Rockwood Dark Red
Country Squire
Evergreen
Oakmoss
Sea Serpent
Indigo Batik
Inky Blue
Black Fox
Rainstorm
Extra White
Raisin
Woven Wicker
Urbane Bronze
Chateau Brown

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FENCE GUIDELINES

The Architectural Review Committee (ARC) has established the following general guidelines for the construction, installation and use of **FENCES**:

1. No fence shall be constructed or installed until an application, description, and a lot survey has been submitted and approved, in writing, by the ARC.
2. FENCE STYLES:
Homes can have board on board or stockade style fencing made from the following materials:
 1. White or Beige PVC
 2. Pressure treated pine
 3. Cypress
 4. Cedar

*NOTE: Wooden fences must be stained with a clear coat, natural wood color or painted white.
3. The fence should be installed with a minimum set back of fifteen (15) feet from the front corners of the house, extend out no further than the property lines and be no more than six (6) feet high with the good side facing out.
4. All homeowners on corner lots that abut the side of another lot have special set back requirements and must adhere to Orange County Ordinances. No part of any fence located within 25 feet of the common lot line shall be nearer the street side of the lot line than the required front yard of such abutting lot unless the adjacent property owner sharing the common lot line submits a notarized letter stating that he has no objection and there are no site visibility concerns (Section 38-1408 (i), Orange County Code).
5. Homes on the pond should follow the Orange County Ordinance for lakefront lots. On a Fieldstream pond lot, a fence with the rear yard set back area shall be limited to a maximum height of four (4) feet, unless notarized letters from adjacent property owners are submitted stating that they have no objections to an increased fence height. (Sec. 38-1408 (j), Orange County Code). However, the increased fence height is still subject to the fence height limitations as stated in these guidelines.
6. All fences must be constructed and installed in a professional manner and maintained in a clean and proper condition. If a homeowner does not properly maintain the fence, it will be treated like any other neighborhood violation.
7. No fence shall be installed, that is inconsistent with the approved drainage plans of the Estates of Fieldstream or any part thereof.
8. Any homeowner whose lot abuts the HOA wall and who wants to install a fence, must obtain a waiver, in writing, from the Board of Directors to construct their fence to the wall because their lot property line does not extend to the wall.

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FENCE GUIDELINES (cont.)

9. All existing fences that were approved prior to the adoption of these guidelines and are not currently in violation of the maintenance requirements will be grandfathered in. If any existing fence is replaced, the new fence must meet the current guidelines and will require approval from the ARC.
10. The ARC realizes guidelines cannot address unique situations in fence layouts. Therefore, if the homeowner feels an exemption to these guidelines is needed, the homeowner's request should clearly state which guideline(s) the fence layout does not comply with and the reason(s) why relief is sought. This statement must be included in the initial fence application submitted to the ARC for their consideration. Please keep in mind, making a request for relief of fence guidelines does not imply ARC approval. When approval is not granted for relief, the entire application will be denied, and a new application will need to be submitted.
11. In addition to ARC approval, all Orange County Ordinances must be followed.
12. For any application denied by the ARC, the committee will provide written notice stating, with specificity, the rule or covenant that applies when denying the request or application, and the specific aspect or part of the proposed improvement that does not conform to the rule or covenant.
13. Fences must be wholly contained within the boundaries of the Owner's lot and shall not be installed on property other than the Owner's lot irrespective of any approval which would be in error. In essence, your fence must be located on your property.

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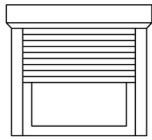
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HURRICANE SHUTTERS GUIDELINES

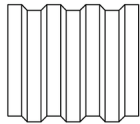
The Architectural Review Committee (ARC) has established the following general guidelines for the installation and use of **HURRICANE SHUTTERS**:

1. A homeowner must make a written application to the ARC and include pictures of the style of hurricane shutters to be used (roll down, accordion, or other) and note the placement of the shutters on each window or door of the home. Written application is not required for the use of plywood or other so called “temporary” shutters.
2. All permanently mounted hardware including tracks, bolts, brackets, etc., must be painted to match the surface on which they are mounted.
3. The following styles have been approved for use:

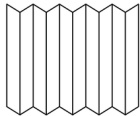
- a. Roll Down Shutters



- b. Removable Panel Aluminum Shutters



- c. Accordion Style Shutters



4. Hurricane shutters (including “temporary” shutters) may only be used when a hurricane or tropical storm watch, or warning has been issued by the State of Florida or National Weather Service authorities for Orlando, Orange County and/or surrounding areas. Hurricane shutters **MUST** be removed within 48 hours after the storm passes. Hurricane shutters **MUST** remain open or removed at all other times.
5. For any application denied by the ARC, the committee will provide written notice stating with specificity the rule or covenant that applies when denying the request or application and the specific aspect or part of the proposed improvement that does not conform to the rule or covenant.
6. If an application has been approved, upon completion of the installation, the ARC has the right to inspect and compare the completed work to the written application for compliance. Any deviation from the original plan will be required to be corrected at the homeowner’s expense.

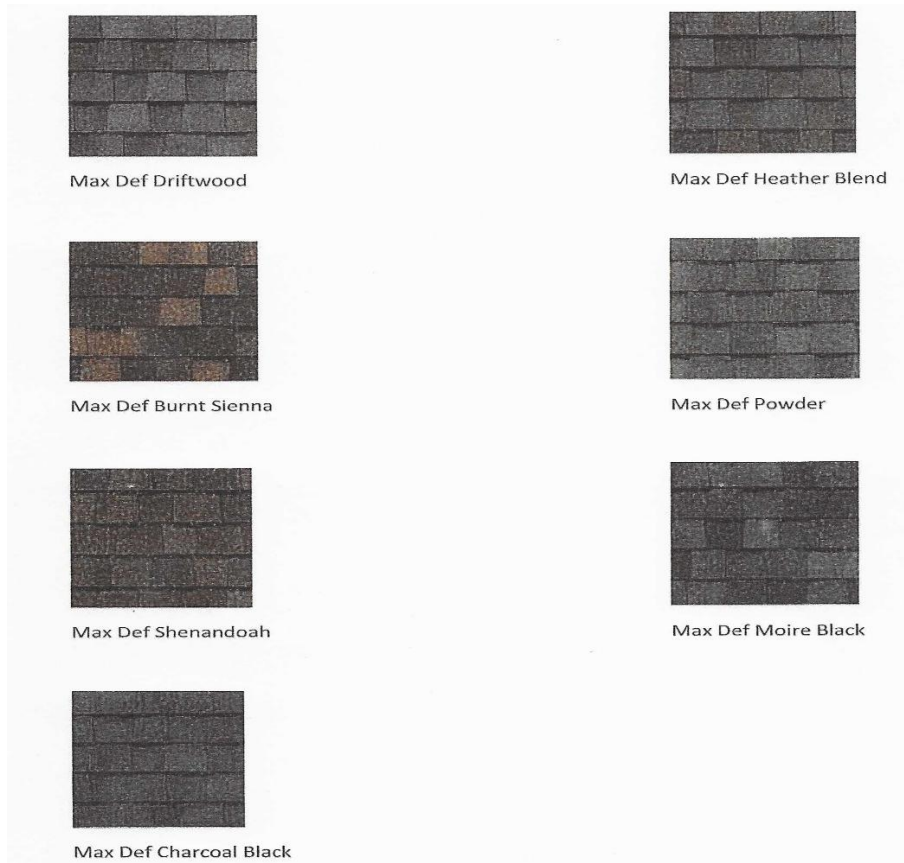
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ROOFING GUIDELINES

The Architectural Review Committee (ARC) has established the following guidelines regarding **ROOFING**:

1. A homeowner must make a written application to the ARC to include the material and color to be used.
2. The following are the **APPROVED ROOF COLORS**:



NOTE: The approved colors were selected from the Landmark Pro Color Palette by CertainTeed. Other manufacturers' shingles colors may be approved if the color is the same or similar to the approved colors.

3. For any application denied by the ARC, the committee will provide written notice stating with specificity the rule or covenant that applies when denying the request or application and the specific aspect or part of the proposed improvement that does not conform to the rule or covenant.
4. If an application has been approved, upon completion of the installation, the ARC has the right to inspect and compare the completed work to the written application for compliance. Any deviation from the original plan will be required to be corrected at the homeowner's expense.

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DRIVEWAY GUIDELINES

The Architectural Review Committee (ARC) has established the following guidelines regarding **DRIVEWAYS**:

1. A homeowner must make a written application to the ARC to include the material and color to be used.
2. As per the Association's governing documents, all driveways shall be constructed with solid concrete driveways or decorative pavers approved by the ARC.
3. For concrete driveways, no stamped or painted surfaces are allowed.
4. For any application denied by the ARC, the committee will provide written notice stating with specificity the rule or covenant that applies when denying the request or application and the specific aspect or part of the proposed improvement that does not conform to the rule or covenant.
5. If an application has been approved, upon completion of the installation, the ARC has the right to inspect and compare the completed work to the written application for compliance. Any deviation from the original plan will be required to be corrected at the homeowner's expense.

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LANDSCAPE MAINTENANCE GUIDELINES

The Architectural Review Committee (ARC) has established the following guidelines regarding **LANDSCAPE MAINTENANCE**:

1. All property should be clean, neat, and well-tended always.
2. Leaves, trash, grass clippings, or other debris should not be allowed to accumulate. All organic trash, including grass clippings from mowing and edging, should be removed from all sidewalks, entryways, driveways, and roadways. Grass clippings and other trash that are blown into the roadways **MUST** be removed. They should not be allowed to wash into sewer drains due to potential issues with the retention pond.
3. All irrigation should be programmed in accordance with local water restriction laws.
4. The mowing height recommended by landscape professionals for St. Augustine grass lawns is between 3-4 inches. It is also recommended that the lawn be mowed once per week from April 1st – September 30th, and every two weeks from October 1st – March 31st. The recommended mowing height should be adjusted so as to cut the top 1/3 of the grass blade length at one time.
5. All vegetative trash and debris should be picked up and removed from the property. Clippings from trees, lawns, and shrubs shall be stored out of public view (not visible from the street) until they can be properly discarded on yard waste pick-up day.
6. Trimming and edging should be performed around all paved areas including curbs, sidewalks, streets, as well as around building structures, plant beds, trees, and fences.
7. All plant beds and mulched areas should be free of weeds, trash, fallen limbs and dead vegetation.
8. All lawns, plants, and trees should be maintained for health and appearance purposes. Trees should be trimmed of dead limbs or low hanging limbs over sidewalks and streets. Palm trees should be trimmed of yellow and/or brown fronds as well as dead fronds skirting the trunk.

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SHED GUIDELINES

The Architectural Review Committee (ARC) has established the following guidelines regarding **SHEDS**:

1. The application must include a copy of the lot's survey and indicate the intended location of the shed.
2. A manufacturer's picture or brochure of the shed, along with its dimensions, must be included. A description of the screening plan and the screening materials to be used is required.

ADDITIONAL GUIDELINES:

1. **USE:** Sheds shall not be used as living space under any circumstances. Sheds may only be used for storage purposes.
2. **UTILITIES:** Plumbing (water and/or sewer) is not allowed to the shed. Other utilities (such as electrical) serving the shed must conform to local building codes.
3. **MAINTENANCE:** Owners are responsible for the maintenance of the shed. No items shall be stored or attached to the outside of the shed.
4. **QUANTITY:** Only one (1) shed per lot will be approved.
5. **LOCATION:** The shed's location must not interfere with the lot's original drainage design. The shed shall not be visible from the front street of the house. Every effort shall be made to screen the shed from a ground floor view by an adjacent neighbor as much as possible using permanent type screening materials such as fencing, hedges, or privacy lattice panels.

*NOTE: When using fencing to screen the proposed shed, the fence must comply with current Fieldstream HOA Fence Guidelines. Also, if at any time, the fence providing the screening is removed, a replacement screening that complies with this section must be installed by the homeowner of the shed within 30 days of the original fences removal.

6. **SIZE and STRUCTURE:**
 - a. Maximum allowable height is seven (7) feet at the highest point.
 - b. The shed shall not exceed seven (7) feet in width by seven (7) feet in length.
 - c. The shed must be securely anchored to the ground.
 - d. The shed must have doors that latch.
 - e. The shed must include factory-made floors.
7. **MATERIALS:** The shed should be of a prefabricated design made of vinyl, resin, or wood. No plastic, rubber, fiberglass, or all metal sheds will be approved. No lean-to type structure will be approved. Siding color should be harmonious with the neighborhood and if painted, it must match the body color of the house.
8. For any application denied by the ARC, the committee will provide written notice to the owner stating with specificity the rule or covenant that applies when denying the application and the specific aspect or part of the proposed improvement that does not conform to the rule or covenant.
9. If an application has been approved, upon completion of the installation, the ARC has the right to inspect and compare the completed work to the written application for compliance. Any deviation from the original plan will be required to be corrected at the homeowner's expense.