

## **THE MAPLES** **ADDENDUM 1**

### **Initial Architectural Guidelines:**

Minimum Square Footage: 2,200 square feet of air-conditioned/heated space

Garage: All homes shall have an attached two-car (minimum) garage with side entrance.

Permitted Building Materials: Brick, hardi-plank, stone, stucco, cement fiber board, shakes, or other materials as may be approved from time to time by Developer or Architectural Control Authority, When Empowered. Construction materials such as vinyl, aluminum siding, pastel brick, "Miami Stone" or similar material, light-colored shingles, solar panels and plywood siding will not be allowed, unless prior written approval is provided by the Developer or Architectural Control Authority, When Empowered. Notwithstanding the foregoing to the contrary, vinyl shall be a permitted building material for trim, including cornices, shutters, shakes, board and bat, as accents only.

Colors: The color scheme for the exterior of any Dwelling shall be approved by the Developer or Architectural Control Authority, When Empowered. The same colors, materials, and style utilized for the exterior and roof of the residence shall also be used for any garages, outbuilding, or any other structure erected on the Lot. Earth tone colors are deemed approved.

### **Initial Landscape Guidelines:**

Grass: All front and side yards to the rear corners of the Dwelling shall be sodded and irrigated and all rear yards shall be either seeded or sodded at or prior to completion of the Dwelling on a Lot.

Landscaping: An Owner must submit with its Plans a landscape plan, which shall conform to the Community-Wide Standards. Developer or Architectural Control Authority, When Empowered, shall approve the landscape plan in the same manner as it approves the construction Plans.

Landscaping shall be completed in accordance with approved landscaping plans. Failure to do so will subject the owner to Non-Compliance Assessments and any other remedies permitted by the Declaration.

### **Fences:**

Unless prior written approval is provided by the Developer or Architectural Control Authority, When Empowered, the only fences permitted shall be wood shadow box with scallops over cut and capped posts.

**THE MAPLES**  
**ADDENDUM 2**

**Fees and Assessments:**

Regular Assessments for 2010: \$ 500.00

Non-Compliance Assessments: All Non-Compliance Assessments shall be paid within fourteen (14) days from written notice to an Owner (or will be subject to interest as provided for Regular Assessments and a late fee).

Violations: \$ 25 first offense; \$ 25 second offense; \$ 25 additional offenses

Late Fees:

10 % of amount due for Regular Assessments

20 % of amount due for Non-Compliance Assessments

Architectural Review Fee: \$ 400.00

Certificate of Payment Fee: \$ 10 per request (additional \$ 15 fee for expedited request (less than 3 days)) plus all postage.

Assessment For Capitalization: \$ 30.00