

## **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 community 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:

Galloway Glen Estates Architectural Control Committee  
c/o Cherry Bekaert LLP  
2525 Ponce de Leon Blvd, Suite 1040  
Coral Gables, FL 33134  
Attn: Kathleen Marchus

The Galloway Glen can also be accessed via the e-mail account as follows: [galglenACC@gmail.com](mailto:galglenACC@gmail.com). However, please be aware that all members of the ACC are volunteers, with jobs and family - it may therefore take up to a week for your e-mail to be returned.

### **Guidelines relating to HOUSE:**

**Chimney:** should be of a stucco material, painted to match the remainder of the house. Other surfaces 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:** 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. As an general guide, colors approved for use in Coral Gables may be used in Galloway Glen.

**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.

- The new “key west” style roof is permitted, as long as it is a neutral “bronze” color; other colors will be considered on a case-by-case basis
- Flat roofs may be built in such a manner and in such locations as may first be approved by the Architectural Control Committee.

**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

**Fences and gates:**

- all fences and gates must be placed BEHIND the front façade of the house
- shadowbox wood fencing is the standard fencing material for the Subdivision, and does not require approval as long as it replaces an existing fence
- wire mesh “hurricane” fencing is PROHIBITED unless green in color and concealed 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” x16” diameter and 6’ in height
- Please be sure to contact the ACC prior to installing a concrete or other fence/divider.

**Mailboxes** – must be recognized as a mailbox, rather than statues

- if a non-standard mailbox is being considered, please contact the ACC prior to installation
- please repair or replace mailboxes as necessary, if worn or damaged

**Outdoor equipment**, such as pool equipment and air conditioning condensers, should be screened from view whenever possible

**Outdoor playset and sporting equipment:**

- please place behind fences whenever possible
- please be sure to keep them well maintained, for everyone’s safety.

**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 foot 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
- Sheds also cannot be visible from across the canal, if placed on a canal-fronting lot

**Statues and Fountains:** are permitted, but must be judged on an individual basis, and approved by the ACC prior to installation. The issue is size and overall height, as well as placement on the lot – for example, if it is directly in front of the house, as opposed to off to the side.

- no fountain should be higher than 52” above the ground, and have two layers whose diameter is proportionate to its height.
- any fountain must be in earth tones
- any fountain may not include a figure or statue as part of its design

**Tennis Courts:**

- 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 should be kept in a neat and manicured condition. Allowing grass to become overgrown detracts from the overall appearance of both your and your neighbor's property. It also attracts rats and snakes.
- Landscaping should also be well maintained. Landscaping beds should be kept free of weeds, and while not required, it is encouraged that they be covered with mulch or other material – this not only improves the appearance of the property, but also helps to conserve water by minimizing evaporation.
- Clothes lines cannot be visible from the front of the lot, or from the back yard of any canal-front 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 must be removed from the front of the property promptly after garbage pick-up
- Trash and other items should not be kept in the yard on an extended basis
- Please call Dade County to schedule a bulk pick up as soon as yard waste or tree cuttings are placed outside – every owner is entitled to one free pick-up a year, and the pick up can usually be done within 10 days

**Pets and animal issues:**

- Keep your dog on a leash if not on your property
- Please recognize that your neighbors are affected by your pets – please comply with Miami-Dade County Code, and prevent excessive barking during normal sleeping hours