

GLENN LAKES HOMEOWNERS ASSOCIATION RULES

(Home)

The following relevant rules should prove helpful to homeowners. A complete set of rules is in your Homeowners Documents. If you wish to obtain a copy, please contact Carl Romano at Sentry Mgt. (361-1222 x 204)

Any changes that affect the exterior appearance of your home must have Architectural Review Committee approval. [Click here to download Request For ARC Approval Form.](#)

- A. **Residential Use:** The Homes shall be for single-family use only. No commercial occupation or activity may be carried on in Glenn Lakes without the consent of the Board.
- B. **Nuisances:** No use or practice shall be allowed in or around the Homes which is a source of annoyance to Owners or occupants of Homes or the surrounding areas. No trade, business, profession or commercial activity shall be conducted on the Property or within any Lot or Home without the consent of the Board. No loud noises or noxious odors shall be permitted in any improvement, Homes or Lots.
- C. **Outside Storage of Personal Property:** The personal property of any resident of the Property shall be kept inside the resident's Home or a fenced yard, except for patio furniture and accessories and other personal property commonly kept outside, which must be kept in the rear of the Lot and must be neat appearing and in good condition.
- D. **Parking and Vehicular Restrictions:** Only automobiles, vans constructed as passenger vehicles may be parked within the Property overnight without the prior consent of the Board, unless kept within an enclosed garage. In particular, no vehicles containing commercial lettering, signs or equipment and recreational vehicles, campers, trailers or vehicles other than a private passenger vehicle as specified above and no boat, may be parked or stored outside of a Home overnight. No overnight parking is permitted on any streets, lawns, or areas other than driveways and garages without the consent of the Board.
- E. **Trash and Other Materials:** Each Owner shall regularly pick up all garbage, trash, refuse or rubbish on his Lot. No garbage, trash, refuse or rubbish shall be placed in front of the Lot before 5:00 p.m. on the day before the scheduled day of collection. Such material must be placed in appropriate containers or bags.
- F. **Leases:** No portion of a Home (other than an entire Home) may be rented for less than a six (6) month period. All leases must be in writing and shall state the Association shall have the right to terminate the lease upon default by the tenant in observing Association rules and regulations. A copy of the rental lease must be delivered to the Association prior to occupancy.
- G. **Garages:** No garage shall be permanently enclosed and no Owner may convert it into living space. All garage doors shall remain closed when not in use.
- H. **Animals and Pets:** Only common domesticated household pets may be kept in any Home and shall not exceed a total of three (3) per household without the prior consent of the Board and in no event shall they be kept for the purpose of breeding or any commercial purposes whatsoever. Under no circumstances may a Pit Bull dog be permitted on the Property at any time. A pet must not be an unreasonable nuisance or annoyance to other residents on the Property. All animals must be kept on a leash when on Association Property or outside a fenced yard. Owners are responsible for cleaning up any mess that a pet created within a Lot or the Association Property.

- I. **Landscaping/Lakefront Lot Obligations:** All Owners shall be required to maintain the landscaping in first class condition and appearance and mowing, watering, trimming, fertilizing and weeding. Insect and disease control shall be performed by the Owner. All dead or diseased sod, plants, shrubs, trees, flowers and weeds shall be promptly removed. All landscaped areas shall be primarily grass and shall not be paved or covered with gravel, shell, rocks or any artificial surface. No artificial grass, plants, or other artificial vegetation shall be placed or maintained on the exterior of any Lot.
- J. **Maintenance:** The exterior of all Homes including but not limited to roofs, doors, windows, patio areas, pools, screenings and awnings shall be maintained in first class condition. All sidewalks, driveways and parking areas within the Owner's Lot or serving the Owner's Home shall be cleaned and kept free of debris.
- K. **Air Conditioning Units:** Only central air conditioning units are permitted.
- L. **Clotheslines and outside Clothes Drying:** No clotheslines or clothes poles shall be erected and no outside clothes drying is permitted.
- M. **Signs:** "For Sale" and "Open House" signs are limited to six (6) square feet in size.
- N. **Wetland Area Plants:** No Owner shall remove native vegetation that becomes established within the wetland area located on or adjacent to any portion of the Property. Removal includes dredging and the application of herbicide and cutting.
- O. **Swimming Pools:** Above ground pools are not permitted.
- P. **Mailboxes:** No mailboxes are permitted without the consent of the ARC committee, except for mailboxes which are identical to mailboxes originally provided for the Homes by the builder. If desired or necessary, they may be replaced with an identical white plastic mailbox.
- Q. **Basketball Hoops:** All portable basketball hoops must be stored at least 15 feet from the street. Hours of use will be between 9 a.m. and 9 p.m.
- R. **Damage and Destruction:** In the event any Improvement contiguous with a Home that is damaged or destroyed by casualty, the Owner of the Home shall repair and restore the damage as soon as is reasonably practical to the same condition that the Improvement was prior to the such damage or destruction.
- S. **[Click here to see approved Color Schemes for Painting Homes](#)**

GLENN LAKES HOMEOWNERS ASSOCIATION, INC.
Architectural Review Committee (ARC) Guidelines
 (Home)

This committee shall be the governing body charged with using its best efforts to promote and ensure a high level of design, quality, harmony and conformity throughout Glenn Lakes.

The committee is established to provide a system of review for the construction or modification of all improvements within Glenn Lakes. No improvement shall be commenced, improved or altered, nor shall any grading, excavation or change of exterior color or other work, which in any way alters the exterior appearance of any house, be done without the prior approval of the committee.

[Click here to download Request For ARC Approval Form](#)

EXTERIOR PAINT COLORS:

Original Centex color schemes of your house, (house, trim and front door colors) or Glenn Lakes Sherwin-Williams 16 Color Schemes are approved: [Click here to see approved Color Schemes for Painting Homes.](#)

House paint must be in Satin finish

Garage doors must be same color as the house or white

Adjacent homes **may not be the same color**

Any changes that affect the exterior appearance must have ARC approval

Materials used in improvements must be consistent with original materials

Committee must judge each improvement independently

DRIVEWAYS:

Driveways **cannot** be painted

Paved Brick or Sculpted (engraved) driveways are allowed but designs are not allowed.

In order to maintain a degree of uniformity, as well as a well-balanced and coordinated appearance, the ARC has given the homeowners the following choices:

BRICK PAVED DRIVEWAY POLICY:

White color mixes

Brown color mixes

Gray color mixes

STAINED DRIVEWAYS:

Stain used is **Cement Color** concrete solvent-based stain/sealer with optional **Functional Gray** concrete solvent-based/sealer as trim or **Bombay Color** concrete solvent-based/stain/sealer with an optional **Fieldstone** concrete solvent based stain/sealer as trim or vice versa.

FENCES:

PVC or wood fences can be horizontal or vertical shadowbox or PVC picket style with level top sections with 3" wide pointed pickets

Fences must be constructed of PVC (white or almond) or wood (natural, painted white or almond).

All fences must be or maintained in a clean and mildew-free manner. No fence may extend toward the front of a home farther than the rear most solid walls of either side, except to include pool equipment within the confines of the fenced area. There must be a gate on one side of the yard or the other adjacent to the house. Fences will be a maximum of six feet in height, except as provided by Manatee County regulations governing corner lots or for lake front lots.

Fences on lakefront lots will be a maximum of six feet in height only to the rear building setback line. Along the rear property line fences cannot exceed four feet in height. Lake front rear property line fences must contain a gate to facilitate ease of maintaining adjacent property to the water edge.

No fence will extend beyond the owner's rear building property setback line or infringe upon easements.

**GLENN LAKES HOMEOWNERS ASSOCIATION, INC.
Architectural Review Committee (ARC) Guidelines**

ROOFS:

All roofs must be architectural dimensional shingles and brown in color.

PLANTINGS ON HOMEOWNERS PROPERTY:

Grass in the front of the house cannot be replaced with rocks, shell or mulch.

EMERGENCY PROCEDURE:

If you are away for an extended period of time or a part time resident, your phone number or the phone number of whomever is looking after your home should be given to Sentry Mgt. so that they can be contacted if there is a problem with your home.

LEASES:

No Home or portion of a Home may be **rented or leased for less than six (6) month period**. A copy of the proposed lease or Notice of Intent Form must be delivered to the Association (Sentry Mgt.) prior to occupancy.

PETS:

All dogs must be kept on a leash when on Association Property or outside a fenced yard. Owners are responsible for cleaning up any mess that a dog(s) creates within any Lot or Association Property. If you have an invisible fence and your dog(s) can go through it, you are responsible for your dog's behavior. You are also responsible for any dog(s) visiting your property. Under no circumstances may a Pit Bull dog(s) be permitted on the Property at any time.

Owners are responsible for ensuring that their dog(s) are not an unreasonable annoyance to other neighbors. This includes excessive barking. A dog(s) who does tend to bark excessively may not be left outside the residence.

AWNINGS

Awnings may not be installed without ARC approval as to style and color.

MAILBOXES

No mailboxes are permitted without the consent of the ARC Committee, except for mailboxes, which are identical to mailboxes originally provided for the Homes by the builder. If desired or necessary, they may be replaced with an identical white plastic mailbox. The posts of wood or white PVC must be 6" x 6". The mailboxes and posts can be found at Bonds Fence 753-1633.

PROCEDURE TO APPLY TO ARC COMMITTEE APPROVAL:

1. Contact Sentry Mgt. (Carl Romano 361-1222 x 204) to obtain a form.
2. List all improvements requested, i.e. house color, trim color, front door color, etc.
3. Return form to Sentry Mgt.
4. Committee will review requests.
5. Sentry Mgt will notify the homeowner within 30 days after receiving the request whether your request was approved or denied.

[Click here to download Request For ARC Approval Form](#)

Note: Owners should NOT proceed with requested work prior to written ARC Committee approval.

**Architectural Standards
for Glenn Lakes Homeowners Association, Inc.
November 2003**

Any improvement, alteration, addition, modification or change to any home in Glenn Lakes requires written approval from the Architectural Review Committee (ARC) **before** the work can be started. The request process will take no longer than **30 days**.

Recreational Equipment

All recreational equipment, swing sets and the like, may be permitted with written ARC Approval. They must be placed behind the rear of the residence and completely screened from view with fencing. All portable basketball hoops must be neatly stored at least 15 feet from the street. Hours of use will be between 9:00 A.M. and 9:00 P.M.

Fences

Fences must be constructed of PVC, almond or white, or wood, natural or painted white or almond - horizontal shadowbox. All fences must be maintained in a clean and mildew-free manner. No fence may extend toward the front of a home farther than the rear most solid walls of either side, except to include pool equipment within the confines of the fenced area. There must be a gate on one side of yard or the other adjacent to the house. Fences will be a maximum of 6 feet in height, except as provided by Manatee County regulations governing corner lots, or for lakefront lots as noted below.

Fences on lakefront lots will be 6 feet in height only to the rear building setback line. From the rear building setback line and along the rear property line, fences cannot exceed 4 feet in height. Rear property line fences must contain a gate to facilitate ease of maintaining adjacent property to the water edge.

Aluminum Roofs and Enclosures

No aluminum roofs will be allowed. All roofs must be of screen or an extension of the existing roof and of the same roofing material. The screening used to porches, doors and pool enclosures must be dark (non-shiny), cloth-type screen. Aluminum supports used in any approved enclosure must be white in color.

Garage Door Screen Sliders

No screening of garage doors will be permitted. All garage doors must remain closed when not in use.

Window Treatments

All window treatments will consist of drapery, blinds, decorative panels, or other tasteful window covering. No newspaper, aluminum foil or sheets are permitted.

Exterior Painting

Any exterior surface may be repainted with the SAME color of paint. Any change of paint color for any exterior surface requires ARC Approval before being applied to the surface. All exterior painted areas shall be painted with colors, which are harmonious with other homes within the Community.

Lakefront Lots

A member, or their guests, will not be permitted to occupy or trespass at any time the area immediately adjacent to a home on any lake where a completed home has been built, except for the owner of that home, their guests, or invitees.

No owner is permitted to plant or remove any vegetation on, or from, the shoreline or the lakes. No owner is permitted to alter the shorelines or the lakes in any manner.

Mailboxes

Mailboxes must be maintained in good, clean condition. If desired, or necessary, they may be replaced with an identical white plastic or white metal mailbox.

Driveways

To assist with the maintenance of driveways, they may be painted with one of the two approved colors, only. The approved colors are gray cement or sand cement coating. The adjacent sidewalks cannot be painted for safety reasons. The sidewalk area that may be contained within the driveway must have a non-skid material applied either in the paint or following the application of the paint. Approval from the ARC is required prior to performing this work.

Motor Vehicles

No trailer, boat, or boat trailer, recreational vehicle, van camper, truck, motorcycle or other commercial vehicle will be permitted to park overnight on any portion of the Common property. These vehicles must be garaged.

No overnight parking on the streets is permitted within Glenn Lakes. Vehicles parked on the street overnight will be subject to towing at the owners expense.

The idling or revving of engines is not permitted.

Tennis Courts

No roller blading, skateboards, scooters or bicycles are allowed on the tennis court. Persons playing tennis must wear tennis shoes.

Lawns and Landscaping

All landscaping shall be maintained by the Owner in first class condition and appearance, and as reasonable required, mowing, watering, trimming, fertilizing, and the Owner shall perform weed, insect and disease control.

The ARC must approve all additional landscaping to any lot, which drastically changes the appearance of the lot, in writing prior to installation. The minor replacements of dead plants do not require written approval. No lawn statues, birdbaths, or lawn ornaments are permitted without prior written approval from the ARC.

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