

The following may be accomplished without receiving pre approval from the ARC:

- Replacement (maintenance) of any appurtenance, fixture or element with the identical item, including landscaping, light fixtures and mailboxes.
- Seasonal flower plantings.
- Holiday lighting within the guidelines and time period permitted.
- Furniture, accessories, grills or outdoor kitchens, low volume sound speakers, low voltage decorative lighting within the lanai/pool screen enclosure living area.

Modifications that require ARC approval in advance of installation or construction:

- Room additions or any exterior structure modifications
 - Addition of swimming pool
 - Modification of screened enclosure
 - Installation of spas (even though inside an existing screened enclosure)
 - Roof replacement or modification including roof color
 - Awning additions
 - Addition or modification to existing patio decking
 - Decorative shutters (including Bahama-style shutters)
 - Decorative metal grillwork
 - Front entry screen doors (only a phantom unit or a unit that does not contain solid center panels shall be considered for approval).
 - Addition of hurricane shutters and any other visible hurricane protection devices
 - Walkway and driveway additions or modifications
 - All exterior painting, including wall and trim colors (even if color does not change)
 - Architectural lighting
 - Landscape modifications, other than minor tree/bush removal/exchanges.
 - Fence or walls
 - Permanent planters and decorative elements added to the exterior of the home.
 - Addition of garden structures such as arbors, pavilions, pergolas and gazebos.
 - Addition of any permanent vertical accessory structure within or outside of a screened enclosure such as pool cabanas
 - Addition of gutters and downspouts to the existing structure
 - Electrical generators, and propane tanks. (Specs, drawings, and photos must be included.)
- Homeowner should notify (not seek approval for) neighbor.

Exterior Paint Colors:

Walls: Homes in Palmira consist of Tuscan and non-Tuscan colors. Permitted Wall Colors: Chosen colors must be within the color ranges listed below:

1. Shades of brown from light beige through Sherwin Williams # SW 6101 ("Sands of Time") as the darkest shade. (From Sherwin Williams Neutrals)
2. Shades of gray, from light gray through Sherwin Williams # SW 7018 ("Dovetail") as the darkest shade. (From Sherwin Williams Neutrals)
3. Shades of taupe, from light taupe through Sherwin Williams # SW 6045 ("Emerging Taupe") as the darkest shade. (From Sherwin Williams Neutrals)
4. Shades of yellow from pale yellow to Sherwin Williams # 6681 ("Butter Up" as the darkest shade.)

5. Shades of green from light green through Sherwin Williams # 6436 (“Bonsai Tint”) as the darkest shade.

6. Shades of white and off white through Sherwin Williams #7003 (Toque White) as the lightest shade. (Bright whites including Sherwin Williams # 7757 (“High Reflective White”), Sherwin Williams #7005 (“Pure White”), Sherwin Williams #7004 (Snowbound), etc. are not allowed.

Non-permitted Wall Colors:

1. Red, blue, orange, burgundy, black, purple, mustard, gold
2. Pastel colors such as pastel blue, pink, lavender, aqua, mint green, etc.
3. Bright whites Garage Doors: Acceptable colors should match the body of the house. Garage doors that vary from the body of the house must coordinate with the color scheme.

Tree Removal:

All actions pertaining to tree removal (listed below) require a completed Tree Removal Request Form (Section V). Forward the completed form to the MHOA property manager, and include documentation from an arborist, landscape architect, or landscape maintenance firm with your request.

- a. Dead, diseased or damaged Oak tree is to be removed and replaced with an approved tree.
- b. Tree causing damage to property such as undermining driveway, irrigation, cable, electrical sewage, etc. If paperwork from an arborist, landscape architect, or landscape maintenance firm states the tree is a danger, then no tree replacement required.
- c. Landscape redesign requiring oak tree removal: A hard wood tree or palm will be required to be planted in overall landscape design. Size and positioning pending approval.
- d. Arbitrary tree removal request to remove an oak tree for aesthetic or arbitrary reasons would require another approved tree to be planted.
- e. Existing multiple oak trees on a single front lawn: Properties with two or more oak trees in front of home can remove one or more oak trees but must leave a single oak tree.

Storm Shutters:

ARC approval is required for all exterior storm shutters whether installed at initial construction or added later. No hurricane protection devices shall be installed unless approval has been granted by the ARC. Plywood window coverings are prohibited. Storm protection systems should be designed into the home as much as possible. Standard offerings such as hurricane glass, roll downs, accordions, plastic and metal panels, along with hurricane cloth may be considered. **The color of the storm shutters must coordinate with the color scheme of the home.**

ARC Request forms are included at the end of the updated document.