



Abacoa

VALENCIA AT ABACOA HOMEOWNERS ASSOCIATION, INC.

c/o Avant-Garde Management

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Architectural Guidelines

The architectural design of Valencia at Abacoa was established as an Old-World Spanish Mediterranean style community. The Community Standard was established to best preserve, enhance values and to maintain a harmonious relationship among the structures.

Article VIII: Maintenance, Section 2C: Modifications states “No owner shall authorize the painting, refurbishing or modification of any exterior surfaces of his or her Unit without the prior written consent of the ACC.”

Article XII: Architectural Control, Section 4B: Approval by ACC states that no construction, which term shall include, without limitation, pools, saunas, jacuzzis, screen enclosures, buildings, fences, exterior decorations, attachments, fixtures, alterations, repairs, change of paint or stain color, or other exterior work shall be erected, constructed, affixed, placed, or altered on any Lot until the proposed plans have been approved by the ACC.

Please note: All exterior (front, side & backyards) modifications including, but not limited to improvements, removals, etc. shall require submission of an architectural (ARC) application to be submitted to the management company for review by the Association. COLOR SAMPLES, photos, design plans, brochures, property survey illustrating the location of the modification, etc. are to be included with the ARC application. No work shall commence prior to obtaining written approval from the Association in order to avoid unnecessary expense by the homeowner to restore back to original state or in a manner in which the modification is in compliance with the community standard. ARC application is available on the community website at www.valenciahoa.org.

The following may be used as a general guide for exterior surfaces of walls, doors, trim, shutters and fences.

Exterior Walls & Trim: All proposed exterior paint colors must conform to the colors within the Valencia color book that have been approved by the Valencia Board and the Abacoa Architectural Board. As part of the submission process, owners are required to paint a sample area (2' x 2') in the front right side of the home for each color being used for the review committee to view. Sample areas should be painted on the corresponding surface (i.e. body surface, shutter, trim, etc.) and marked with blue painter's tape.

Front Doors: Must confirm to styles originally offered in Valencia:

- Wood doors are to be stained a natural wood tone/finish; or
- Glass panel doors are to be stained a natural wood tone/finish or painted to match an exterior trim; or
- Solid doors are to be stained a natural wood tone/finish or painted to match an exterior trim.

Garage Doors: Must confirm to natural wood stain/finish, brown, off-white or white.

Decorative Shutters: Natural wood stain/finish or a complimentary color to the exterior color scheme of the house.

Hurricane Shutters: Must match the exterior trim, body color or window frame color.

Fences: Side and back yards may be 4' – 5' in height in dark bronze/black aluminum only. Front fences must be 3' in height in dark bronze/black aluminum only.

Exterior Lighting Fixtures & Coach Lights: Any exterior lighting fixtures including coach lights must adhere to the Old-World Spanish Mediterranean design style.