



COPPERFIELD PROPERTY OWNERS' ASSOCIATION

ARCHITECTURAL STANDARDS, RULES AND REGULATIONS

Month DD, YYYY



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SECTION I. GENERAL

Copperfield POA Mission Statement

The following is the Copperfield Property Owners Association (POA) Mission Statement:

Manage the operations of the Association to effectively maintain the community in order to preserve property values and community spirit.

Purpose

The purpose of these written Architectural Standards and Rules and Regulations (hereinafter ASR&R) is to ensure that Copperfield will always be an attractive and desirable community in which to live. Additionally, these guidelines are put in place, by the Copperfield Board of Directors (hereinafter BOD), to protect each homeowner's investment and assure all members take pride in their community and are comfortable living in it. Thus, all residents share the responsibility to comply with, support, and contribute to this document.

Compliance to the standards and guidelines set forth in this document also requires, from each member, a degree of regard for his/her neighbors, which he/she expects in return. Each member and the member's tenants, guests, and invitees, and each association, are governed by, and must comply with, the governing documents of the Community, and the rules of the Association. Actions at law or in equity, or both, to redress alleged failure or refusal to comply with these provisions may be brought by the Association or by any member.

Where homeowner(s) is referred to throughout this document, this also includes tenant(s) leasing the property.

Each homeowner should read, review, and acquaint themselves with the Declaration and with these ASR&R.

These guidelines do not remove the homeowner's responsibility of meeting all provisions of the Copperfield POA Documents. In addition, these guidelines do not remove the homeowner's responsibility to meet Brevard County ordinances, regulations, or restrictions and to obtain necessary permits. Lastly, these guidelines do not eliminate the need for submission of plans for approval by the Copperfield Architectural Review Committee (hereinafter ARC).

This guide should become a permanent part of the homeowner's records. It must be given to prospective homeowners along with the Covenants & By-Laws.

These standards and guidelines may be amended from time to time by a majority vote of Copperfield Board of Directors (hereinafter BOD). Standards may be updated to clarify their intent and/or to address additional changes.

SECTION II. VIOLATION FLOW CHART

Homeowners are expected to comply with the standards and guidelines set forth in this document. When violations are cited there is a defined process to follow to inform and hear from the home owner and hopefully resolve the issue.

Reference the [Violation Flow Chart](#) Approved by the BOD - May, 2007.

SECTION III. ARCHITECTURAL STANDARDS

In an effort to provide members with a single document that contains all the Architectural Standards, this document also contains references to the Architectural Standards and Restrictions contained in the Declaration, specifically *Article IX, Architectural Control*, *Article X, Maintenance of Exterior of Owners Property*, and *Article XIII, Restrictions*.

Responsibilities of the ARC

1. The timely review and approval or disapproval of plans.
2. Keeping and maintaining minutes when the ARC meets to discuss policies and procedures. The minutes should include persons in attendance, issues discussed, and actions taken. Notice of these meetings is to be made 48 hours in advance (per [Chapter 720 Homeowners' Associations](#)).
3. Ensuring timely compliance with approved applications.
4. Making recommendations to the Association's BOD regarding appeals.

Application Procedure / Requirements

Submission and approval of a completed Architectural Review Application (ARA) is required before making any exterior additions or changes or alterations to any Home or Lot (per *Declaration Article IX, Architectural Control*). Applications may be found on the Community website or requested from members of the ARC.

Along with an ARA, two (2) complete sets of plans and specifications must be submitted to the ARC. All applications must be accompanied by site plans. Site plans must show dimensions in relation to the existing dwelling and the property lines (setback). Measurements must be written on the plans.

If applicable, plans must also include a description of materials to be used. For painting, the application must be accompanied by color samples. Paint samples will be kept on file with the Association and will not be returned.

Incomplete applications and/or missing plans/drawings will be returned to the homeowner.

Even if your addition, change or alteration is identical to an addition, change or alteration approved for another owner's lot, you must still submit an ARA for your proposed addition, change or alteration for review and approval or disapproval. Because each situation may have different conditions, e.g., different locations, physical conditions or design considerations, etc., each application will be reviewed on a case-by-case basis. In the event of any inconsistency between these standards and the Declaration, the Declaration shall control.

Submit all ARA's directly to an ARC member listed on the Copperfield website or contact the current Copperfield Property Management Company for specific information on how to submit an ARA.

Processing of Application

In accordance with the Declaration, the ARC shall have thirty (30) days after submittal of plans to approve or disapprove the plans. No verbal approvals or disapprovals will be given by members

of the ARC or the BOD. The ARC's decision will be in writing and will be returned to the applicant.

The more information provided on the ARA, the easier it is for the ARC to render a timely and accurate evaluation and decision. If the plans are not complete, legible and reproducible, the Committee may be forced to reject the proposal due to insufficient information.

No construction or alterations may begin until written approval is received from the ARC. Owners who proceed with alterations prior to final ARC approval shall be considered in violation of the Association's covenants and restrictions and the Association shall proceed with any necessary enforcement.

Appeal

A rejected proposal may be appealed in person at a monthly board meeting by requesting to be added to the agenda, or in writing to be presented by the BOD at a monthly board meeting. Either of these courses can be accomplished by contacting the BOD or Copperfield Property Management Company. The decision of the BOD shall be final.

Construction Period

Once plans have been approved by the Committee, the project must be completed within ninety (90) days of the written approval. If the project is not started within ninety (90) days of written approval, the applicant will have to submit a new ARA to the ARC for review and approval or disapproval.

County Approval

Please be reminded that it is the homeowner's responsibility to apply for and obtain all permits required by Brevard County. Property owners have the sole responsibility for compliance with County codes and regulations.

Architectural Guidelines

Above-Ground Tanks

No exposed above-ground tanks will be permitted for the storage of fuel or water or any other substances.

Access Ramps

Any owner may construct an access ramp if a resident or occupant of the property has a medical necessity or disability requiring a ramp for egress and ingress under the following conditions:

1. The ramp must be as unobtrusive as possible, be designed to blend in aesthetically as practicable, and be reasonably sized to fit the intended use.
2. An ARA, including plans and specifications, for the ramp must be submitted to the ARC for review and approval. The ARC may make reasonable requests to modify the design so long as such modification imposes no additional costs to the owner and still meets the owner's needs.
3. The ramp must be installed and maintained at the owner's expense and shall be maintained in a neat and attractive manner at all times.

Air Conditioners

No external window air conditioning units shall be installed without prior written approval of the ARC.

Antennas, Satellites, Radios

The placement and size of outside antennas, antenna poles, antenna masts, satellite television reception devices, electronic devices, antenna towers or citizen band (CB) or amateur band (HAM) antennas shall be approved in advance by the ARC, subject to any limitations imposed by any applicable Federal and State regulations and laws. A satellite television reception dish 18 inches or less in diameter shall be permitted without prior written approval of the ARC if the same is so located that it cannot be seen from any street and is shielded from view from any adjoining Lot. To the extent acceptable quality signals can be received from multiple locations on an Owner's Lot, antennae, aerials, satellite dishes and similar devices must be located in the least visible location on the Lot, as low as possible, and shielded from view to the greatest degree possible. Antennas larger than one (1) meter in diameter are prohibited. Antennae, aerials, satellite dishes and similar devices cannot be installed by Owners on Common Areas. The height of the mast of antennae, aerials, satellite dishes and similar devices may not extend more than twelve feet (12') above the roofline.

Clothes Lines

1. Clotheslines that are of a removable (or retractable) rack-type may be installed in the backyard of a Lot (e.g., out of view from the front of a Lot) so long as such clotheslines are removed or retracted when not in use.
2. Clotheslines may be installed and used in an area of a Lot other than the backyard (as described above) with the prior written approval of the ARC.
3. In any event, clothes and other objects will not be permitted to be placed or be present on clotheslines between the times of sunset and sunrise on any given day.

Driveways and Walkways

Any extension, widening, rerouting, painting, or resurfacing of existing driveways must have prior written approval of the ARC before any work is undertaken. Driveways cannot be wider than the width of the garage exterior walls.

Paver Driveways and Walkways

Reference the [Paver Driveways and Walkways Resolution](#) Approved by the BOD - March, 2015.

Exterior Lighting

Exterior lighting, other than that provided by the builder, requires the prior written approval of the ARC. An application is not required for the replacement of an existing light fixture if replaced with a fixture similar to the original fixture in size, shape, and color. Back or side yard lighting should not cause a nuisance to adjoining properties.

Fences

Fences (Along Water Bodies)

Reference [Fences Resolution](#), Fences (along water bodies), Approved by the BOD – Sept. 2015.

Fences (Not on Water)

Reference [Fences Resolution](#), Fences (not on water), Approved by the BOD – Sept. 2015.

Pergolas and Awnings

1. Requires the prior written approval of the ARC prior to construction, installation or placement.
2. The structure must not be visible from the street.
3. Along with the ARA, the owner shall attach two copies of the plot plan of your property showing the following:
 - a) The exact location of the item relative to the house site. Include dimensions showing the distance from the house and property lines.
 - b) The dimensions of the item. Include the maximum height of the structure and the location of that point.
4. The ARA must describe the material and color of the structure and the type of anchor system used (i.e., concrete, cable tie-downs).
5. Gazebos are not permitted.

Flags, Flagpoles

Should any Owner wish to display a flag or install a flagpole, whether it be by way of a bracket attached to the home or otherwise, requires the prior written approval of the ARC, as to design, height, location, appearance and type. Reference Section IV - Rules and Regulations - Flags, Flagpoles.

Front Doors

1. Front door replacement requires the prior written approval of the ARC if the replacement door is not of the same material, color and style that was originally installed by the builder of the Home.
2. Front door painting requires the prior written approval of the ARC if the new paint color is not the same as the original paint color.
3. Paint color must be chosen from approved Community color pallets available from the ARC upon request. Deviations from this color pallet will be considered on a case by case basis.

Gutters and Downspouts

1. Gutters and downspout installations requires the prior written approval of the ARC. High-quality materials that offer long life are recommended as the homeowner will be required to maintain the gutters and downspouts in good repair.
2. Plans must include the proposed locations of the gutters and downspouts, as well as the color of the gutters and downspouts proposed to be installed.
3. The drainage patterns on adjacent property shall not be adversely affected, and no direct drain onto common or neighboring sidewalks is allowed.

4. Gutter pipe extensions are permitted with the prior written approval of the ARC. Extensions in the front yard must be concealed.

Landscaping

1. All landscape plans, including modification to existing landscaping, requires the prior written approval of the ARC.
2. Notwithstanding anything herein to the contrary, any Owner shall have the right to install bona-fide "Florida-friendly landscaping", as defined and described by Florida Statute 373.185 as amended, upon any Lot, with the prior written approval of the ARC. The Owner shall be required to submit a Florida-Friendly Landscaping design plan prepared by a certified Florida Friendly Landscaping Architect, which plan will incorporate the concept of right plant, right place will be used. The Owner will design the landscape so that plants serve a number of functions including, but not limited to, cooling, privacy screening, shade, aesthetics, wildlife habitat, runoff pollution prevention, and directing traffic flow onto and within the property. Such design plan will retain and incorporate existing native vegetation into the landscape whenever feasible and adhere to Florida Green Industries Best Management Practices.
3. The Association shall have the authority to promulgate additional rules and regulations regarding Florida-friendly landscaping, including establishing a species list.

Mailboxes

1. Owners may replace an existing mailbox with a matching style, design and color mailbox without obtaining written approval from the ARC.
2. Replacement with a different mailbox not matching style, design and/or color requires the prior written approval of the ARC.

Paint Colors

1. Exterior paint colors and paint color combinations shall be selected to harmonize with the natural environment and original scheme of development of the community.
2. All proposed paint colors and paint combinations to be used on the exterior of any residence require the prior written approval of the ARC before being applied to the exterior of any residence.
3. House, trim and front door paint color must be chosen from approved Community color pallets available from the ARC upon request. Deviations from this color pallet will be considered on a case by case basis.
4. The ARA must be submitted with paint manufacturers' samples attached.
5. In addition to the ARA, the ARC may require that the applicant purchase a sample of the paint to be used on the body and / or trim of the house and apply the proposed color(s) to a small area on the front and side of the house, so that the color can be seen in different light.
6. The ARC may also require a sample of the paint proposed for the door if it is a different color than the body paint of the house.
7. The applicant must not proceed with painting any portion of their residence until the application and approval process has been completed.
8. Owners may repaint residences in the same color and manner as original, or as previously approved by the ARC, without obtaining new written approval from the ARC.

Play and Recreation Equipment

Permanent play structures or recreational equipment, including but not limited to basketball poles and backboards and any other fixed games or play structures, shall not be installed or constructed without the prior written approval of the ARC.

1. The play structure must be placed behind a fenced enclosure so as not to be visible from the street or neighboring yards.
2. Installation and use of play structure equipment shall be limited to the rear of each property only and no closer than five (5) feet to the property lines.
3. No outside tree houses shall be erected on any portion of any Lot.
4. No skate board ramps or similar structures shall be erected on any portion of any Lot.
5. Only portable and removable basketball backboards and goals may be utilized on a Lot. Any such portable basketball backboard or goal shall be stored out of sight while not in use.
6. Portable outdoor games, play items and recreational equipment, including, but not limited to children's wading pools, bicycles, sports equipment, etc.,
 - must be stored out of sight at the rear of a Home or inside a garage or other structure when not in use.
 - may not be placed outside of an owner's Lot.
7. Play and recreational equipment shall not be installed either temporarily or permanently in the Common Areas.

Pools and Spas

When planning construction of a swimming pool and/or spa, the homeowner shall follow these guidelines:

1. All in-ground pools, hot tubs, spas and appurtenances installed shall require the prior written approval of the ARC.
 - A licensed pool contractor must be used and is required to pull proper permits.
2. All above ground pools shall require the prior written approval of the ARC.
 - A licensed pool contractor must be used and is required to pull proper permits.
 - The pool must be located so that it cannot be seen from any street and is shielded from view from any adjoining Lot.
3. Along with the ARA, an owner shall attach two copies of the plot plan of your property showing the following:
 - a) The exact location of the pool relative to the house site. Include dimensions showing the distance of the pool from the house and property lines.
 - b) The maximum dimensions of the pool and the pad surrounding the pool.
 - c) The dimensions of the screen enclosure, if any, relative to the pool:
 - Show the maximum height of the screen support structure and the location of that point.
 - Describe the material and color of the screen support structure.
 - Describe the type and color of the screen material.
 - d) The location, size, and type of material used for new pads or sidewalks.
 - e) The location, size, and type of material used for new retaining walls or planters.
 - f) The type and location of trees to be added to your property.
 - g) The landscaping plan for your property.

- h) The location of all peripheral equipment (filter unit, pumps, plumbing, etc.). All peripheral equipment should be located at the rear of the house. If the equipment cannot be located at the rear of the house, shelter the equipment so that it cannot be viewed from the street or sidewalk.

Note: The homeowner may submit copies of the pool contractor plans (or augmented contractor plans) in lieu of preparing a separate set of plans provided those plans show all the information requested in the Pool/Spa Guidelines above.

Roof and Roof Structures

1. If any of the originally installed roof shingles need to be replaced, the homeowner must match, as closely as possible, the original builder installed shingles in both color and style. Such roof repair shall not require the prior written approval of the ARC.
2. Replacement of a roof requires the prior written approval of the ARC. Architectural asphalt shingles shall be acceptable on a Lot, in a color that complements the colors of the Home on a Lot. Light or dark brown, light or dark gray, or tan are all permitted colors.

Energy Saving Devices

1. Energy saving devices (or a portion thereof) shall be regulated to the extent permitted by law. Installation of or changes to such items is expressly permitted provided they are installed and maintained in accordance with Florida Law. The Association shall only regulate and approve where such items can be placed.
2. Installation of, or changes to, energy saving devices (solar panels, solar collectors, etc.) requires the prior written approval of the ARC.
3. Energy saving devices shall be designed and constructed to appear as an integrated part of the building architecture. This shall generally mean that the panels shall be roof mounted to the rear or side roof of a home.

Storage Sheds and Similar Structures

1. No storage shed or similar structure shall be erected, altered, placed or permitted to remain on any Lot without the prior written approval of the ARC.
2. Any storage shed or similar structure must be behind an approved fence and may not be visible from the street or neighboring yard. Storage sheds and similar structures shall be no higher than six (6) feet.

Window Tint

1. Windows should be clear glass or a tinted glass of bronze, gray or smoke color.
2. The installation of any non-reflective or non-mirrored window tinting film requires the prior written approval of the ARC.
3. No reflective or mirrored window tinting film shall be applied to any windows, or other surfaces, on any residences or other structures located on any Lots within the community.
4. The color and material of the proposed window tinting film must be provided as part of the ARA.

Windows

1. Any replacement of windows which differs in style and appearance from that which was originally installed on the home shall require the prior written approval of the ARC.
2. The ARA must include a description of the window. The window frame color must be white and if original window installed on the Home included a grille, the replacement window must include a grille as well.

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SECTION IV - RULES AND REGULATIONS

In an effort to provide members with a single document that contains all the Rules and Regulations, this document also contains references to the Restrictions contained in the Declaration, specifically *Article IX, Architectural Control, Article X, Maintenance of Exterior of Owners Property, and Article XIII, Restrictions.*

Responsibilities of the BOD and Copperfield Property Management Company

The following items are the responsibility of the BOD and Copperfield Property Management Company to review for violations within the community on a monthly basis. Violations are handled via the use of the [Violation Flowchart](#).

Rules and Regulations:

Animals

1. Wild animals are prohibited.
2. No animals, livestock or poultry of any kind shall be raised, bred, pastured or maintained on any property, except household pets for the sole pleasure and purpose of the occupants, but not for any commercial use or purpose.
3. In no event shall more than three (3) domestic pets be housed on any property either of one (1) type or combination thereof.
4. All pet owners shall abide by Brevard County Code of Ordinances ([Chapter 14 - ANIMALS](#)) concerning the proper care, maintenance, licensing, and control of their individual pets. Nevertheless, should an animal under the ownership or control of a resident or Lot Owner inadvertently soil, defile, urinate, or defecate outside of the Lot of the Owner or resident, such materials shall be removed immediately from such location.
5. Any animal that frequently or continuously barks, howls, or makes frequent or continued sounds or noises between the hours of 11:00 p.m. and 7:00 a.m., should be reported to Brevard County Animal Control.
6. If, in the sole discretion of the BOD, a pet is or becomes a nuisance by way of excessive noise, aggression, roaming, or otherwise, the Board of Directors may order the immediate removal of such pet from the Property in writing and the owner of such pet shall immediately comply.
7. No pet shall disturb the tranquility of the Property or the Owners, occupants or tenants thereof, or be dangerous, annoying, a nuisance or destructive of wildlife, as determined by the Board of Directors of the Association, in its sole unfettered discretion. Violation of the provisions of this Section shall entitle the Association to all of its rights and remedies, including, but not limited to, legal proceedings as provided for in the Association's Declaration, the right to fine Owners (as provided herein and in any applicable rules and regulations and/or Florida law), and/or to require any pet to be immediately and permanently removed from the Property. An Owner shall compensate any person injured by that Owner's pet and shall indemnify and hold the Association harmless against any loss or liability arising out of any incident involving the Owner's pet on the Properties

Boats

1. No boats or personal watercraft or boat trailers shall be permitted to be parked or stored on any portion of Association property, unless enclosed in a garage and not visible from public view.

2. No boat or personal watercraft of any type shall be allowed on any ponds within the Copperfield Community.

Building Material

No lumber, brick, stone, cinder block, concrete or other building materials, scaffolding, mechanical devices or anything else shall be stored or used for longer than the length of time reasonably necessary for the construction to completion of the improvement for which same is to be used.

Business Use of Home

1. No house or other structure on any residential property shall be used for commercial or business purposes. Notwithstanding the foregoing, and subject to applicable statutes and ordinances, an Owner may maintain a home business office within a home for such Owner's personal use; provided, however, business invitees, customers, and clients shall not be permitted to meet with Owners in Homes unless the Board provides otherwise in the Rules and Regulations. No Owner, tenant or guest may actively engage in any solicitations for commercial purposes within the Properties. No solicitors of a commercial nature shall be allowed within the Properties, without the prior written consent of the Association.
2. No day care center or facility may be operated out of a home.
3. No garage sales are permitted, except as permitted by the Association; contact Copperfield Property Management Company for requests.

Campers, Mobile Homes, Recreational Vehicles

1. No campers, mobile homes, motorized recreational vehicles or any other such vehicle, shall be permitted to be parked or stored on any portion of Association property, unless permanently enclosed in a garage and not visible from public view.
2. Requests to park a camper, mobile home, recreational vehicle, etc. in the driveway of a Lot for the purpose of preparing for use and/or for clean-up after use shall be addressed to the Copperfield Property Management Company.

Commercial Vehicles

There shall be no parking of trucks or commercial vehicles on any Lot or portion of Association property between the hours of 10:00 pm and 7:00 am. The term "truck" as used herein shall not include sport utility vehicles, pick-up trucks or van-type trucks where such vehicles are rated "1 ton" or less, and further provided such vehicles are used by a resident of the Properties as a regular or usual form of transportation. The definition of "commercial vehicles" shall include vehicles with signage and/or advertising on them and/or which are used routinely in business. Temporarily removing signage from a vehicle does not change the commercial nature of the vehicle.

Common Areas

1. No dumping of trash, grass clippings, weeds or gardening debris is allowed on any of the Common Areas or in the ponds. No noxious or offensive activity is permitted within the Common Areas.
2. Anyone using these areas does so at his or her own risk.

3. The POA assumes no liability for mishaps, injuries, or the like, sustained while on the Common Areas.

Driveways and Walkways

1. It is the responsibility of each homeowner to keep and maintain their driveways and walkways free of mold, mildew, rust, stains or any other surface condition, which may be deemed hazardous or unsightly, as well as ensure trees and shrubs are manicured as to not encumber walkways.
2. Any cracked, damaged, eroded, or change in elevation areas of a driveway or walkway shall be the responsibility of the owner and shall be repaired, replaced and/or resurfaced as necessary.
3. Vehicles leaking fluids shall be removed from the property for any length of time that it takes to repair the vehicle; removed from the property includes not parking in the road.

Exterior of homes, Paint

All Homes on Lots within the community must be properly maintained at all times in a neat and attractive manner. Exterior surfaces of the home must be maintained and free of mold, mildew, and rust. Siding, paint, decorative bricks, stonework, wood trim, etc., must all be kept in good condition with no falling pieces, worn or flaking wood or paint, missing bricks, stones, etc., at all times. Owners shall be responsible for repainting aging and fading painted surfaces within forty-five (45) days of notice by the Association. If the event that any Owner fails to paint their respective Home in accordance with this Section, the Association shall have the right, but not the obligation, to paint such Owner's Home and charge all costs related thereto to the applicable Owner(s) as an individual assessment.

Fences, Fire pits and Fireworks

Brevard County distance ordinances must be adhered to.

Flags, Flagpoles

1. Owners may erect a freestanding flagpole not more than twenty feet (20') tall (as measured from grade) on any portion of the Owner's Lot, as long as the flagpole does not obstruct sightlines at intersections, and is not erected within or upon an easement. The flagpole and display are subject to all building codes, zoning setbacks, and other applicable governmental regulations, including, but not limited to, noise and lighting ordinances of Brevard County, Florida, and any other setback and locational criteria contained in the Association's governing documents, including any rules and regulations.
2. Owners may display one (1) United States flag or official flag of the State of Florida, no larger than four and one-half feet by six feet (4 ½' x 6'), in a respectful manner, and on Armed Forces Day, Memorial Day, Flag Day, Independence Day and Veterans Day may display, in a respectful manner, portable, removable official flags, not larger than four and one-half feet by six feet (4 ½' x 6'), which represent the United States Army, Navy, Air Force, Marine Corps or Coast Guard, or a POW-MIA flag. Should any Owner wish to display any such flag mentioned above on a home located on a Lot (rather than by a flagpole), or any flag other than those mentioned above, the display of such flag, and the means of display of such flag (whether it be by way of a bracket attached to the home or

otherwise) shall require the prior written approval of the ARC, as to design, height, location, appearance and type.

Garages

1. Each single family detached dwelling shall have at least a two (2) car enclosed garage, in which the door shall be maintained in useable condition and a driveway that will provide off-street parking for at least a total of two (2) vehicles.
2. No building erected for use as a carport or garage upon the land hereby conveyed or upon any parcel thereof or any property therein shall ever be used as a residence, nor shall any trailer or vehicle, that could be used for housing of any kind, be allowed to park or remain within the boundaries of any of the properties or Common Areas, whether for dwelling purposes or not, except for loading and unloading purposes.
3. Garage doors shall remain closed unless being used for ingress or egress from the house or when an occupant is utilizing equipment from the garage for maintenance of the lot.
4. No garage may be used as a living space.

House Numbers

All houses shall have house numbers affixed to the front of the house and clearly visible from the street and in good condition. The preferred location of house numbers is centered over the double garage door to keep consistency throughout the neighborhood to assist emergency services.

Nuisances

No noxious or offensive activity shall be carried on or permitted to exist or continue on any Lot. Nothing may be done on any Lot to cause substantial annoyance or nuisance to any other Lot occupants in the community. The BOD shall have the final and exclusive authority to determine whether any particular facts rises to the level of noxious, offensive, substantially annoying or nuisance behavior, and the Board's good faith determination in such regard shall be deemed conclusive and binding on all affected parties.

Lawns

1. Proper lawn maintenance is expected of all homeowners. All Lots and the lawn and/or landscaping thereon, shall be maintained by the Owner and occupant in a neat and attractive manner.
2. All dwellings shall have completely sodded lawns.
3. All grass located on a Lot shall be properly maintained as to not be allowed to grow more than approximately 6 (six) inches in height.
4. Lawns must be as weed free as weather and other conditions permit.
5. Shrubs, hedges, flower beds, etc. shall be planted with Florida friends plants and free of weeds.
6. Maintenance of lawns and/or landscaping shall include, but is not limited to, frequent cutting and edging of lawn, trimming and edging along the house, proper cutting, pruning or trimming of shrubs, hedges, and trees, and removing, clearing, cutting or pruning of underbrush, weeds, or other unsightly growth on the Lot. All grass clippings and landscaping waste shall be removed from the curb, driveway, sidewalks, and street and properly disposed of. Dead shrubs and trees must be removed and/or replaced as necessary.

7. In order to implement effective insect, reptile and fire control, or to provide maintenance to any Lot deemed necessary by the Association, the Association shall have the right, but not the duty, to enter upon any Lot during reasonable hours, such entry to be made by personnel for the purpose of mowing, removing, clearing, cutting or pruning landscaping, underbrush, weeds or other unsightly growth, which, in the opinion of the BOD, detracts from the overall beauty, scheme of development, setting or safety of the Properties. Such entrance for the purpose of mowing, cutting, clearing or pruning shall not be deemed a trespass but shall be deemed a license coupled with an interest. The Association and its agents may likewise enter upon such land to perform maintenance and to remove any trash which is collected on such Lot without such entrance and removal being deemed a trespass. The provisions in this Section shall not be construed as an obligation on the part of the Association to mow, clear, cut or prune any Lot nor to provide garbage or trash removal services. The Association may impose a reasonable charge in exercising its rights under this Section, and such charge shall constitute an assessment against the Owner and the Lot in accordance with this Declaration and shall in every respect constitute a lien on the Lot as would any other assessment of the Association, if said charge remains unpaid. For the sole purpose of performing any maintenance or repairs authorized by this Declaration, the Association, through its duly authorized agents, contractors or employees shall have a license which shall be exercisable after reasonable notice to the Owner to enter upon any Lot at reasonable hours on any day of the week.

Leased Homes

1. All leases shall be for a term of not less than twelve (12) months and shall include a current copy of the Copperfield POA Declaration of Covenants, Conditions, and Restrictions. Owners shall file a copy of the lease with the Association within thirty (30) days of it being signed by the lessee.
2. All lessees are to abide by the Covenants and Restrictions of the POA as provided in the Declaration and subsequent Amendments thereto. The lessee(s) and/or tenant(s) shall covenant and agree to conform and comply with any and all covenants, conditions, restrictions, easements, terms and conditions contained in the Declaration, the Articles of Incorporation, the Bylaws, the Rules and Regulations, and all policies and/or procedures of the Association, all as amended from time to time ("Governing Documents"), together with any responsibilities set forth by State Law, including Florida Statutes Ch. 720, whether or not same are incorporated by reference as part of any lease or rental agreement, and the covenants, conditions, restrictions, easements, terms and conditions contained within the Governing Documents and State Law shall also be deemed to be assented to by any guest(s), licensee(s), or invitee(s) of any lessee(s), tenant(s), and/or Owner(s). A violation of the Governing Documents and/or State Law is, and shall be considered to be, a material breach of the lease or rental agreement.
3. The provisions contained in this section shall govern all proposed leases fully executed and properly witnessed commencing on the date of the approval of these Guidelines. Leases fully executed and properly witnessed prior to the date of such approval of these Guidelines shall be exempt from compliance with this provision through the original termination date of the lease; however, any renewals, extensions, or modifications of an existing lease that occur subsequent to the effective date of these Guidelines shall fully comply herewith.

Mailboxes

Mailboxes shall be maintained in a good state of repair by the owner at all times, including but not limited to a properly affixed mailbox door and notification flag. Mailboxes and mailbox posts shall be kept free of dirt, mold, mildew, rust and overgrown landscape.

Motorized Vehicles / Toys

1. No unlicensed motorized vehicles / toys, such as go carts, golf carts, shall be allowed to remain on any property outside an enclosed structure.
2. No unlicensed motorized vehicles / toys shall be driven or played with on County roads by anyone under the age of 16.

Off-Road Vehicles

1. No off-road vehicles, such as four-wheelers, dune buggies, shall be allowed to remain on any property outside an enclosed structure.
2. No off-road vehicles shall be driven on County roads by anyone under the age of 16.

Parking on Streets

1. Vehicles should be parked in homeowner's garage and/or driveways whenever possible to keep the streets clear for emergency services, waste collection, etc.
2. When it is necessary to park on the street, please do not park opposite of another owner's driveway, nor park opposite of another vehicle parked on the street.

Retention Pond

1. No homeowner or resident shall have any right to pump or otherwise remove any water from the retention pond for the purpose of irrigation or other use.
2. No homeowner shall place rocks, stones, trash, garbage, sewage, water discharge from swimming pools, heating/air conditioning systems, waste water (other than surface drainage), rubbish, debris, ashes, or other refuse in the retention pond or on any Common Area.
3. No owner of property may construct or place any structure or undertake or perform any activity in the Common Area adjacent to the retention pond.

Roofs

Any and all maintenance, repair, and/or replacement of roofing, and related roofing systems and components which exist(s) on any Lot shall be timely performed by the Lot Owner. Such maintenance and/or repairs which shall include, but not be limited to, sealing/caulking, replacing loose, broken or missing shingles or replacing roof flashing, including drip edge, valley metal, replacement of wood decking, truss tails, fascia, sub fascia, tar paper and battens. The following items are also included in roof repairs, which shall be the responsibility of each Lot Owner: ridge and off ridge vents, lead plumbing stack boots, lead aprons and splashguards. All roofs shall be kept free of debris, mold, mildew or other stains. All repairs and/or replacement of roofs, roofing systems, and/or roofing components are to be performed by a qualified Florida-licensed roofer carrying sufficient liability and workers compensation insurance where required by law. The repair work must comply with the Florida Building Code. Any damage or injuries caused by work on the roof shall be the liability of such tradesman or repairman and/or the homeowner.

Signs

1. Property owners may display a sign of reasonable size provided by a security services contractor within ten (10) feet of any entrance to the home.
2. Property owners, or their realtor, may display one (1) sign advertising property for sale or rent. Sign shall not exceed four (4) square feet.
3. No more than two (2) political signs may be posted on an owner's Lot. Each sign shall not exceed four (4) square feet. Political signs may be erected no earlier than thirty (30) days prior to the election and must be removed within forty-eight (48) hours after the election. Political signs may not be posted on Common Areas.
4. One (1) professional sign of a builder or contractor may be placed on any Lot for the duration of a construction project, but must be removed within forty-eight (48) hours after the work is completed. Sign shall not exceed four (4) square feet.

Solicitation

The Association does not condone solicitation. No Owner, tenant or guest may actively engage in any solicitations for commercial, religious, financial, or political purposes within the community without the prior written consent of the Association. No solicitors of a commercial, religious, financial, or political nature shall be allowed within the community without the prior written consent of the BOD. This policy shall not restrict a parcel owner's right to peaceably assemble or to invite public officers or candidates for public office to appear and speak in common areas, with the prior approval of the BOD. Solicitation by invitation shall be permitted only on the lot for which an invitation has been extended by the owner or occupant or on the common areas with the prior written consent of the BOD.

Storm Shutters

Reference the [Storm Shutter Resolution](#) Approved by the BOD - October 16, 2012.

Trailers

No trailer shall be permitted to be parked or stored on any portion of Association property, including Lots, unless enclosed in a garage and not visible from public view.

Trash

1. All trash, garbage and other waste shall be kept in sanitary containers and shall be kept within an enclosure, fenced (as per fencing standards), or properly screened area so as to be out of sight from the front or side streets, except when placed at a designated pickup location.
2. All containers shall be placed curbside for waste pickup no earlier than dusk the evening prior to scheduled pick-up and shall be removed from the curbside and property stored no later than dusk of the day of scheduled pick-up.
3. No property shall be used in whole or in part for storage of rubbish of any type whatsoever, nor shall any substance, item, or material be kept upon any property which will emit foul or noxious odors, nor shall anyone cause any noise that could cause a nuisance to adjoining properties.
4. No trash, rubbish, stored materials, or similar unsightly items shall be allowed to remain on any property outside an enclosed structure.

Working on Vehicles

1. The assembly and disassembly of motor vehicles and other mechanical devices which might cause disorderly, unsightly, or unkempt conditions shall not be pursued or undertaken on any part of any property.
2. Vehicle maintenance and repairs in public view are limited to minor repairs and oil changes.
3. Activities must be concluded within twenty-four (24) hours of commencement and are limited to the period between 7:00 a.m. and 10:00 p.m.
4. All such maintenance and repair must be performed only on an owner's property and not on any Common Area or public street.
5. Auto batteries, lubricants, and other vehicle fluids, including their containers, must not be leaked, dumped, or otherwise discarded or stored in driveways, streets, retention ponds, or on Common Areas.

Window Tint

Window tinting and coverings shall be maintained in a neat and attractive manner. No bubbling, peeling, etc., shall be allowed to exist.

Windows

All windows and related components shall be maintained in a neat and attractive manner. No broken windows, glass, window grilles, etc., shall be allowed to exist on any home on a Lot.

Wrecked, Unlicensed, or Inoperable Vehicles

No wrecked, unlicensed, or inoperable vehicles shall be allowed to remain on any property outside an enclosed structure. Vehicles without current registration will be considered inoperable.

SECTION V. APPENDIX ITEMS - LINKS

[ARA Application](#)

[Violation Flow Chart](#)

[Paver Driveways and Walkways Resolution](#)

[Fences Resolution](#)

[Storm Shutter Resolution](#)

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