LAKERIDGE FALLS

HOMEOWNERS ASSOCIATION

4200 LakeRidge Blvd,
Sarasota, FL 34243

Architectural Guidelines

Prepared by the Architectural Review Board

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Article 1. Architectural Review Board Mission Statement

The charge to the Architectural Review Board (hereinafter referred to as the ARB) is to ensure the overall value of the community by preserving its architectural integrity, harmonious design, and aesthetic principles through careful consideration of the 'Community Wide Standards' as defined in the Declaration of Covenants, Conditions, and Restrictions. Community Wide Standard: the standard of conduct, maintenance, or other activity generally prevailing throughout the Community, or the minimum standard established pursuant to the Architectural Guidelines, Use Restrictions, and Board resolutions, whichever is the highest standard. The Community Wide Standard may contain objective elements, such as specific maintenance requirements, and subjective elements, such as matters subject to the Board's or the ARB's discretion. The Community Wide Standard may or may not be set out in writing. The Community Wide Standard may evolve as development progresses and as the Community matures."

Article 2. Rule Making Authority

The authorization for the establishment of the Architectural Review Board and the vested powers given to it are set forth under Article V, Architectural and Landscaping of the LakeRidge Falls Declaration.

The Declaration states the ARB assumes jurisdiction over architectural and landscaping matters and approves suggested changes based on LakeRidge Falls Declaration, Articles, By-Laws, and Restrictions and Rules.

Furthermore, it states: "No structure or thing shall be placed, erected or installed upon any Lot, and no improvements or other work (including, without limitation, staking, clearing, excavation, grading, and other site work, exterior alterations or additions, or planting or removal of landscaping) shall take place within the Community, except in compliance with this Article and the Architectural Guidelines." Consequently, for any changes, ARB approval in writing is required prior to any changes being made, except where specifically allowed by these guidelines and regulations.

Any owner may remodel, paint, or redecorate the interior of any structure on his or her Lot without the approval of the ARB. However, modifications involving fixtures in the interior of screened porches, patios, and any other portions of a Lot or structure visible from outside a structure are subject to approval under this Article.

ARB approval is not required for the use of furniture, items not fixed to the structure, inside of lanais and lanai extensions.

In order to better understand the rules and guidelines, the ARB created the Architectural Guidelines as approved by the Board. These guidelines are to provide assistance to owners who wish to perform landscaping and architectural changes that are visible from the outside.

Owners are responsible for the general maintenance of their lots. This responsibility includes, but is not limited to, keeping buildings and structures in good condition and repair, removing all debris, pet excrement, and unsightly materials from the grounds.

Article 3. Composition of the Architectural Review Board

The Architectural Review Board shall consist of five, seven, or nine persons who are appointed by the Board of Directors. The ARB members shall serve and may be removed and replaced at the discretion of the Board of Directors.

Article 4. Procedures for Submitting an ARB Form

Owners requesting landscape and/or exterior architectural changes shall use an ARB Form. This form is available at the clubhouse and on the LRF website: www.LakeRidgeFalls.org under the section titled Forms.

An ARB Form must include on an 8" by 11" sheet of paper either legibly printed or typed a detailed description of the proposed change, addition, or installation. Furthermore, requests must be accompanied by a copy of an owner's Plot & Site Plan* (Survey) for all ARB Forms involving landscaping, extensions of a building or pools and, if possible, a photo showing the exact location of the project. A photo or a drawing to scale but not a survey is required for all other proposed modifications. Plans and specifications shall show, as applicable but not limited to, dimensions, structural design, exterior elevations, exterior materials and colors, landscaping, drainage, exterior lighting, irrigations, and other features of proposed construction or other activity as the ARB deems relevant.

** Note: Each owner received an 8 ½ x 14 Plot & Site Plan as part of the closing documentation. A scale drawing may be substituted for the Plot & Site Plan in the event an owner cannot locate the original document.*

Owners who plan changes that require the approval of Manatee County (or any other governmental agency) must have the approval of the ARB prior to seeking governmental permits from the appropriate agency. County permits are acquired from the Permitting Section of the Manatee County Planning Department. If the County permitting process requires changes from what was originally approved by the ARB, then the Owner shall seek ARB "re-approval". Owners who make changes that require permits and who fail to obtain them or whose contractors fail to obtain them run the risk of having to make very expensive changes if the failure to obtain the permit is discovered. Anyone can check by using the Manatee County website: www.mymanatee.org. The use of unlicensed contractors greatly increases this risk. You are advised to obtain a copy of the permit for your records.

All owners submitting applications involving alterations for which Manatee County requires permits are responsible for seeing that permits are obtained.

All ARB Forms must be signed and dated in order to be considered or they will be denied.

All ARB Forms must be received by the ARB not later than forty-eight (48) hours prior to the scheduled ARB meeting to allow ARB members to review the ARB Form and to visit the site, if necessary, prior to meeting deliberations. ARB Forms received less than forty-eight (48) hours prior to the ARB meeting may be "held" for review and consideration at the next scheduled ARB meeting. The ARB shall promptly notify the owner of a "held" ARB Form.

The ARB shall make a determination on each application within 45 days after the timely receipt of a completed ARB Form that includes all the required information. The ARB shall notify the applicant in writing of a final determination on any application. In the event of disapproval, the ARB may, but shall not be obligated to, specify the reasons for any objection and/or offer suggestions for remedying any objections.

The Declaration states: "After the initial 45-day period has elapsed, if the owner has not received notice of the Reviewer's determination, the owner may make a second written request for approval of the plans previously submitted, which shall be marked "Second Request" If the Reviewer fails to respond within five days from receipt of the Second Request, approval shall be deemed given. However, no approval, whether expressly granted or deemed granted, shall be inconsistent with the Architectural Guidelines or other Governing Documents unless a written variance has been granted pursuant to Section 5.5."

Appeals on a denied submittal may be made by the owner named on the ARB Form or by the owner's representative. Appeals must be based on State and County Law; LRF Declaration; By-Laws; these Architectural Guidelines must be submitted in writing to the ARB. Oral appeals are normally limited to three (3) minutes and must be accompanied by a written copy. The ARB will take the appeal under advisement and provide a written response to the appellant within 45 days of the appeal.

When an ARB Form is approved, the ARB will provide the owner with 45 days to perform and complete the work. If more time is needed to accomplish the requested task, it must be indicated in the ARB Form. The Property Manager may grant a 45-day extension. If the construction or landscaping work does not commence within the required time period, the approval shall expire and the owner must reapply for and receive approval before any further activity may take place.

Article 5. Architectural Review Board Meetings

As a general rule, the ARB meets at the clubhouse on the second Thursday of each month. Occasionally, the ARB may change the scheduled day and time of the meeting. Owners must always check the scheduled meeting day and time before submitting their requests.

Public comments are invited at the beginning of the meeting and are limited to allow time for evaluation of Submittals. Speakers will be allowed three (3) minutes and must sign up and indicate their topic before the meeting.

Article 6. Air Conditioners, Awnings, Jalousies, Slatted Windows, Tubular Skylights

- Air conditioners - mounted in windows or in walls of homes in LakeRidge Falls are NOT permitted. Air conditioners may be installed to control heat build-up in garages. See **Article 27. Garage Heat Control**.

- Outdoor awnings located outside the lanai or outside of pool cages, jalousies, and slatted windows - are NOT permitted.

- Tubular skylights - are permitted for all homes in LakeRidge Falls on the basis of Florida State Law regarding the conservation of energy. Since they involve penetrating the roof, owners in multiple dwellings are warned that they are responsible for any damage or future damage to their own roof or to neighboring property consequent to the installation. The installation of tubular skylights may also affect warranties on the roof. The preferred location for skylights is that which is not visible from the street.

Article 7. Barbecue Grills

The regulations governing barbecue devices and grills vary for the three areas of LakeRidge Falls.

Stirling Falls and Victoria Falls Areas:

Barbecue equipment and other related equipment (e.g. smokers, etc.) shall be kept in the garage, lanai, or at an appropriate place at the rear or rear side of the dwelling, covered, and screened from street view by enclosing shrubbery. Small concrete slabs or stones, the size of the footprint of the barbecue equipment, are permitted beneath the equipment.

Sandstone Falls Area:

The use of barbecue grills is not permitted in or on any lanai. According to Manatee County Local Ordinance 2001-05, Section 25:

> *It shall be unlawful for any person to use or operate within any building or structure located within the jurisdiction of Southern Manatee Fire & Rescue District any charcoal, gas, propane, or wood-fired heaters, grills, or barbeques on balconies, porches or breezeways of multi-unit, multi-story buildings.*

The Sandstone Falls buildings, which have four (4) or more dwellings under one roof, are multi-unit buildings.

The National Fire Protection Association, Chapter 10 states:

> *10.11.7 For other than one or two family dwelling, no hibachi, gas grill, charcoal grill, or other similar devices used for cooking, heating, or any other purpose, shall be used or kindled on any balcony or under any overhang portion or within 10 ft (3 meters) of any structure. Listed electric ranges, grills or similar electrical apparatus shall be permitted.*

Charcoal burning barbecue grills may be stored at the rear of the dwelling and should be covered when not in use and screened from street view by plantings. Barbecue equipment may be stored (but not used) on the lanai or in the garage after all fire has been extinguished.

Storage of propane tanks in garages, lanais, or within homes is not allowed in multiple dwelling units by County regulation.

Article 8. Exterior Decorative Objects

Homeowners in Stirling and Victoria Falls Neighborhoods are allowed to place up to three exterior decorative objects. Sandstone Neighborhood homeowners may place up to two exterior decorative objects. These objects may include garden statues, garden flags, plant pots and water features without prior approval by the ARB provided that those objects are within the permitted size, [see #3 below] are placed only in the front landscaping bed and are not vulgar, offensive and or obscene in nature as judged by the ARB.

All exterior decorative objects over this quantity, whether natural or man-made, require an approved ARB Form prior to installation. Approval will be based on the following:

1. The ARB will evaluate all additional proposed exterior decorative objects solely in terms of design, execution and general esthetic appropriateness in order to make sure they harmonize with the Community Wide Standard and fit to the general look of neighbored properties.

2. The ARB, in evaluation of suitability, will consider the following criteria: location, color, design, intrusiveness, materials, relationship to the environment, safety, significance, size, scale, quantity and taste, as well as those items where by their nature are considered vulgar and obscene.

3. Garden statues and similar decorative items are not to exceed 3 feet in height and 2 feet in length. Garden flags may not be larger than 12.5" by 18".

4. Planted pots may not exceed 7-gallon in size

5. Water features may be added within a landscape area provided they are small in scale, do not exceed 15 inches in height and utilize a re-circulating water system from a concealed water storage tank. Direct

plumbing connections are not permitted. Installation in the owner's front landscape area may be approved providing that none of the original landscaping is displaced.

6. Bird feeders and bird baths of any kind, and/or feeding the birds by casting food on the lawn are prohibited

7. A reasonable number of holiday and religious lights and decorations may be displayed on a lot for up to 30 days prior to a publicly observed holiday or religious observances and up to 30 days thereafter without prior approval of the ARB. The Association may reserve the right to remove such items when it deems they are excessive in numbers, size, or brightness, draw excessive attention or traffic, and unreasonably interfere with the use and enjoyment of the neighboring properties.

8. Inflatable decorations are prohibited.

LakeRidge Falls will not be liable for any damage to decorative or other items by its vendors or employees. Owners and residents fully understand that they are placing those items at their own risk and will not be reimbursed if they are damaged for any reason.

Owners are advised that when severe weather threatens, decorative objects must be removed or secured to prevent damage to other homes or persons and, accordingly, are forewarned that failure to do so leaves them liable for any damage caused by their objects.

Article 9. Front Entryway Enclosure

Front entryways may be enclosed with screens and screen doors. The following conditions must be met:

1. Structural framing material must be bronze or white aluminum consistent with the original building design.

2. Screen material must be black/charcoal in color consistent with the original building design.

3. An elevation of the enclosure screen door design must be included as part of the submittal.

4. Fabrication must be by a qualified and licensed applicator whose business name and address are included in the submittal.

5. Sandstone Falls' front entryway screen enclosures must enclose both sides and require the consent of the two Homeowners.

6. In Victoria Falls, front entrances without columns and side entrances may have screened enclosures.

7. Homes with inside-swinging front doors may have storm doors matching, as closely as possible, the color of the front entrance trim.

Article 10. Rain Gutter Regulations

Homeowners are required to obtain ARB approval prior to the installation, alteration or additions to rain gutters.

ARB approval for the installation, alteration to or addition to rain gutters requires the following conditions:

1. Gutters, downspouts, and splashguards are constructed of aluminum. Gutters shall be seamless 5" or 6" material. Downspouts should be placed on the grass in such a way that will not interfere with the mowing procedure of the property.

2. Downspouts discharging water to a pond must be constructed in compliance with the standard listed in the Appendix in order to minimize erosion.

3. Stirling Falls: Gutters shall be bronze to match the color of the eaves. Downspouts may be either bronze to match eaves' color or painted to match the wall color as closely as possible.

4. Victoria Falls and Sandstone Falls: Color of gutter shall be white. The downspouts may be either white or painted to match the wall color of the unit as closely as possible. All roof-mates must agree on the color of the downspouts.

Article 11. Hurricane Protection of Windows and Lanais/Window Film Regulations

Florida has set standards for storm protection products, but some manufacturers don't undergo the specific testing to see if their systems measure up. Contractors installing hurricane shutters on homes must obtain a County Permit and must use products meeting state building codes. Owners also are expected to obtain a County building permit when installing approved products themselves.

Hurricane resistant impact glass windows are not required if windows are replaced. Ordinary window glass windows meeting applicable building code requirements may be used as a replacement. Please indicate the type of glass to be installed on your application to replace any windows.

The ARB Architectural Guidelines are predicated on the State laws that deal with the application of hurricane protection materials and approve applications of hurricane protections that meet or exceed the requirements of the Florida Building Code for Manatee County.

It is the responsibility of the owners to secure their homes and possessions in the event of an impending disaster. This includes securing their property and possessions so they do not damage neighboring properties. Owners must have an approved ARB Form containing a detailed plan for the application of external protections of windows and lanais prior to the installation of the materials.

The shape and color of protective materials used must follow the shape of the window (arched windows, for example) and the color of the wall as closely as available materials allow. Plywood, when used as the owner's choice of protection, if painted, shall match the exterior color of the house.

The use of exterior closed shutters, clear plastic panels, bars, or other similar materials for security or hurricane protection purposes are prohibited except during the following time periods. The timing of the application of the hurricane protection must follow a specific official hurricane or tropical storm warning. Unless exceptional circumstances are involved, protections may be installed or operated up to three (3) days prior to the announced arrival of the hurricane or tropical storm. Hurricane protection shall be removed within seven (7) days after the hurricane or storm threat is declared over. Hurricane protections including plastic panels shall not be "left up" for the entire hurricane season. Owners who travel and "snowbird" owners must make arrangements to have their protection applied when specific hurricanes or tropical storms threaten and have them removed when the storm threat has passed.

Accepted Methods of Hurricane Protection

1. ARB application forms for impact resistant windows, bolted panels, accordion shutters, rollup shutters and fabric protections meeting the Florida Building Code requirement for use in Manatee County and harmonious with the designed appearance of the house, may be approved by the ARB.

2. ARB Forms for plywood may be approved but with reservation depending on the method of securing the plywood to the wall. Concrete screws, lead anchors, and sliding bolts, appear to provide secure anchorage. Plylox clips, the quickest and easiest method of securing plywood to recessed windows, are sold with warnings by the manufacturer and seller of the product that "there is no guarantee that use as directed will prevent damage to the property." Those owners requesting permission to use Plylox clips should be aware that the product is not a completely safe method of application. Owners are forewarned that they are liable for any damage caused by the installation of their plywood.

Unacceptable Methods of Hurricane Prevention

1. Bermuda shutters and colonial shutters are hinged shutter protections, mounted at the sides or above windows. The ARB does not permit Bermuda or colonial shutters in view of their lack of conformity with the architectural design of LRF homes.

2. Film that is applied to windowpanes is marketed as hurricane protection although it is not generally viewed as a protection from general hurricane damage (blow out). The film effectively prevents the formation of flying shards when windows are broken by wind or blown objects.

3. Extremely reflective silver films which have an exterior reflectivity of 58% or greater and are commonly referred to as "mirror" films are prohibited. Semi-opaque window films whose opacity exceeds 34% are prohibited.

Article 12. Landscaping, in General

The owners are responsible for the general maintenance of their lots. This responsibility includes, but is not limited to, keeping buildings and structures in good condition and repair, removing all debris, pet excrement, and unsightly materials from the grounds.

Regarding the ability of owners to "opt-out" of Association maintenance of "initially installed landscaping" per Section 6.1 of our Declaration owners may not "opt-out" of Association maintenance of initially installed landscaping.

The LakeRidge Falls Community Association contracts with a landscaping maintenance company for the care of all accessible lawns and plantings in the areas of initially installed landscaping (areas installed by Centex prior to the initial sale of the property). Owners are responsible for year-round maintenance of all added plantings in the side or back (trees, shrubs, and planted beds of flowers or grasses). This includes watering, weeding, pruning, fertilizing, mulching, disease prevention, treatment of diseased plantings, and removal of dead plants.

The objective of the landscaping guideline is the maintenance of an orderly and harmonious community. Therefore, absent ARB approval, changes by owners to the design of front yard landscaping as originally installed or as previously approved by the ARB are not permitted. LakeRidge Falls complies with Manatee County regulations governing the preservation of the original canopy trees planted by the Developer and specified the Exhibit I to the Declaration. Therefore, owners may not remove, replace, or relocate "street" or "canopy" trees, such as Live Oak trees, without ARB approval. An authorization document is from Manatee

County to perform this work must be included with the ARB submittal. This is a Manatee County law with penalties attendant on violations. In order to approve such work, a request must be in line with Manatee County guidelines. See Article 14 below for more information on County regulated canopy trees.

Please note, the ARB reserves the right to deny a request even if a County authorization was obtained.

Homeowners may plant additional trees, bushes, etc on the side and back of their homes only. They must submit an ARB Form before proceeding with any changes or additions. The ARB Form should indicate the name, the number and the location of the plantings on a copy of the Plot & Site Plan. In fulfilling this responsibility, the ARB retains the right to deny certain plantings because they are inappropriate, unsightly, invasive, or create undesirable environmental conditions. For example, Banyan trees, ficus trees (rubber plants), fruit-bearing trees and plants, and vegetables are not permitted outside of lanais.

Planting beds are defined as owner-created plots where original turf is removed and a place for planting is established. Owners are permitted latitude in designing new planting beds. General guidelines with ARB approval include the following:

1. Absent ARB approval, changes by owners to the design of front yard landscaping as originally installed or as previously approved by the ARB are not permitted.
2. Owners are not permitted to connect to or modify the existing irrigation system by themselves. Only a licensed contractor with ARB approval may do so.
3. Only Saint Augustine type of grass is permitted in community lawns.
4. Mulch in front and rear yard planting beds shall not differ from Associations chosen color brown. Any other mulch is permitted in the side or rear beds only. Rocks and shells are not approved mulch material except at front areas of homes surrounded by concrete where no grass area adjoins the shell or stone mulched area. These areas would include along the front walkway and front planting area adjacent to the garage. The color of stones and shells will be a light neutral color. Example: shells used for mulch are commonly bleached shells.
5. The owner is responsible for the general maintenance of the plantings they install, which includes trimming, disease prevention, removal of dead plants, weeds, etc. Trellis mounted vines and bushes must be kept trimmed so they don't become rampant.* **Owners who travel are responsible for arranging maintenance of owner-installed plantings, including weeding, when they are away**.
6. Trees and planting beds should be of reasonable size and scale in relation to the site. They must respect the rights of neighboring properties, community easements, and the needs of efficient mowing.
7. No artificial plants are permitted in front yards

* *See* "Article 14, Canopy Trees" and "Article. 15. Vines Guidelines" *for further information.*

Article 13. Landscaping, in Sandstone Falls

Guidelines for Landscaping along the sidewall of End Units

Owner planting along the End Unit sidewalls is permissible, but must follow specific regulations of size, location, and kinds of plants. Permitted planting from the front corner of the house to the rear corner of the house must be in a bed that aligns with the existing beds but not exceeding 3.5 feet in width. A small tree may be planted up to four feet out along a 45-degree diagonal from the rear corner of the house. There are limitations regarding the plant spacing and the type of plants that are approved. An approved ARB Form that

details the landscaping is required before the planting is initiated. Owners are responsible for maintaining such additional planting.

Guidelines for Landscaping Rear Plots

1. Owners must provide an ARB Form and a drawing of the planting on a copy of the Plot & Site Plan for ARB approval before they plant.
2. The size of planting plots is 12 feet x 6 feet or less in any dimension.
3. The distance of the planting bed from the rear or side of the home must allow for efficient mowing. Mowers are 5 feet wide.
4. The density of rear planting beds should respect the sightlines of neighbors.
5. Owners are responsible for the maintenance of their planting which includes, but is not limited to, watering, weeding, pruning, fertilizing, mulching, disease prevention, treatment of diseased plantings, and removal of dead plants.
6. Owners must make arrangements for proper irrigation and bear the cost of any plumbing changes.
7. All planting is done at the Owner's cost.

Guidelines for Landscaping Front Plots

Owners may remove 18" of sod immediately adjacent to screened entryways and replace it with 18" of pavers that match their roof colors as closely as possible. An application to the ARB to make this alteration must be submitted by both of the adjoining Homeowners. LakeRidge Falls will not be liable for any damage to such pavers by vendors or employees. The maintenance of such pavers is the responsibility of the Homeowner.

Article 14. Canopy Trees

Under Manatee County's Land Development Code, canopy trees are required in sub-divisions and are subject to County regulation. Effective July 1st, 2019, however, House Bill 1159 (F.S. 163.045) prohibits local governments from requiring "a notice, application, approval, permit, fee, or mitigation for the pruning, trimming, or removal of a tree on residential property if the property owner obtains documentation from an arborist certified by the International Society of Arboriculture or a Florida licensed landscape architect that the tree presents a danger to persons or property."

While the new law may provide provisions in which Manatee County homeowners may not need to seek County approval, the ARB guidelines contain private restrictions that are not modified by House Bill 1159. Therefore, the Association maintains the right to regulate trees and landscaping by the ARB.

Therefore, homeowners are required to obtain approval from the ARB based on the following Manatee County's guidelines:

1. The tree is dead, diseased or in declining health.
2. The tree is causing problems with driveways, sidewalks, street lights, sewer service, or other (services), which can't be fixed by maintenance practices.
3. The tree is located less than:

a. 10 feet of a sidewalk located within the right of way;
b. 10 feet of a water main that is owned and maintained by Manatee County;
c. 4 feet of a backflow preventer or sewer clean-out valve;
d. 6 feet from a walkway or driveway

4. The tree presents a danger to persons or property based on a House Bill 1159 guidelines

Homeowners are required to replace the canopy tree based on the following Manatee County's guidelines:

1. You must replace the tree within 30 days of removing the existing tree and it must be planted within 25 feet back from the right of way (ROW).
2. The replacement tree must be graded Florida #1 by Florida Grades and Standards for Nursery Plants.
3. Trees cannot be planted within a public or private utilities easement or setback.
4. Existing trees located within 25 feet of the ROW may be considered in lieu of a replacement tree.

ARB Forms for any tree planting must be accompanied by a Plot & Site Plan indicating location. A tree description must be included and should indicate the kind and size of the mature tree which initially can't be less than 30-gallon and must be a minimum height of 10 feet.

The ARB reserves the right to determine what replacement, if at all, is appropriate and harmonize with the Community-Wide Standard.

Article 15. Vines Guidelines

Spreading Vines that adhere to walls and creep without control are NOT permitted.

Hanging basket vines (ivies, etc) may grow down from small pots (12" or less in width) that are secured to walls as well as entranceways at a height of approximately five (5) feet.

Vines may be grown attached to trellises, subject to the following conditions:

1. Trellises with vines are not permitted in any wall in the front facade of any home.
2. Trellises with vines are permitted at the home entrance on the approach sidewalls, and along the side or rear walls of the home.
3. Trellises in high winds can be a threat to persons and property. Therefore, trellises require safe and secure anchoring and mounting that prevents them from being blown about. The permitted anchoring is to secure the trellises in the earth and to securely mount them to a wall with brackets that maintain the trellis a minimum distance of four (4) inches from the wall. The trellis must be removed from the wall for painting.
4. The height of trellises is limited to six (6) feet. The number of vines and trellises is limited to one per wall.
5. Owners are responsible for well-trimmed pruning of vines and maintenance of trellises so they continually present an attractive presence to the community.
6. Arbor-structures that permit walking through are not permitted.
7. A completed ARB Form must also include the common and scientific names of all vines for which approval is requested.

Article 16. Lanais, Lanai Extensions and Enclosures

Lanais and Lanai Extensions

Most homes in LakeRidge Falls come with lanais built on the foundation slab and under the home roof and are enclosed by an aluminum structure that supports the screen material.

Owners wishing to extend, modify or enclose their lanais are required to obtain prior ARB approval and then to obtain necessary County Permits. The ARB Form must include the information listed in Article 4, including any proposed changes to lanai flooring, which shall be a neutral color.

Turning one's lanai into a storage space is prohibited.

Window coverings shall be a neutral color.

In the Sandstone Falls area of LakeRidge Falls, lanai extensions are prohibited. The reasons have to do with the insufficient depth of lots and the need to protect the rights of privacy and view of all owners.

Structural framing material must be bronze or white aluminum consistent with the original building design. Screen material must be black/charcoal in color consistent with the original building design. Screen repair or replacement does not require ARB approval but the material must be a matching charcoal/black color.

Enclosures

Only that part of the lanai under the roof structure may be enclosed.

Since Lanai enclosures interior walls are generally "visible from the outside of the structure" and thus subject to approval under Article 5 of the Declaration the interior walls of enclosed lanais should be either white or the same color as the exterior walls of the unit.

The ARB only permits the use of glass, acrylic, or polycarbonate materials for purposes of enclosing the lanai. A sliding or outward swinging hinged door of identical material is required in order to maintain a second means of egress. Maintenance of these panel materials is the responsibility of the owner.

Motorized screens are permitted with ARB approval. The structural elements shall be white in Sandstone and Victoria Falls and bronze in Stirling Falls. Please note that the County also requires a permit for motorized screens.

Enclosure of the front entryway with glass, acrylic, or polycarbonate material is not permitted. Screen enclosures of the front entrances of interior units of Sandstone Falls (two entry doors) require signed requests by both adjacent owners.

Article 17. Exterior Lighting

House Lighting

Visible light fixtures that are part of the original house exterior may not be altered. Replacement of existing lighting must be in the style and scale of the original lighting fixtures. ARB Forms for replacement must include the fixture location, number, style, fixture color and lamp color (clear or white) and wattage.

Due to the strong winds that are experienced in Florida, fixtures suspended from chains or other devices that can blow about are only allowed as follows; A single hanging light fixture may be installed at the front entryway of any home with the height set to avoid conflict with the front door swing. In addition, the chain length shall be limited to ensure that the arc of swing is clear of the door, transom glazing, sidewalls and, if installed, entry screening.

Wall wash lighting of exterior walls is prohibited. The use of colored light bulbs or bulbs designed to flicker is not allowed.

Landscape Lighting

Lighting that improves footing, navigation or security (path lighting) may be approved by the ARB, but with condition. Electric bulbs used in path fixtures located in front and at the side of the house must be either clear or white. Colored light bulbs or bulbs designed to flicker are not allowed. All wires must be installed at least one foot underground.

Path lighting may be installed without prior ARB approval. Path lighting of up to 16" in height shall be spaced no closer than 4 feet apart and may not be located adjacent to sodded areas.

Lighting that illuminates plants in planting beds, for example, low lights on palm trees, is permitted when aimed away from the view of neighbors or passersby. Lighting that illuminates either neighboring common areas or neighboring property is not permitted.

Proposed lighting shall not be approved if it has an adverse visual impact on any other property, due to location, color, or wattage. Temporary lightings or industrial lightings that are not solely landscape lightings designed for this specific purpose are not allowed. Furthermore, the use of extension cords as a power supply is prohibited.

Because the effects of proposed lighting may be difficult to assess prior to installation, the ARB reserves the right to require correction of lighting after installation that is found to cause an adverse impact or raise a safety concern.

LakeRidge Falls will not be liable for any damage to lighting fixtures by vendors or employees. Owners and residents fully understand that they are placing those items at their own risk and will not be reimbursed if they are damaged for any reason.

Article 18. Painting

During the next Community Wide Painting Schedule (see Attached), all homeowners are required to paint based on the updated color scheme, all exterior stucco walls, garage door, front door, trim, columns. Soffits, downspouts, gutters, and window mullions are to be painted or replaced. Colors shall be in compliance with the Assigned Paint Color Scheme chart in the Appendix. Beginning 2017 and thereafter, all the above must be maintained at all times based on the Community-Wide Standard.

Whether painting the exterior of a home for maintenance purposes or in its entirety during a Community Wide Painting Schedule requires an ARB Form that must be approved before the work begins. ARB Forms must detail what parts of the structure are to be painted and must specify the updated colors and cite the "Color Scheme Name and Color" from the assigned "Paint Color Schemes" in LakeRidge Falls from the Appendix in this Document. ARB approval of repainting with the updated colors will be granted upon submission of and

approval of the paint color information. Painting with an unapproved color will result in repainting with the correct original color at the owner's expense. A record of assigned colors for each residential unit is shown in the attached Appendix. Upon completion of the approved painting, the ARB will require a form of "Certificate of Compliance."

Note: Patching minor cracks and repainting the same with the approved house color does not require an ARB Form for approval.

Important: the Association reserves the right to require Owners to paint parts or the entire house between Community Wide Painting Schedules if it determines it is unsightly because the paint is flaking, bubbling, cracking, fading, morphing, peeling or for any other reason that based on the Association determination does not meet Community Wide Standard.

Lanai and lanai extension aluminum screen enclosures (aka "pool cages"), screen door framing and screening fabrics are not required to be painted under the Paint Specifications.

Sandstone Falls and Victoria Falls:

ARB forms for painting must be submitted for all units in a building simultaneously. Also, all units sharing one roof are required to be painted simultaneously. Therefore, homeowners must consult and agree with one another regarding their planned painting schedule using one designated painting contractor who will paint the entire structure according to the Exterior Paint Specifications in the designated Paint Color Scheme listed in the Appendix.

Stirling Falls:

Individual owners in Stirling Falls may paint their homes after receiving an approved ARB Form. They will be required to comply with the Painting Specification as stated for all residences and set out in the Appendix.

Painting Schedule:

All homeowners are required to paint the exterior of the homes as required in prior documents stated in the ten-year cycle commencing January 2017. See Appendix. The schedule places homes in groups by neighborhood to insure consistent appearance throughout the community.

Article 19. Pavers, Tile, Landscape Edging, Driveways, and Front Doors

Pavers/Tiles:

Pavers or Tiles are permitted from the front entrance to the driveway. The original sidewalk may be removed and pavers or simulated concrete pavers may be installed. Tiles shall be skid and slip-resistant.

Owners of Sandstone Units with dual entrance walkways are not permitted to replace walkways with tile or pavers. Painting or the replacement of driveways with tile or pavers is not permitted.

A small paving area may be installed at the rear of the lanai to accommodate an outward swinging door. Lanai doorway pads may not project more than six inches beyond the width of the door swing or exceed 36 inches in total. The width of the pad is subject to ARB approval.

Starting September 1st, 2021, landscape vendors are instructed to trim/cut grass up to approximately 12 inches

from any lanai screening or to the edge of an existing mulch or paver bed.

Homeowners may do the following according to the ARB guidelines: remove un-mowed grass from the edge of the screening to the mowed grass and replace it with either approved mulch or install approved neutral-colored pavers. Homeowners will have the option to extend this area up to 36 inches in width if they choose to add landscaping. As such, homeowners who follow ARB guidelines will not be required to apply individually for ARB approval. Those who choose not to do either, have the option to maintain/cut the grass themselves in the area from the screening to the mowed grass. Please note that homeowners who do nothing and allow the grass to grow uncontrolled will be in violation of the community standards. Pavers must be installed flush to ground level upon a bed of gravel. The sod must be removed where they are installed. Color of the thresholds and pavers to match the roof or painted to match the roof or the lanai. Patios outside lanais or pool cages are not allowed!

Changes to the walkways or driveways are not allowed except regular maintenance such as grinding or replacement of broken concrete. All driveways and walkways must be repaired and maintained by the owner.

Curbing and Landscape Edging:

Concrete and synthetic materials used as landscape curbing shall match the roof colors as closely as possible and shall not exceed six inches in width. A color cut, inclusive of the manufacturer's color designation, must be submitted to the ARB for review and approval prior to installation. LakeRidge Falls will not be liable for any damage to curbing and landscape edging by vendors or employees. Owners and residents recognize that they are placing these items at their own risk and will not be reimbursed if they are damaged for any reason.

Front door "glass" inserts:

Replacement of the front door with a glass insert door will be approved as long as the door color will remain the same. ARB approval is required prior to making such a change.

Article 20. Pools and Spas

Pools and Spas are allowed in Stirling and Victoria Falls. Because of limitations of space and setback, they are not permitted in the Sandstone Falls Area.

Only in-ground swimming pools are approved. Pools and spas must be located in the rear of the property and be enclosed by a pool cage or lanai extension. A County permit is required for all pool installations. Spas not affixed to the structure are considered to be furniture.

ARB Forms for pools must include a copy of the Plot & Site Plan showing the placement of the pool, the plumbing, and the lanai specifications. The ARB Form must show the location of the outside pool equipment and how it will be screened from view by landscaping.

The pool cage (lanai) framing must be constructed of bronze (in Stirling Falls) or white (in Victoria Falls) aluminum with black or charcoal screening material consistent with the house and area standards and shall not extend beyond the width of the rear of the dwelling or into any easement areas.

Article 21. Generators for Home Power

Power generators must be maintained for safety and prevention of excess noise. If gasoline is used to power them, attention must be given to safe fuel storage in an approved container. Please refer to the Fire

Department and County Regulation on the matter.

Portable Generators:

Portable generators may be operated during emergencies only. The operation of a portable generator must be completely outside of the building envelope. Generators may be kept in use until community power is restored.

Homeowners should note that portable generators that rely on an extension cord connected to an appliance must pass through a doorway or window, which compromises the home security. Any electrical panel modified to accept a direct portable generator plug-in must be done per Manatee County permit by a licensed electrician.

Permanent Generators:

Only natural-gas-fueled generators utilizing existing below-grade gas lines will be approved for permanent installation. Above-ground tanks are prohibited. A detailed plan indicating the generator size and placement, landscaping to screen the generator from view, the manufacturer's specification sheet that identifies the type fuel, power output and decibel level during periods of operation, and the installation contractor's name and telephone number shall be submitted for ARB review and approval prior to the initiation of the work.

Article 22. Roofing Replacement

All owners must present an ARB Form to the ARB for roof work before major non-emergency maintenance or replacement commences. Such ARB Forms must describe the material, style, and color of the work and include the contractor's name and address. The ARB Form must also include the signatures of all owners under a common roof.

County approval of roof replacement is required. If the County permitting process requires changes from what was originally approved by the ARB, then the owner shall seek ARB "re-approval". The approved roofing material, style, and color are:

Stirling Neighborhood – Model – Hacienda; Color – Papaya

Victoria Neighborhood – Model – Hacienda; Color – Morocco

Sandstone Neighborhood – Model – Ft Myers Hacienda Core B; Color – Taupe Mist

Article 23. Satellite Dish and Antenna Installation

ARB approval for the installation of satellite dishes requires the following conditions:

1. The satellite dish should be less than 30" in diameter.
2. The satellite dish should be installed on the eaves at the rear side of the dwelling. The satellite dish is not permitted in the front yard.
3. The satellite dish should be the neutral color supplied by the manufacturer. The conduit color should

match the color of the house. The installation should be made safe from strong winds.

4. An antenna is permitted in the rear of the building, if necessary to receive an acceptable quality signal, in the side or the front of the building, in that order of preference.

Deviations are allowed when following the above ARB guidelines interferes with the proper reception of the signals. However, owners seeking a variance should specify the reasons for the requested deviation on their ARB Form.

The Association may request homeowners to relocate the dish or antenna at their own expense if it was not installed in compliance with an ARB approval. Any relocation will require a new ARB approval.

Article 24. Solar Energy and Tankless Water Heaters

Solar Energy - Owners seeking to use solar energy devices are limited to roof placements and must receive an approved ARB Form before installation.

The ARB will affirm locations for mounting solar energy devices on the roof within an orientation to the South or within 45 degrees east or west of due south provided that such determination does not impair the effective operation of the solar collectors. The ARB may impose requirements on the shape, location, and extent of the solar panels that may nominally influence the system's operating efficiency or installation cost.

In general, the ARB prefers locations that minimize the visibility of the installation while accomplishing the objective of the owner

Tankless Water Heater - In Sandstone and Victoria Falls neighborhoods, tankless water heaters are allowed as long as they are installed **inside** the garage. Because the installation of a tankless water heater inside a garage involves having an exhaust pipe, an ARB approval is required before any work takes place.

In Stirling Falls neighborhood, tankless water heaters are allowed on both the inside (i.e. the garage) and outside (i.e. exterior wall of the garage) the dwelling. In both cases, an ARB approval is required before any work takes place.

Article 25. Flags

One country flag not exceeding 48"x 72" in size and one decorative flag not exceeding 36" x 60" in size may be hung without ARB approval from flagpoles not exceeding 72" in length or 2" in diameter on the exterior facade of the dwelling. Decorative flags are not allowed except during holidays when holiday decoration is allowed within the time frame specified in Exhibit "C" of the Declaration.

Article 26. Bird Feeders and Bird Baths

Some of our visiting bird species are protected under State, County and Federal regulations. These regulations do not permit feeding or molesting wildlife. Doing so attracts nuisance and undesirable wildlife species such as rats, raccoons, etc. Therefore, bird feeders and birdbaths of any kind, and/or feeding the birds by casting food on the lawn are prohibited. Please refrain from feeding or disturbing any wildlife species in our community.

Article 27. Garage Heat Control

Exhibit "C" of the 'Declaration of Covenants, Conditions, and Restrictions for LakeRidge Falls' Section 2.(t)

prohibits, unless expressly authorized by, and then subject to such conditions as may be imposed by the Board of Directors: "Conversion of any garage to finished space for use as an apartment or other integral part of the living area on any Lot without prior approval pursuant to Article V, or use of any garage for storage or other purposes which preclude its use for parking of that number of vehicles for which it was originally designed."

Venting Systems: Ventilation panels in the door, replacement of glass lights within the door panels with ventilation panels, garage door screens, roof vents and installation of louvered exhaust ports in the garage wall are NOT allowed.

Air Conditioning Systems: Portable AC Units - A portable AC unit may be installed within the garage interior provided it is directly connected to the exterior via a 4-inch wall-mounted, rigid heat dissipation dryer vent along with a ½-inch PVC condensation drainpipe. Flex ducting is not allowed. The owner must submit an ARB Form with requisite attachments detailing the location, vertically and horizontally, of each penetration. Penetrations must be fully concealed with landscape shrubbery.

Permanent AC Units – A wall or ceiling mounted heat exchanger and ½-inch PVC drain pipe may be installed within the garage interior. The accompanying compressor shall be installed on a concrete pad adjacent to the existing house AC unit and shall be fully concealed with landscape shrubbery. This installation requires ARB approval, a licensed electrician, a building permit and compliance with the Florida Law, all of which is the owner's responsibility to obtain prior to starting the installation. The owner's ARB form must contain all of the above information, except an approved permit which shall be obtained prior to installation of the unit.

Article 28. Garage "Coach" Lights

Any changes to the garage coach lights require ARB approval. LakeRidge Falls approved fixtures may be purchased at local retailers as well as internet sellers, using the following ordering information: **Manufacturer**: WAVE Lighting Co. **Style**: Everstone Non-Corrosive Wall Mount **Model Number(s)**: S11SC BK (Black Finish); S11SC-WH (White Finish)

All fixtures include mounting hardware but do not include bulbs which you must supply. Fixtures will have standard, medium-base bulb sockets and will accept standard incandescent, CFL (fluorescent) or new, longer-life, LED bulbs with a standard base. Please be advised that these fixtures are compatible with solar or photocell sensors.

Note: Order only the same color fixtures which you now have in place. Also, note that single-family homes and paired villas require 2 fixtures per home. For four and six-unit buildings, end units require 2 fixtures each and interior units require 1 fixture each.

The new replacement fixtures are designed to mount over the existing wiring outlets of the fixture(s) you are replacing. The lamps are somewhat larger than existing fixtures being replaced but take up about the same over-all existing space (footprint) as they do not have a long "tailpiece."

Article 29. Security Cameras

Exterior mounted security cameras are required to be accompanied by a sign conspicuously posted that clearly states that a video surveillance system has been installed for the purposes of security on the premises. The location, number, and color of such cameras shall be as inconspicuous as possible in the judgment of the ARB.

Video doorbells can be installed without prior approval by the ARB as long as a security window sticker or

sign is clearly displayed indicating the house is protected by an audio/video surveillance device.

Article 30. New Construction

In the event that a building is destroyed and requires reconstruction, the exterior of the replacement building shall substantially match the original construction as originally built or as subsequently altered pursuant to an ARB approval or approvals.

Article 31. Exterior Venting of Microwave and Hoods Fan

In Stirling and Victoria Neighborhoods where the range/oven is located at the exterior sidewall of the house, venting to the exterior is permitted. The exterior vent cap must be the exterior color of the house. Houses in Cascades and Victoria where the range/oven is located on an interior wall, venting is permitted through the roof. ARB approval is required, and documents must be submitted as per guidelines.

APPENDIX

Gutters and Downspouts

All downspouts that drain water toward the ponds shall be connected to underground drainage piping that drains directly to the pond and is constructed in compliance with the following specifications:

Install a 4" round solid corrugated HDPE Drain Pipe from the end of downspout approximately 10" above Grade to extend underground to the lake and exiting at the lower end of the sloped lake bank.

Install an HDPE to PVC Pipe connector. Install a three-foot length of PVC pipe to direct discharge flow into the lake. Install a perforated end cap at the exit of the PVC pipe to prevent any lake debris from getting into the drain line and clogging the drain.

An Example of a Drain Pipe

Standard House Numbers

LakeRidge Falls' standard house numbers are "Traditional Raised Lacquered Polished Brass". The photo shows the style of the numbers.

Mailboxes

All mailboxes, posts, boxes, and flags used in LakeRidge Falls must be the same shape, size, and color of the post, box, flag, and house number. Mailboxes are required to be constructed using galvanized steel.

Basic Standard US Postal Service mailboxes (the size used throughout the community) are available at local hardware stores. Painting of the mailbox posts, brackets, boxes, flags, and house number plates will be performed by the Association. The color of the flag is to be red in conformance with USPS regulations.

Replacement house numbers are only available from the mailbox manufacturer. The vinyl numbers are computer-generated, laser-cut, self-adhesive 2 5/8" "Clarendon Condensed" font in Metallic Gold. If there comes a time when you must replace any part of your mailbox post, bracket, number plate or flag, contact the manufacturer:

Creative Mailbox and Sign Designs
12801 Commodity Place
Tampa, FL 33626
(800) 804-4809
www.CreativeMailboxDesigns.com

LAKE RIDGE FALLS

Architectural Review Board

Submittal Form

Owner's Name: _____ Phone Number: _____

Owner's Address: _____

REMEMBER: The submittal form is to be completed by the Owner and submitted for approval **BEFORE** any work commences

- ☐ **Detail Description** - On an 8" by 11" sheet of paper, please carefully print or type a detail description of the proposed change, addition, or installation you wish to make.
- ☐ **Roofmate** - Owners of Victoria Falls & Sandstone Falls Neighborhoods are required to apply together on separate submittal forms when doing work that would affect the entire **building** or joined **landscaping** beds.
- ☐ **Location** - please indicate in the description and on a photo the exact location of the proposed change/addition/installation.
- ☐ **Survey** – Please see Article 4 of the Architectural Guidelines.
- ☐ **Specifications** - please indicate in your detail description all the relevant specifications including dimensions, material types, color (**must attach color chip**), and estimated date of completion.
- ☐ **Local Zoning and Building Regulations** - make sure requests conform to the local zoning and building regulations and understand that Owners are responsible for obtaining the necessary permits.
- ☐ **Time Line** - make sure to submit the request no later than 48 hours **prior** to the scheduled ARB meeting.
- ☐ **Signature and Date** - make sure to sign and date the form otherwise the request would not be considered.

Signature: _____ **Date:** _____

THIS SECTION TO BE COMPLETED BY THE ARB

Decision:_____ **ARB Comments/Conditions:**_____

_____

Member Signature: _____ **Date:** _____

LAKE RIDGE FALLS

Architectural Review Board

Painting Submittal Form

Owner's Name: _____ Phone Number: _____

Owner's Address: _____

REMEMBER: Painting may not commence prior to the ARB approval of the project.

Exterior House Walls & Exterior Garage Door

Color Name _____ Color Number _____

Exterior Trim

Color Name _____ Color Number _____

Front Door

Color Name _____ Color Number _____

Vendor Name/Address/Telephone Number: _____

_____

Proposed Completion Date: _____

By signing this form, the Applicant is acknowledging the requirement that a certificate of painting completion is required to be submitted prior to the painting due date listed in the ARB regulations. The certification also will require a copy of the painting vendor's paid invoice to be attached.

Signature: _____ **Date:** _____

THIS SECTION TO BE COMPLETED BY THE ARB

Decision:_____ **ARB Comments/Conditions:**_____

_____

Member Signature: _____ **Date:** _____

LakeRidge Falls Exterior Painting Specifications

The exterior of each residential structure is required to be repainted within the time schedule specified in the Documents, which is currently 10 years, in compliance with the following specifications:

- Power-wash all surfaces to be painted;
- Patch and caulk as needed;
- Paint with at least two coats of exterior Satin paint with a manufacturer's warranty of at least 15 years;
- The stucco, garage door, front door, trim, columns, soffits, downspouts, and window mullions color shall be painted or replaced and the colors shall be in compliance with the Assigned Paint Color Scheme chart. Lanai and lanai extension aluminum screened enclosures [AKA "pool cages"], screen door framing and screening fabrics are not required to be painted under these Paint; Specification.
- Carriage lights shall be painted or replaced; See (ARB Guidelines, Article 29) for numbers of new lights for your structure;
- All work to be done in a workmanship like manner.

Assigned Paint Color Schemes and Schedule for Lakeridge Falls 2027-2029

Street / Area	1	2	3	4	5	6
Exterior Walls & Exterior Garage Door	Medici Ivory SW 7558	Banana Cream SW 6673	Row House Tan SW 7689	Bagel SW 6114	Simplify Beige SW 6085	Pavillion Beige SW 7512
Exterior - Exception	Tradional Ivory SW 2214	Brassine SW 2352		Sun Porch SW2192	Scott Paint Hummingbrid T141-3	
Ext. Trim	Alabaster SW 7008	Extra White SW 7006	Intricate Ivory SW 6350	Medici Ivory SW 7558	Sand Dune SW 6086	China Doll SW 7517
Trim - Exception	Palais White SW 2429	Palais White SW 2429		Palais White SW 2429	Scott Paint Talavera T141-5	
Front Door	San Antonio Sage SW 7731	San Antonio Sage SW 7731	Craft Paper SW 6125	Sensational Sand SW 6094	Nuthatch SW 6088	Foothills SW 7514
Door - Exception	San Antonio Sage SW 2215	San Antonio Sage SW 2215		Prairie Sand SW 2194	Scott Paint Young Gazelle T141-7	
Roof Width 13 1/8 " Mid Thickness 5/8" End Thickness 7/16"	Style Hacienda Color - Papaya	Style Hacienda Color - Papaya	Style Hacienda Color - Papaya	Style Hacienda Color - Papaya	Style Hacienda Color -Taupe Mist	Style Hacienda Color -Morocco
Bowen Falls Place	4007 4015	4003	4011 4023 4031	4019 4027 4035		
Mackay Falls Terrace	4106 4115 4118 4135 4140 4148 4156 4202 4206 4209 4222 4223 4238 4247 4256 4272	4112 4123 4205 4214 4230 4265	4107 4119 4126 4131 4136 4141 4210 4213 4218 4226 4234 4241 4242 4252 4255 4264 4273	4111 4127 4132 4144 4152 4160 4164 4201 4246 4260 4261 4268 4269		
Stirling Falls Circle	8006 8007 8014 8017 8024 8025 8033 8049 8061 8062 8074 8078 8079 8090 8098 8103 8111 8118 8119 8127 8135 8143 8146 8154 8159 8162 8170 8171 8179 8186 8210 8215 8231 8232	8003 8010 8054 8065 8142 8182 8187 8209 8228	8018 8037 8045 8057 8058 8066 8082 8089 8094 8107 8114 8115 8123 8131 8132 8139 8150 8151 8163 8166 8174 8183 8201 8214 8219 8224 8227	8002 8013 8021 8029 8041 8044 8053 8069 8070 8086 8095 8106 8147 8155 8158 8167 8175 8205 8206 8223		
Sandstone Falls Neighborhood					All	
Victoria Falls Neighborhood						All
Clubhouse/ Annex/ Gatehouse Buildings						

Assigned Schedule for Lakeridge Falls 2027-2029

Phase A:

January 2027 through December 2027
All homes from 8002 Stirling Falls Circle through 8095 Stirling Falls Circle
All homes from 8004 Victoria Falls Circle through 8038 Victoria Falls Circle
All homes from 4007 Cascade Falls Drive through 4171 Cascade Falls Drive

Phase B:

July 2027 through June 2028
All homes from 8098 Stirling Falls Circle through 8232 Stirling Falls Circle
All homes on Bowen Falls Place
All homes from 8039 Victoria Falls Circle through 8155 Victoria and 4301 Kariba Lake Terrace
All homes from 4205 Cascade Falls Drive through 4285 Cascade Falls Drive

Phase C:

January 2028 through December 2028
All homes from 4106 Mackay Falls Terrace through 4156 MacKay Falls Terrace
All homes from 4305 Kariba Lake Terrace through 4415 Kariba Lake Terrace
All homes on Reynolds Falls Court

Phase D:

July 2028 through June 2029
All homes from 4160 MacKay Falls Terrace through 4273 MacKay Falls Terrace
All homes from 4418 Kariba Lake Terrace through 4487 Kariba Lake Terrace
All homes on Ashford Falls Court
All homes on Simpson Falls Court