

The Enclave at Palmira

ITEMS REQUIRING ARC APPROVAL

The purpose of architectural review is to maintain the high level and consistency of appearance of the Enclave at Palmira Community, to help insure work performed does not negatively affect other owners, and consequently to maintain or enhance the property owners' and community value.

In general, any addition, modification, or change affecting the exterior appearance of a condominium building, or common areas surrounding a condominium building requires ARC review and approval BEFORE proceeding with any work. Note: Proceeding with work covered by the ARC before written approval has been received may result in removal of all work performed at the expense of the initiator. **Condominium owners and anyone else planning changes covered by the ARC should be careful not to commit to contracts for work before receiving written ARC approval by all applicable authorities.**

Following are specific examples of additions, modifications, or changes which fall under ARC jurisdiction. THESE ARE ONLY EXAMPLES. If you are planning work and question whether ARC review is needed check with The Enclave at Palmira Community Association Board via Alliant Property Management at 239-454-1101 before proceeding.

Landscaping - Any plants, shrubs, trees, planters or decorative items which add to or change that which is provided around buildings, in courtyards, and common areas by the Enclave Community or is otherwise within the jurisdiction of the Enclave Community landscape plan must receive prior ARC review and approval. Trimming of landscaping is also prohibited except as directed by the Enclave Community Board.

Shutters, Windows, Doors - Any additions of or changes to original construction exterior screens, shutters, windows, or doors that are designed to provide hurricane or other protection (such as from the sun) and are visible from outside must comply with community covenants and receive ARC review and approval in advance. All unit owners should be in possession of a copy of the community covenants. (Additions or changes installed prior to the date of the enactment of these requirements and not otherwise in conflict with existing community covenants are considered grandfathered.)

Flags - Flying of the American Flag is allowed. The flag should be 2-1/2' x 4' or 3' x 5' in size as are readily available at retail outlets. Flags should be flown from a 5' pole inserted into an appropriate pole mount mounted to the building. Flagpole holders should be mounted with direction from the ARC, 7 feet above the driveway surface at the front corner of the unit's garage (Refer to the illustration "Location for Flag-mounts in The Enclave".) Flags flown by first floor units should be near the front corner of their garage nearest the central courtyard. Flags flown by second floor units should be near the front corner of their garage nearest the end of the building. Flags should only be flown during daylight hours and kept in good repair as deemed appropriate by the ARC or the Enclave Community Board. Flying any other flags such as decorative, holiday, or those of school or professional sports teams must receive prior ARC review and approval.