



Balintore Homeowners Association

ARCHITECTURAL RULES AND PROCEDURES

The Declarations of Covenants, Conditions and Restrictions of Balintore provides in Article VII, Section 2 and in The Articles of Incorporation, Article IV that the Architectural Committee shall from time to time adopt, promulgate, amend, revoke and enforce guidelines referred to as "Design Standards". The following general design guidelines are hereby adopted in accordance with that authority. It is noted, however, that these guidelines are not all inclusive and are issued as general guidelines to aid in the preliminary design process. They are not in any way intended to supersede any provisions contained in the Covenants, Conditions and Restrictions. And in addition, and Pursuant to Article V. Section 20, of the Declaration, the Association may adopt reasonable rules and regulations concerning the lots. The Articles of Incorporation, in Article IV, further state that the Association may, from time to time, adopt reasonable rules and regulations concerning use of the lots. In accordance with these Articles, the following standards, including additions and/or changes approved and adopted at the Board of Directors meeting held on May 12, 2026 and now are a part of the official Balintore Architectural Rules and Procedures. This document will be made accessible to members on the Balintore website Architectural and Grounds Page and on Balintore's member portal maintained by Balintore's Property Manager. This document supersedes all previous versions and is the only document to be referred to for Balintore Architectural Rules and Procedures.

PROCEDURES:

1. A Chairperson will head the Architectural Committee consisting of the Chairperson and two other members. The chairperson can select the committee members to support the activities of the committee.
2. An architectural change is any modification which changes the appearance of the exterior portion of the property. Note, all exterior painting, even if the colors requested remain the same, is considered an exterior modification.
3. A Property Alteration Application form will be made available to homeowners and must be completed by the homeowner and submitted to a member of the Architectural Committee, a Board member or to the Property Manager for review and decision by the Committee before any work commences.
4. The Property alteration Application must detail all proposed work to be done, including as appropriate detailed plans, drawings, brochures, color samples or any other supporting material required by the Committee to complete their review of the application.
5. When a Property Alteration Application is received from a homeowner, the Committee Chairperson will be notified and will perform an initial review of the application to ensure all

supporting documents have been provided. Once the application is confirmed as complete a meeting will be scheduled. A minimum of two committee members must attend the scheduled meeting, and a minimum of two approval votes are required for the application to be approved.

6. The Chairperson will detail on the Property Alteration Application the votes of each committee member, date of the final disposition and confirm the results by providing their signature on the form.
7. The Committee will make every effort to schedule a meeting and decision the application within ten (10) days of receipt of the completed application. In no case should the time for review and decision take more than thirty (30) days from receipt of a complete application and all required supporting documents. Should no meeting or decision be made regarding the application within thirty (30) days of receipt, then the homeowner can consider the application approved as requested. These timeframe standards apply once all required supporting documentation requested by the Committee has been provided.
8. Once a Property Alteration Application has been approved, the homeowner has 120 days to start the project. If the project is not started in that timeframe; the homeowner will need to resubmit their application.
9. Homeowners should not proceed with any aspect of a project without written approval from the Committee. The Association will retain a copy of the approved application with the homeowner's official records, and the Committee will provide an approved copy of the application to the homeowner for their personal records.
10. Annual community inspections are performed in February or as needed but at least once annually based on local conditions. The inspection is conducted to evaluate the exterior condition of all homes for general compliance with Balintore's Architectural Standards including general maintenance.

STANDARDS:

1. Exterior Painting and Finishes
 - a. Paint color range will be provided by Architectural Committee. Changes to the available color range must be approved by the Board. Homeowners should contact the Chairperson of the Architectural Committee to request the available color range.
 - b. Only paint colors included as part of the available color range will be considered for approval.
 - c. All exterior painting projects, including applications to repaint using existing paint colors, are required to be submitted on a Property Alteration Application.
 - d. Samples of all selected colors and details regarding the areas where each color will be used must be provided as part of the Property Alteration Application (i.e. base/wall color, trim color, front and garage door color).
 - e. Exterior walls and gable ends of the property must be finished with stucco.
 - f. Exterior home finishes must be maintained free of cracks, mildew, rust, severe discoloration and other visible damage.
2. Light Fixtures
 - a. Fixtures should be consistent with the architecture of the home.
 - b. Pictures or brochures with images of light fixtures and finishes must be included with application.
 - c. Location of light fixtures must be included with application.

3. Gutters and Downspouts
 - a. Gutters or downspouts and the water they disperse cannot be detrimental to adjacent properties.
 - b. Gutters and downspouts must be consistent with the architecture of the home.
 - c. Material colors and/or finishes must be consistent with the available paint color range and compatible with the current property paint colors.
 - d. Installation must be performed by a licensed and insured contractor and permits obtained as required by the County.
4. Windows and Doors
 - a. Only white window frames are permitted.
 - b. Doors and windows should be consistent with the architecture of the home.
 - c. Images or brochures documenting the window style must be provided with the application.
 - d. Window and/or door locations must be provided with the application.
 - e. Installation must be performed by a licensed and insured contractor and permits obtained as required by the County.
5. Hurricane Shutters
 - a. Shutter material and colors must be submitted on a Property Alteration Application
 - b. Shutters must be removed as quickly as possible after the threat of a declared storm but in all cases no longer than seven (7) days after the storm threat has ended.
 - c. Shutters may be installed any time after a Tropical Storm or Hurricane threat has been declared for the area.
6. Roofing and Solar Panels
 - a. Materials and colors must be consistent with the architecture of the home.
 - b. Installation must be performed by a licensed and insured contractor and permits obtained as required by the County.
 - c. Roofing materials must be maintained free of mildew and other visible damage.
 - d. Solar panel approval is specific to the lot location of the property. Refer to Balintore governing documents or contact the Committee Chairperson for details.
7. Driveways and Sidewalks
 - a. All driveways and sidewalks must be either natural concrete, pavers and/or other material similar in color and appearance to natural concrete and must be submitted on a Property Alteration Application.
 - b. Driveway or sidewalk repairs within the existing footprint of the hard scape may be performed using concrete or other previously approved material and do not require the submission of a Property Alteration Application.
 - c. Driveways and sidewalks must be maintained by the homeowner free of damage, cracks, mildew and discoloration.
8. Pools, Spas and Screened Enclosures
 - a. Pools, spas and screened enclosures cannot encroach on adjacent properties.
 - b. Detail drawings of new pool or spa designs and property surveys must be provided with application.
 - c. Images of pool or spa materials must be provided with application.
 - d. Rescreening an existing lanai with charcoal colored screening does not require Architectural Committee approval. Other screening colors, including black, require the submission of a Property Alteration Application

- e. Damaged or loose screening must be repaired or removed.
 - f. Lattice work in back or in front of screened areas requires a Property Alteration Application. Specific location of the lattice work must be provided in the application. Landscaping may be required to camouflage visibility from common areas, golf course or neighboring properties.
9. Mechanicals and Pool Equipment
- a. Mechanicals and pool equipment must be screened from street view with landscaping.
 - b. All mechanical and pool equipment no longer in use should be removed from the property.
10. Mailboxes
- a. All mailboxes must be Balintore's approved design of cast aluminum black post and box with gold lettering.
 - b. Detailed specifications are available on Balintore.com and on the Balintore portal maintained by the Property Manager
11. Fences
- a. All fencing requests on individual lots must be submitted on a Property Alteration Application
 - b. Fences are not permitted in areas fronting ponds or the golf course.
 - c. Only standard 4 ft black vinyl clad chain link fence is permitted. Installation height must not exceed four (4) feet. Repairs if needed must use the same material.
 - d. No wooden or PVC fencing is permitted.
 - e. The section of fencing closest and visible from the street requires a planted hedge of viburnum, ligustrum or similar plants three feet on center to screen the fence, with the exception of gate openings.
 - f. The fence may connect to the side of the house at a point no closer than ten (10) feet behind the front corners of the house.
 - g. Any lot which is fenced shall have an accessible operable gate at least 48 inches wide to accommodate lawn maintenance equipment. The 48 inches clearance must be maintained throughout the fenced area.
 - h. A survey of the property and detailed drawing of the fence location, height, gates and required hedges must be submitted with the Property Alteration Application
 - i. Fence installation must be performed by a licensed and insured contractor and permits obtained as required by the County.
 - j. Any disputes regarding property lines are the responsibility of the homeowner.
 - k. The Architectural Committee reserves the right to deny any Fence application that would materially adversely affect the view from surrounding properties.

All requirements under Article VII, "Architectural Control" in the Balintore Declaration of Covenants, Conditions and Restrictions of Balintore, shall prevail and be enforced.