Galloway Glen Homeowner Guidelines:

The Architectural Control committee for Galloway Glen Estates was established in the Declarations of Restrictions (and amendments thereto) to review all construction or other plans for any building, wall, fence or other structure or improvement of any nature proposed to be erected, placed or altered on any lot within the Subdivision. The purpose of this committee is to protect the property values of the property within the Subdivision as a whole, retain the overall commw1ity plan for single-family luxury residences, and maintain a high quality of life for all residents. These guidelines are intended to assist residents by familiarizing them with the rules and regulations governing our subdivision. However, please contact a member of the ACC prior to embarking on any home construction or maintenance projects. Correspondence can be sent to the ACC at the following address and email address:

Galloway Glen Homes Association
c/o Architectural Control Committee
8525 SW 92 Street, Suite B-5
Miami, Fl 33156

The Galloway Glen can also be accessed via the e-mail account as follows:
galglenACC@gmail.com.

Guidelines relating to HOUSE:

Chimney: should be of a stucco material, painted to match the remainder of the house. Other sμrfaces will be considered on a case-by-case basis.

Construction and additional regulations:

- •Additions must look consistent with the original house, and appear consistent with the remainder of the houses in the neighborhood
- •Building height: the maximum height of the tie beam elevation cannot exceed 21' (twenty-one feet), measured from the crown of the road in front of the house to the top of the tie beam.

House Maintenance issues:

- •the exterior appearance of the house should be kept neat and attractive
- •please repaint when necessary, and do not allow paint to flake or peel on any visible area of the house
- •please pressure clean roofing material as needed to maintain its appearance

Hurricane shutters/window protection:

- •Hurricane shutters MAY NOT remain up or closed for protracted periods of time.
- • It is expected that shutters or other window protection will be removed within 1-2 weeks of a hurricane or hurricane warning, unless other circumstances make this impractical or impossible.

Paint colors: The exterior of houses may be painted in colors that blend with the other houses in the area; the goal is not to restrict color selection but rather to maintain the harmonious balance within the neighborhood. All paint colors must be approved by the ACC, however any paint color listed on the "Approved Paint Colors Exhibit", are pre-approved by the ACC.

Roofs: the Declarations specify that roofs can be of cement tile, glazed tile, clay tile, slate or shingle shakes - the tile color must be consistent with the neighborhood.

- •Metal panel roofs are permitted, as long as it is a neutral "bronze" color; other colors will be considered on a case-by-case basis and are required to be approved by the ACC.
- Flat roofs may be built on the portions of the house facing the primary street, so long as the flat roof portion is no more than fifty percent (50%) of the total roofline facing the primary street. Flat roofs must not make up more than fifty percent (50%) of the total roofline of the house.

Security bars - affixed from the outside of the house, to prevent entry, are **prohibited**

Solar heating panels:

- •Solar panels are permitted, but should not face the front of the house
- •Solar panels installed on canal front lots that are visible from across the canal must be considered on a case-by-case basis.

Window awnings:

-awnings or other similar metal extensions are **NOT encouraged,** but may be considered on a case-by-case basis

YARD AND OUTSIDE AREA:

Carports and metal extensions:

- •garages may not face the front of the house
- •carports are **prohibited**

Driveways: need to be maintained and repaired as needed

- •concrete stamped driveways are a beautiful addition to your home and the neighborhood; however please maintain the surface once installed
- •brick and/or block driveways are also a beautiful addition; however, please remove weeds and/or plant material as needed
- • Please contact the ACC prior to installing a new driveway

Signs:

- Signs of no more than four (4) square feet promoting political candidates for local, State or Federal elections may be displayed during the sixty (60) days prior to the election for which the candidates are running and must be taken down within seven (7) days from the election or run-off election of each respective year.
- For Sale or For Rent signs of no more than four (4) square feet may be displayed.

Flag Poles:

- Any flagpole that has been legally installed as of the date of these amendments may remain, unless they are subsequently destroyed.

Flag poles may be installed so long as they comply with Miami-Dade County regulations and may fly the American Flag.

Fences and gates:

• ALL FENCING REQUIRES ACC APPROVAL PRIOR TO INSTALLATION

- all fences and gates must be placed BEHIND the front facade of the house
  - •The maximum height of any fence shall not exceed Miami-Dade County Code (six feet).
- shadowbox wood fencing is the standard fencing material for the Subdivision.
  - •wire mesh "hurricane" fencing is PROHIBITED unless green in color and <u>concealed</u> with landscaping (such as a cherry or ficus hedge)
  - •a concrete column used in connection with erection of a fence may be no larger than 16" xl6" diameter and 6' in height

• Fences may be erected inside of the perimeter walls so long as they meet the following requirements:
• They do not extend more than three (3) feet above the top of the perimeter wall.
• They are set back at least two (2) feet from the perimeter wall, sufficient to allow access to the space in between the perimeter walls and the fence for the homeowner to maintain the area and space for the Association to maintain or repair the perimeter walls.
• Nothing can be affixed to the wall.
• They are concealed with landscaping approved by the ACC.
• They are built from wood, aluminum or other material as approved by the ACC.
• They are a bronze or other neutral color as approved by the ACC.
• They are within the boundaries of the home as documented by a current survey.
• They are installed and maintained at the homeowner's sole expense.
• Notwithstanding the foregoing, fences for any sport court (tennis, pickleball, or basketball etc.) may not exceed ten (10) feet in height and must comply with Miami-Dade County code requirements.

Mailboxes - must be recognized as a mailbox, rather than statues

- •if a non-standard mailbox is being considered, you must contact the ACC **<u>prior</u>** to installation
- •All homeowners must maintain at all times mailboxes as necessary, if worn or damaged

Outdoor equipment, such as pool equipment and air conditioning condensers, should be screened from view and hidden behind landscaping.

Outdoor playset and sporting equipment:

•must be placed behind fences. well maintained and safe.

Satellite dishes:

- Dishes measuring more than 2 feet in diameter are prohibited
- •smaller dishes should be placed inconspicuously when viewed from areas outside the owner's lot.

Storage Sheds: these must be anchored with concrete, to ensure stability.

- •Sheds **cannot** be visible from the front of the house or from any neighboring property, and cannot exceed 6 feet in height or the height of the fence, whichever is less
- Sheds must meet the current Miami-Dade code requirements and be erected and inspected in accordance with Miami-Dade permitting requirements, and a copy of the approved final permit for the shed must be provided to the Association.
- •Sheds also cannot be visible from across the canal, if placed on a canal-fronting lot.

Statues and Fountains: No statue or fountain is permitted if same can be seen from any street or lot, within the subdivision, including visibility from the back yard of any canal-front property.

. Sport Courts:

- All sport courts (tennis, pickleball, basketball, etc) must be approved by the ACC prior to installation.
- Sport courts must be set back at least ten (10) feet from the rear property line, at least ten (10) feet from the side property lines and set back behind the front façade of the house.
- Must be appropriately maintained and repaired, including any fencing related thereto.
- Lighting for courts will be considered on an individual basis, but light poles must not be excessively high, and lighting created must be consistent with the neighborhood as a whole, and shall not create a nuisance for surrounding homes

Trucks of 3 or more axles, campers, trailers, boats, motor homes or recreational vehicles may not be parked on any lot for more than three (3) hours in any seven (7) day period, if same can be seen from any street or lot within the subdivision.

Yards: material to be used is limited to grass and any native trees, palms or shrubbery. Decorative rocks or gravel are permitted with limited uses and must be approved by the ACC prior to installation.

Yard and landscaping maintenance:

•Grass areas and landscaping should be kept in a neat and manicured condition.

•Clothes lines cannot be visible from the street or any neighboring property.

Trash and Garbage Cans:

- Garbage cans must be shielded so the container is not visible from the front of the lot, or from the back yard of any canal-front property
- Garbage cans may not be placed in front of the property for garbage/recycling pick-up more than twenty-four (24) hours before pick-up
- Garbage cans must be removed from the front of the property withing twenty-four (24) hours after garbage/recycling pick-up

Bulk waste shall not be placed on the homeowner's property for more than seventy-two hours in advance of the bulk pick up appointment date.

Pets and animal issues:

- All dogs must be kept on a leash at all times when not on private property.
- –All pet owners must comply with Miami-Dade County Code.