

Glenn Lakes Homeowners Association

Architectural Review Committee (ARC)

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This document supersedes and negates all previous
ARC Standards and Regulations Documents.

Glenn Lakes Architectural Review Committee (ARC) is a committee dedicated to ensuring best efforts to promote and ensure a high level of design, quality, 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. Any improvement, alteration, addition, modification or change to any home in Glenn Lakes which alters the outside appearance of the home or property requires written approval from the Architectural Review Committee. The Committee shall review and approve or disapprove all plans and submissions solely on the basis of aesthetic standards.

These Standards are intended to guide homeowners with decision-making prior to submitting an application. The Glenn Lakes HOA Board may review ARC approvals and denials. All exterior changes require the ARC approval, except where noted below. **DISCLAIMER:** What is not specifically permitted by these standards is prohibited. Additionally, notwithstanding these standards, and notwithstanding any approval by the HOA (including any of its agents) of an application to modify or improve property, it is the affirmative obligation of each Owner and their agent(s) to ensure compliance with all laws, ordinances and codes, including but not limited to building codes. The HOA has no obligation to ensure such compliance.

Awnings

- Awning installation requires the ARC approval.
- Awning material must be fabric that complements the existing color scheme of the house.

Clotheslines (FL HB 1203 Enforcement of Covenants and Rules Use Restrictions 7/1/24)

- Clotheslines require the ARC approval.
- Clotheslines must be placed behind the rear of the house and screened from view by fencing or landscaping.
- Refer to the above Florida House Bill for specific regulations.

Driveways, Walkways and Vehicles

- Driveway and walkway improvements require the ARC approval.
- Driveways and walkways may be resurfaced with pavers, cement, concrete, polyaspartic or epoxy coating.
- Existing cement or concrete must be painted with a concrete solvent-based stain/sealer.
- Color schemes for driveways and walkways are:
 - Gray/white - solids or mixes
 - Brown/terra cotta color - solids or mixes
 - Tan color - solids or mixes
- Inlaid paver designs are permitted.
- Driveway widths may be extended to the exterior walls of the garage.
- County owned sidewalks cannot be painted.
- Automobiles must not be parked in walkways/sidewalks at any time.

Electric Vehicle Chargers

- Electric vehicle chargers located inside the garage do not require the ARC approval.
- Permanently installed Electric Vehicle chargers located outside the home require the ARC approval and must be placed on the side of the house.
- Contractor specs must be submitted indicating the location of the proposed Electric Vehicle charger.

Exterior Door Replacement

- Front door and garage door replacements require the ARC approval.

Exterior Painting

- All exterior painting requires the ARC approval, even when re-painting in the existing color.
- When choosing a new color scheme for the home, refer to the updated Glenn Lakes HOA/Sherwin-Williams Approved Color Schemes. These color schemes may be viewed at the Bradenton Sherwin-Williams store located at 5302 Cortez Rd. West and on the property management company portal currently found at (www.residentcenter.com).
- Colors not specified in the HOA Approved Color Schemes may be considered for approval if they are compatible and within the range of the approved color schemes.
- House color must not match the color of adjacent houses.
- Garage doors may be the color of the house body, trim or white.
- Gutter colors may be white, almond, bronze or black.
- Sherwin-Williams recommends satin finish for exterior paint.
- Downspouts may be white, almond, bronze, black or the color of the house body.

Fencing (New or Replacement)

If any Owner desires to construct a fence on his Lot, the Owner shall submit a plot plan (boundary survey) to the committee showing the proposed location of the fence upon the Lot, and height and type of fence to be installed, which must be approved by the Committee (GL HOA Document Article XI, Section W, Pg 40). Refer to Manatee County Land Development code for county fence regulations.

- All fencing installations require the ARC approval.
- A plot plan (boundary survey) must be submitted showing the proposed location of the fence on the lot.
- Homeowners must ensure that fences are built on their own property.
- Fences must not infringe upon easements, except as provided by Manatee County regulations.
- Fencing shall be a maximum of 6 feet in height and may extend forward from the rearmost solid wall of the house, up to half the length of the house or to cover pool equipment, whichever is the greater distance, except as provided by Manatee County Land Development Code regulations governing corner lots. The Glenn Lakes HOA Standards governing lakefront lots are noted below.
- Fences and gates attached to the side of a house must be 6 feet in height.
- There must be a gate on one side of the yard or the other, adjacent to the house.
- Fences must be maintained in a clean and mildew-free manner.
- Fences must be constructed of the following materials in the following manner:
 - Solid PVC/Vinyl – horizontal, vertical or picket style (white or almond color)
 - Black aluminum picket style
- All fences must have a flat top rail with no protrusions above the top rail.

Fencing, Lakefront Lot

- Lakefront lot fencing requires the ARC approval.
- Lakefront lot fencing must be a maximum of 6 feet in height only to the rear building setback line, and a maximum height of 4 feet from the rear building setback line to the rear property line. The transition fencing from the 6 feet height to the required 4 feet height must be tapered at a 45-degree angle.
- Fences and gates attached to the side of a house must be 6 feet in height.
- Lakefront lot fencing must not exceed four feet in height along the rear property line.
- Lakefront rear property line fences must contain a gate to allow access for maintenance of HOA water edge common ground.

Flag Displays (US Flag Code Section 1 of Title 4 and the Florida Statute 720.304)

- A flagpole attached to the home does not require the ARC approval.
- A freestanding flagpole requires the ARC approval.
- Freestanding flagpoles require a plot plan or survey showing the proposed location of the flagpole on the lot.
- A freestanding 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 in the county or municipality in which the flagpole is erected and all setback and locational criteria contained in the governing documents (Florida Statute 720.304).

Garbage Containers, Oil and Gas Tanks, Air Conditioners

All garbage and refuse containers, air conditioning units, oil tanks, bottled gas tanks, and all permanently affixed swimming pool equipment and housing shall be underground or placed in walled-in or landscaped areas as approved by the Committee so that they shall be substantially concealed or hidden from any eye-level view from any street or adjacent property (GL HOA Document Article XI, Section R, Pg 39).

- Garbage/refuse receptacles placed outside the home for permanent storage purposes require the ARC approval.
- All garbage/refuse receptacles must be set back a minimum of 3 ft. from the front of the house.

Gate, Ornamental Gate in Walkway Entrance

- Ornamental gates require the ARC approval.
- Ornamental gates may be aluminum or wrought iron. Colors may be white, almond or black.

Generators

- Permanently installed generators require the ARC approval.
- A plot plan or survey and contractor specs must be submitted indicating the location of the proposed generator.
- All units must be underground or placed in walled-in or landscaped areas so that they shall be substantially concealed or hidden from any eye-level view from any street or adjacent property.

Holiday Displays

- Holiday displays do not require the ARC approval.
- Sensitivity to neighbor impact should be exercised when decorating for any occasion. All holiday lighting is considered temporary.
- Holiday lighting and decor must not be installed any sooner than 30 days prior to the holiday and must be removed no later than 30 days following the holiday.
- Hooks and other devices used for the installation and display of holiday lighting and/or decor are to be removed at the time the display is removed.

Lanai, Pool Cages and Front Entry Screened Enclosures

- Construction of any new screened enclosure requires the ARC approval.
- Alterations to any existing screened enclosure also require approval from the ARC.
- Lanai, pool cages and front entry framework may be white, almond or bronze tones.

Landscaping

- All significant changes to the landscaping, including lawn ornamentation, require the ARC approval.
- Lawn ornamentation must be sensitive in nature and in keeping with the harmony and aesthetics of Glenn Lakes.
- The ornamentation must be noted on the application, including the dimensions.
- All landscaping and lawn ornamentation shall be well-maintained by the owner in both condition and appearance.
- Minor replacements of dead or diseased plants, shrubs or trees do not require the ARC approval.
- No artificial plants or vegetation shall be placed or maintained on the exterior of any lot.
- Artificial turf is permitted at the rear of the property only and must be screened from view from any street, adjacent property or adjacent common area (Refer to Florida Statute Chapter 720, Section 3045 for specific regulations).

Mailboxes and Mailbox Posts

- Mailbox and post replacements do not require the ARC approval.
- Mailboxes must be replaced with a white plastic or white metal box.
- Mailboxes must be similar in size and the same shape as the original Glenn Lakes HOA mailboxes.
- Mailbox post replacements must be 6" x 6" in dimension, wood or white PVC.
- Mailboxes and mailbox posts must be maintained in good and clean condition.

Outside Antennas (Satellite Dishes) (FCC Regulations Updated 4/29/22)

- Outside antennas (satellite dishes) require the ARC approval.
- Refer to the FCC webpage for specific regulations.
- Outside antenna installations must comply with Manatee County regulations.
- FCC rules protect the rights of property owners or tenants to install, maintain, or use an antenna to receive video programming from direct broadcast satellites, broadband radio services and television broadcast stations in areas within the owner's or tenant's exclusive use.
- The Glenn Lakes ARC reserves the right to approve the placement of antennas on dwellings to ensure an unobtrusive location when considering visibility from the front (or street side on corner lots) of the dwelling.

Pools, Spas, Hot Tubs

- Installation of a new pool, spa or hot tub requires the ARC approval.
- All pools, spas or hot tubs must be placed at the rear of the property.
- Above ground pools are not permitted.

Recreational equipment

- Recreational equipment, such as swing sets, slides and playhouses require the ARC approval and must be placed behind the rear of the house and screened from view by fencing or landscaping.
- Portable basketball hoops do not require the ARC approval.
- Portable basketball hoops must be stored at least 15 feet from the street.
- Permanent basketball hoops are not allowed.

Roofs

- Roof shingle replacement requires the ARC approval.
- Roofs must be architectural dimensional shingles.
- Aluminum or metal roofs are not permitted.
- White roofs are not permitted.
- All roof additions must be an extension of the existing roof and use the same roofing material.
- All roof shingles must match.
- Partial repair of roof shingles that do not match the existing shingles on the roof in regard to color, quality, or size are not permitted.

Security Cameras

- Security cameras attached to the home or garage do not require the ARC approval.
- Cameras are for the benefit of the homeowner to monitor property and must not be positioned or aimed to provide surveillance of a neighbor's property, into a neighbor's window, or of common property.

Shutters (Bahama/Bermuda) – Exterior

- Shutters require the ARC approval.
- Shutters must be made of industry-standard material.
- Colors may be white, tan, black or bronze tones.

Shutters, Hurricane

- Temporary shutter installations do not require the ARC approval.
- Permanent shutter installations require the ARC approval.
- Hurricane shutters must be made of hurricane-safe fabric, metal, plastic or other industry-standard material.
- Hurricane shutters may be the color of the house, white, tan, black, clear, bronze or silver tones.
- Plywood may be used for temporary shutters during named storms and must be removed after the named storm has passed.
- Temporary hurricane shutters are to be removed after hurricane season passes (June 1 – Nov 30).

Signs

- "For Sale" and "Open House" signs do not require ARC approval.
- Signs are limited to 6 square feet in size.
- Any parcel owner may display a sign of reasonable size provided by a contractor for security services within ten (10) feet of any entrance of the home (Florida Statute s. 720.304(6)).
- All other signs are prohibited.

Solar Panels

- For recordkeeping purposes, solar panels require the ARC approval.
- Contractor specs must be submitted indicating the location of the proposed solar panels.

Window/Slider Replacements

- Any change or replacement of windows or sliding doors require the ARC approval.
- Contractor specs must be submitted stating dimensions, style and color (white or black).
- Size for size replacements (maintaining the original size) must be stated on the ARC application.

Appeal

If an application for approval from the ARC has been denied a property owner may request a hearing before the full HOA Board within 15 days of such denial. At the hearing the Owner will be allowed to present their position on the matter and make requests or recommendations as to an alternative action. After the hearing the HOA Board will review the information presented and notify the Owner of its final decision within 30 days. The decision of the HOA Board regarding the matter shall be final.

Conduct and Contractor Rules

All Homeowners shall be held responsible for the acts of their contractors, employees, subcontractors, suppliers and any other persons or parties involved in construction or alteration of a home. In this regard a Homeowner shall be responsible for the following:

- Ensuring the construction site is kept clean and free of all debris and waste materials, and that stockpiles of unused materials are kept in a neat and orderly fashion.
- Assuring that the aforementioned are properly insured.
- Assuring the aforementioned do not commit any violations of the rules and regulations of the HOA or these Standards.
- Additions to the original structure must conform to the architectural design of the original structure and be within the property lines of the property.
- No contractor nor subcontractor or their employees shall be permitted within Glenn Lakes except between the hours of 8:00 a.m. and 6:00 p.m., Monday through Friday and Saturday 8:00 a.m. to 3:00 p.m. except for emergency repairs. Sunday and Federal holiday work is not permitted. Hours other than those listed above are available for emergency use only (e.g., air conditioning or active water leaks). Construction and/or maintenance to any home inside or outside is only allowed during these times.

Inspections

The ARC shall have the right to enter upon and inspect any property at any time before, during or after completion of work for which approval is required under these Standards.