



Dear Homeowners of Poinciana,

I am honored and blessed to have the opportunity to address this fine community again this year. As this year ends and I begin looking back on 2021 I find that we are all getting back to normal and the start of that was with our Fireworks Spectacular presented by Spectrum. It was amazing to see our community unite to celebrate the birth of our great nation. In May of 2021 APV announce the partnership with Spectrum to bring high-speed Internet and cable TV for the low price of \$57.87 per month per home in Poinciana, saving the majority of homeowners up to \$200 per month or up to \$2400 per year! As a bonus to this savings for homeowners APV received over \$5 million which has been placed in a special account to be used on a project or projects to enhance the Poinciana experience.

In 1972 The Association of Poinciana Villages was formed by the developer of Poinciana which makes 2022 Poinciana's 50th Birthday! The LifeStyle of Poinciana is planning some exciting special events all year long to celebrate this milestone. We will be delving into the history of Poinciana and well as highlighting the bright future awaiting this great community.

2022 is going to be a year to remember.

You will notice that your Assessment Statement looks a little different than in previous years. We have combined the annual HOA assessment of \$285.00 with the annual cost of bulk cable \$694.44 for a total of \$979.44. This was done to make a convenient monthly payment of \$81.62, which is about 50% of what most residents were paying for cable and Internet alone. I strongly encourage you to sign up for Click pay online services, to pay your monthly combined assessment, you will get a reminder service as well as the convenience of paying from your home. Otherwise, we have 2 drop box locations at the administration offices. The first is on your left as you enter the parking lot from Walnut St and soon one will be attached to the administration building.

I welcome 2022 with excitement and eagerness to make it the best year ever for Poinciana. My wish is that you enter this new year with peace, health, and a sense of excitement for what is in the future for this beautiful community. May God Bless Poinciana and the extraordinary people who call it home.

Mark Maldonado LCAM and General Manager

ATTENTION: THIS IS THE ONLY STATEMENT YOU WILL RECEIVE

The Annual Homeowners Association Assessments for 2022

\$979.44 (including bulk cable assessment)

ANNUAL PAYMENT OPTION

Amount due on or before 12/31/2021 \$974.44 – This amount includes an early payment discount of \$5.00
Amount due if paid 01/01/2022 \$979.44

MONTHLY INSTALLMENTS

Using the convenient coupon books enclosed

\$81.62 due on the 1st of every month
(this includes the \$57.87 bulk cable assessment and \$23.75 HOA monthly assessments)

PLEASE NOTE: Monthly Installments not paid before the 15th of the month will incur a \$25 late fee.

To make paying your assessments more convenient, this year we have included a payment coupon book in this mailing for you to keep track of your payments. *The monthly service fee has been eliminated.*

WHERE TO PAY

CLICK PAY: Our on-line payment services, make your payments from the convenience of your home.

MAIL: Check or money order to the address on your coupon.

DROPBOX: 2 locations at 401 Walnut St, Poinciana FL 34759 on your left as you enter the parking lot and soon on the Administration building.



Noted below is a synopsis of the Association of Poinciana Villages, Inc. budget approved by the Board of Directors on October 12, 2021

REVENUE	2021	2022
Total Estimated Billable Lots APV	27,294	27,294
Per Lot Annual Assessment Fee APV	\$276	\$285
Total Annual Assessment Revenue	\$7,533,144	\$7,778,790
Non-Assessment Income	\$7,935,849	\$16,504,209
Total Revenue	\$9,760,399	\$24,282,999
ADMINISTRATION DEPT.		
Total Expense	\$8,936,443	\$17,262,282
COMMUNITY SERVICE DEPT.		
Total Expense	\$591,676	\$707,456
LIFESTYLE DEPT.		
Total Expense	\$1,376,380	\$1,463,760
PUBLIC WORKS DEPT.		
Total Expense	\$3,852,207	\$4,063,264
Capital Expenditures and R&R		
Capital Expense and R&R Interest	\$8,000	\$8000
Capital Exp. and R&R Contribution	\$704,287	\$778,237
TOTAL EXPENSE	\$15,468,993	\$24,282,999

Copies of the Approved 2022 Budget are available to homeowners at the Administration Office. All Financial Documents are available 10 days after a written request is received by APV.

PUBLIC NOTICE: From the APV Village Registrar

VILLAGE OPENINGS 2022

Village 1 (2 Stand for Election)
Village 2 (1 Stand for Election)
Village 3 (2 Stand for Election)
Village 4 (5 appointed by Avatar)
Village 5 (2 Stand for Election)

Village 6 (5 Stand for Election)
Village 7 (1 Stand for Election)
Village 8 (1 Stand for Election)
Village 9 (ELECTION HELD SEPARATELY)

The Poinciana Village Associations are looking for owners to stand for election on February 08, 2022, from 7:00 am-7:00 pm at the APV Community Center located at 445 Marigold Ave. Poinciana, FL 34759, to fill seats on the Villages' Boards of Directors. Anyone interested must submit a *Notice of Intent to be Candidate* form by Friday, December 10, 2021, by 4:00 PM. Any *Notice of Intent to be Candidate* form received after the deadline will not be accepted. There will be no nominations from the floor. You may hand-deliver, email, or mail your *Notice of Intent to be Candidate* form to:

APV Registrar Mark Serrano-Maldonado LCAM
c/o Eldonia Gonzalez
401 Walnut Street
Poinciana, Florida 34759
Email: eldonia.gonzalez@fsresidential.com

La Asociacion de Poinciana Villages anuncia la apertura de candidaturas a la junta de directores para postularse a las elecciones que se llevaran acabo en APV Community Center, 445 Marigold Ave. Poinciana, FL 34759, el dia 08 de febrero de 2022, de 7:00am-7:00pm. Las Personas interesadas deberan enviar el formulario de su intencion de ser candidatos en o antes de el viernes, 10 de diciembre de 2021 a las 4:00PM. No se aceptaran candidaturas despues de la fecha limite, no se aceptaran nominaciones en persona. Puede entregar sus documentos personalmente, por correo electronico, o por correo a la direccion 401 Walnut Street, Poinciana FL 34759 atencion Sra, Eldonia Gonzalez. eldonia.gonzalez@fsresidential.com

APV Village Directors Candidate Eligibility and Submission Process

To stand for election for a position on any Village Board of Directors in Poinciana, you must be a titleholderto property in the Village where you declare your candidacy and be eligible pursuant to Florida Law. A candidate representing a corporation or other business entity that owns property in a village does not have to be a property owner in the Village.

Florida Law states a person is not eligible to serve on a Board of Directors if:

- 1) The person is delinquent in the payment of any fee, fine, or other monetary obligation to the Association that is related to a parcel.
- 2) The person has been convicted of a felony in Florida or a United States District or Territorial Court or has been convicted of any offense in another jurisdiction which would be considered a felony if committed in Florida unless such felon's civil rights have been restored for at least five (5) years as of the date on which such person seeks election to a board.

It is the responsibility of the candidate to show conclusive evidence of such restoration. If a candidate disputes the finding(s) of the background check, it is the candidate's responsibility to show conclusive evidence that the finding(s) of the background check are incorrect and that the candidate is, in fact, eligible to serve.

Corporate and business entity owners that are delinquent may not put forth a candidate for the Board of Directors.

Interested parties must submit the *Notice of Intent to be Candidate* form (located in this mailing and available on the APV Website, and Facebook page or the APV Registrar's Office (401 Walnut Street, Poinciana, FL 34759) by the deadline of 4:00 PM on Friday, December 10, 2021. Forms received after the deadline will not be accepted. There will be NO nominations from the floor.

ASSOCIATION OF POINCIANA VILLAGES, INC.
HOMEOWNERS' ASSOCIATION NOTICE OF INTENT TO BE A CANDIDATE
FOR THE VILLAGES' BOARD OF DIRECTORS

I, _____ do hereby give my notice of intent to be a candidate for the Board of Directors. I will provide any additional information the Registrar needs to perform a background check to confirm my eligibility for this position. I understand that failure to provide this information will make me ineligible. I am enclosing an information statement about myself to be printed and made available to the membership. I understand that I am responsible for the accuracy of the information contained in the information statement.

* Please include a photocopy of your government ID **for internal use only**

Signature: _____ Print Name: _____

Property Address: _____ Today's Date: _____

Providing the information below is voluntary. You do not have to provide any of the information below in order to be a candidate for a Village Board. All information that you provide below will be available to owners in APV.

ASSOCIATION OF POINCIANA VILLAGES, INC.
CANDIDATE INFORMATION SHEET

Name: _____

Email: _____ Telephone: _____

Address 1: _____

Address 2: _____

Personal Background: _____

Prior Association Experience: _____

Comments about Board Candidacy: _____

This form is provided for your convenience. You may send in your own one-sided 8 ½ by 11" information sheet. Please type or print legibly. **Your form will be photocopied as received.** Your information will be posted on the APV website and made available at the APV administration and the election.

YES APV can post this form in its entirety on the APV Website **No** Do not post this form on the APV website.

DESIGNATION OF VOTING REPRESENTATIVES & ELIGIBLE CANDIDATES BY A CORPORATE MEMBER OF THE ASSOCIATION OF POINCIANA VILLAGES.

(Enter the name of business here)

(hereinafter Corporate Member) is a member of the Association of Poinciana Villages (hereinafter APV) as a result of its ownership of land subject to the Poinciana Subdivision Declarations located within one or more of the Village Associations that make up APV.

Pursuant to Article IX of the Bylaws of Poinciana Village Associations One, Two, Three, Four, Five, Six, Seven, and Eight, Corporate Member designates the corporate officer(s) named below as eligible to be candidates for any Village Association Board of Directors in which Corporate Member owns property as well as the APV Board of Directors. In addition, Corporate Member designates the corporate officer(s) named below as voting representatives authorized to vote on its behalf at any members' meeting or election conducted by APV or any Village Association. If more than one person is listed below any one of the listed individuals may be candidates for election to any Village Association and APV Board of Directors and vote on behalf of Corporate Member at any members' meeting without the presence of the others.

These designations will remain in force until rescinded in writing by Corporate Member even if future designations add additional eligible candidates or voting representatives.

Signature _____

Printed Name _____

Office Title _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of (mark one) physical presence or online notarization, this _____ day of _____, 20____, by _____ as _____ who is personally known to me (if so check here) or has produced _____ as identification.

Notary Signature
Printed name: _____

**Proposed Amendments
to the Poinciana Subdivision Declaration**

The Board of Directors of Association of Poinciana Villages, Inc. will consider the following changes to the Poinciana Subdivision Declaration and Design Control Board Criteria (an Exhibit to the Declaration) at the Board of Directors' meeting on February 9, 2022.

This notice is being provided pursuant to Section 720.303(2)(c)2, Florida Statutes.

These changes will be recorded as part of an Amended and Restated Poinciana Subdivision Declaration

Amendment to Section 13.3 of the Poinciana Subdivision Declaration.

13.3 No Outside Storage.

The Lot and improvements shall be maintained in good, clean and attractive condition. No outside storage is allowed. All personal property of Owners or other occupants of dwelling shall be stored within the dwelling or ancillary structure. No personal property, except usual patio furniture may be stored outside of a dwelling. This includes placing items outside of the dwelling unit and/or enclosed accessory structure for more than 24 hours, whether such storage is intended to be permanent or temporary. Items that may not be stored outside include, but are not limited to: tires, auto parts, concrete blocks, bricks and pavers, wood and other construction materials, portable barbeque grills, appliances, exercise equipment (unless permanently installed and approved by the DCB), tools, utility trailers and indoor furniture or other items normally kept inside and are subject to damage by exposure to weather.

Amendment to Section 1 of the Poinciana Subdivision Declaration, Design Control Board Criteria.

1. Purpose. The purpose of these Criteria is to acquaint home builders, contractors, developers and property owners with the standards and requirements which will be used by the Design Control Board ("DCB") to determine that a particular design will help maintain the natural and constructed characteristics of the Poinciana Villages. They also act as safeguards for the continued desirable development of the Poinciana Villages by assuring harmony of external design, function and location in relation to surrounding structures and topography.

Amendment to Section 2 of the Poinciana Subdivision Declaration, Design Control Board Criteria.

"Ancillary Structure" or "ancillary structure" shall mean any ~~ancillary~~ structure on a lot in addition to a residential home ~~to a residential improvement~~ such as open or screened porches, attached/detached garages, and carports, gazebos, pergolas, green houses and sheds but shall not include roof overhangs less than two and one half feet (2 ½) feet or less.

"Parent Structure" shall mean the house or primary structure on a lot.

Amendment to Section 6 of the Poinciana Subdivision Declaration, Design Control Board Criteria.

6.1 Generally. No construction of new improvements, alterations or additions to structures or landscape shall be commenced without the prior written approval of the DCB. No building, fence, driveway, patio, drainage, paved area, wall or any other structure shall be commenced, erected, or maintained upon the existing property; no additions to existing property or any exterior additions or alterations therein shall be made until the plans and specifications showing the nature, kind, shape, height, materials, square footage, location and landscaping of the same shall have been submitted to and approved in writing by the DCB. In addition, the DCB shall have the right to approve any alteration that changes the use of a structure (e.g., conversion of a space to a bedroom). One (1) copy of all plans and related data shall be retained by the APV for its records. In the event that the DCB fails to approve an application within thirty (30) days of its submittal, such application shall be deemed disapproved.

6.2 Application. Each application to the DCB must be accompanied by documentation sufficient to describe the project to the DCB which may include (depending on the complexity of the project) a complete set of engineered plans and specifications showing any proposed topographical changes, all exterior and structural details and the relationship of the proposed work to existing structures and to property lines and a complete survey, by a Florida Licensed Surveyor, denoting layout of home with all setbacks, driveway, slabs, sheds or accessory buildings, landscaping layout as well as a statement that

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the lot must be fully sodded. In the case of a proposed topographical or grade change, the application must also include the written agreement of the Applicant proposing such change in topography or grade, to indemnify and hold harmless the DCB, the APV, and Avatar, their agents, servants and/or employees from any claim or cause of action whatsoever, whether justifiable or not, and from any liability resulting or which might result from its approval of such topographical or grade change. Each application must also be accompanied by the name, address, telephone number and identity of the contact person. If the contact person or his or her name address or telephone number changes, the Applicant shall immediately notify the DCB in writing. All DCB applications must have complete information and related documents to be (i) hand carried to the APV Offices for submission to the Secretary of the DCB or representative for acceptance or (ii) mailed by Certified Mail Return Receipt Requested to the addressed stated in Section 6.6.1 herein (iii) faxed (iv) emailed or (v) on via internet through our interactive webpage www.apvcommunity.com. Applications will be processed within ~~a week excluding weekends and holidays or conditions of force majeure unless the request is considered to be presented for the Design Control Board on a case by case basis.~~ thirty (30) days.

6.3 Additional Application Requirements. Institutional, commercial and multi-family development, civil engineering and drainage drawings shall be submitted to the ~~Manager~~ DCB. In addition, a copy of all recorded plats must be delivered to the ~~Manager~~ DCB.

6.5.2.5 Multifamily Dwelling (Duplex only). A single structure containing two (2) units, side by side, neither of which is an ancillary structure. Land must be zoned for a multifamily dwelling and once the structure is built it cannot be converted into a single family dwelling by changing the floor plans. Duplexes shall only be built on duplex lots specified in State of Florida Department of Community Affairs, Division of Local Resource Management's Binding Letter of Interpretation of Vested Rights Status File No. BLIVR-783-002 dated May 17, 1983, as described in the Land Use Maps promulgated based on that letter and any subsequent Binding Letter of Interpretation Modification. Although duplexes do not require a garage they must have a driveway per unit not to exceed existing driveway width requirements per Criteria section 9.1.1 to accommodate vehicle parking. Each unit must have its own exit directly to the public way. Construction of duplexes on lot not specified as multifamily dwelling on the APV Master Plan is prohibited.

6.6.3 Disapprovals. ~~It is intended that these~~ These Criteria will be applied equitably to all Applicants. The DCB's decision is ~~based on discussion and voting by its members~~ based on the standards of these Criteria. Decisions by the DCB can vary in the areas of aesthetics, color and texture, site location ~~viz a viz~~ depending on adjacent construction and other variable factors. ~~Such decisions are not intended to be nor should they be construed to be arbitrary decisions.~~

Amendment to Section 7 of the Poinciana Subdivision Declaration, Design Control Board Criteria.

7.3.5 Roofing. Asphalt or fiberglass shingles, wood shake, slate, tile, shake, standing seam metal, cement and other materials may be considered by the DCB. The final color of roofing is subject to DCB approval. Ancillary structures attached to the house cannot have corrugated roofing panels. Roll/corrugated roofing material is not allowed on any residential or ancillary structure.

7.4.1 Detached Garages. Detached garages must be built on a cement slab and must match the materials and roofing of the main structure. Driveways to the detached garage must be compatible with the existing driveway/walkway. A detached garage may not be built on an otherwise vacant lot.

7.5.2 Garage area must be used for a garage only and not converted into an extra room of any style. This applies to both attached and detached garages.

7.6 Storage Tanks. Storage tanks of any description must be placed below ground or screened from view. Any storage tank in excess of fifty (50) gallons must be placed below ground and must be placed no less than fifteen (15) feet from any adjacent property. Only one tank is allowed on each Lot. Multiple storage tanks are prohibited. The tank must be outside all the established easements.

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7.7 Storage Sheds. Storage sheds are allowed, however, only one (1) shed with a maximum dimension of two-hundred (200) square feet per unit and must be placed in the back yard ~~or side~~ of the property, ~~room permitting~~. Storage sheds may not encroach on any established setback including those in paragraph 8.1. Storage sheds shall be maintained to prevent them from becoming unsightly or deteriorated. Sheds must not be taller than ~~eight (8) feet~~ ten (10) feet from floor to exterior peak of the roof and must not be attached to the house. Sheds must be installed on a concrete pad and/or secured as required by applicable building code or County ordinance. The color of a shed must complement the exterior color of the primary residence. The Cypress Woods Covenants prohibit sheds in Cypress Woods.

7.8 Wall and Window Air Conditioners. No wall or window air-conditioners shall be permitted without screening by shrubbery or an appropriate material approved by the DCB. Wall and Window units must not be installed more than four (4) feet above ground level. DCB approval is required prior to installation.

7.11 Pools. In-ground swimming pools are permitted. Above-ground pools are allowed; however, ~~only with a~~ the property must be fully enclosed on the sides and rear with a 6' solid privacy fence (PVC, concrete block or brick) sufficiently opaque and of such height so as to prevent the pool from being seen from the public side of the fence, APV Greenways and/or roadway: not to exceed current fence requirements. County requirements for fencing or screening pools must be complied with. Any decking around pools must not be visible outside the fence and must be approved by the DCB.

7.14 House Numbering. All Applicants for the construction of new residential units will provide house numerals in accordance with local requirements. All residential units must display house numerals on the structure at all times that can be read from the street.

7.15 Chimneys. Chimneys on all homes ~~will~~ must NOT be of the exposed metal stovepipe type. Chimneys must be sided with materials consistent with the exterior of the home.

Amendment to Section 8 of the Poinciana Subdivision Declaration, Design Control Board Criteria.

8.1 Ancillary Structures. All ancillary structures must be ten feet (10') away from the rear property line and seven and a half feet (7.5') from the side property line. Any attached roofed vertical structure must have a minimum of twenty feet (20') rear setbacks, seven and a half feet (7.5') side setback and twenty five feet (25') front setback, with the exception of pie shape corner lots, which have a ten feet (10') rear setback, seven and a half feet (7.5') side and twenty five feet (25') front setback. Free standing ancillary structures of any type are prohibited in Cypress Woods.

Amendment to Section 9 of the Poinciana Subdivision Declaration, Design Control Board Criteria.

9.1.1 Driveways and Walkways. Driveways must be constructed of either concrete ~~Concrete~~, asphalt, or brick pavers ~~will be characteristic of the driveways required~~. Walkways on a Lot shall be of the same materials as the driveway on the Lot unless otherwise approved by the DCB. Any walkway adjacent to the residence dwelling must not exceed two (2) feet in width. Driveways may not exceed a total of 24' combined width. Driveways may be painted with an APV approved driveway color with DCB approval. Homes with three car garages may have a driveway not to exceed 27' in width. Circular or semicircular driveways are prohibited. Additions and modifications to existing driveways require DCB approval.

9.2 Maintenance of Lawn and Landscaping. Lot Owners are responsible for maintaining the exterior appearance of their lots, including, but not limited to, the driveways, walks, fences, ancillary structures, lawn and landscaping thereon, in a neat and attractive condition and good order and repair. Owners are required to undertake all maintenance, repairs and/or other actions to ensure their Lots, and all the driveways, walks, lawn, landscaping and other improvements thereon, persist in a neat and attractive condition and good order and repair. Lot Owners must provide the same maintenance to that portion of any

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adjacent Common Area or public right-of-way, lying between the Lot boundary and any street, or alley. The following guidelines are intended to supplement and be read in accordance with the other provisions of these Criteria.

9.2.1.4 Maintaining the lawn and landscaping on the Lot in such a manner as to avoid the appearance, accumulation and/or existence of noxious, uncultivated, or rank weeds, grasses, or undergrowth including plants and grass growing around or through fencing;

Amendment to Section 12 of the Poinciana Subdivision Declaration, Design Control Board Criteria.

12.2 No Temporary or Portable Structure. Any addition, exterior alteration, modification or change to any existing building shall not be portable or temporary and shall be compatible with the design character of the ~~original building~~ Parent Structure. Pole canopies are prohibited, party tents may be in place for not more than 72 hours. Any new detached structure shall be compatible with the ~~parent~~ Parent structure ~~Structure~~. Dog kennels and dog runs are not allowed; however, dog ~~runs~~ pens are allowed, ~~but, Dog pens must only be constructed of chain link fencing material and must be accompanied by a dog house for protection from the elements.~~ A chain link dog pen cannot have a roof and must have top rails. It must not exceed the 200 square feet dimension, cannot be taller than six (6) feet and must be placed in the rear of the property. Only one dog ~~run~~ pen is allowed per ~~household~~ Lot. No more than two (2) pets are allowed per household. All structures must stay away from the established Setbacks.

12.3 Awnings and Shutters. Awnings and shutters which are compatible with the ~~parent~~ Parent structure ~~Structure~~ may be considered on a case by case basis by the DCB. Awnings must be permanently attached to the main structure (i.e. sun setter awnings) and retractable awnings are preferred. Stripe-pattern awnings are not allowed. Hurricane shutters may be added to a structure upon approval by the DCB, but may only be closed during a hurricane watch or hurricane warning as issued by the National Hurricane Center and must be opened within 72 hours after the hurricane watch or warning has been lifted. Hurricane shutters may not remain closed, nor openings in the building covered with boards or other material, when there is no hurricane watch or warning in effect.

12.3.1 Gazebo. Wood Gazebos with tiled roof and decorative skirting are allowed; additionally, wrought iron and aluminum framed canvas topped gazebos are permitted, one gazebo per household and not to exceed a maximum dimension of two hundred (200) square feet per structure and a maximum height of ten (10) feet. All gazebos must be permanently installed on a poured 4" concrete foundation, placed in the rear of the property outside of the easements/setbacks upon obtaining written approval from the DCB. An owner of a Poinciana residential lot will be allowed maximum of 3 detached ancillary structures on their property. Ancillary structures are not allowed on otherwise vacant lots. Wood gazebos must have tile or shingle roof.

12.3.2 Greenhouses: Greenhouses shall be of the commercially manufactured type, only of aluminum or galvanized steel frame, with flat polycarbonate panels, one (1) greenhouse not to exceed two hundred (200) square feet, a maximum height of ten (10) feet from floor to exterior roof peak with gabled or Dutch barn gabled polycarbonate roof. The greenhouse must be located in the rear of the property and out of all easements with written approval of the DCB. The greenhouse must also be anchored in concrete or strapped down, and may not be used for commercial enterprise or for storage purposes. The Greenhouse wall sections must remain clear with opaque paneling only allowed on the roof.

12.5 Exterior Colors. Exterior color changes (repainting) must have written DCB approval prior to repaint application, whether or not the original house color is changed. DCB color scheme approvals will solely be represented in the Poinciana Residential Color Selection Book for review at the APV ~~Administration~~ Community Service Office. Colors in the Poinciana Residential Paint Color Selection Book are interchangeable in combination as long as they do not conflict and as long as a wall color stays a wall color. Murals and similar images are prohibited on roofs, walls, fences and other exterior surfaces. Two-tone walls on the exterior of homes are not allowed. Notwithstanding anything herein these Criteria to the contrary, all

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requests for relief from the provisions of this section, whether denominated a request for a variance, or appeal, shall be limited to the DCB. Further review by the APV Board shall not be available.

12.6 Maintenance. Lot Owners are responsible for maintaining all homes' exteriors and ancillary structures on their Lots in a neat and attractive condition and good order and repair and shall not permit their homes' exteriors and ancillary structures to deteriorate or become unsightly. Owners are required to undertake all maintenance, repairs and/or other actions to ensure their Lots, and their homes' exterior, ancillary structures and other improvements thereon, persist in a neat and attractive condition and good order and repair to maintain harmony and blend with the other existing homes in the immediate vicinity (i.e., paint peeling, torn screens and broken windows). Lot Owners must provide the same maintenance to that portion of any adjacent Common Area or public right-of-way, lying between the Lot boundary and any street, or alley. The following guidelines are intended to supplement and be read in accordance with the other provisions of these Criteria. Among any other actions necessary to comply with these Criteria, Lot Owners are responsible for the following in connection homes' with the exteriors and ancillary structures on their Lots:

12.6.2 Repair, restore and replace all missing, broken, inoperable and/ or deteriorating doors, windows and shutters, of any type, and related apertures including broken blinds/ window coverings visible from street. Plywood is prohibited in windows and door openings. Decals and widow stickers are not permitted unless approved by the DCB;

12.6.4 Paint and/or re-paint the home, fence or ancillary structures on the Lot when needed (i.e. peeling paint, fading, spotting);

12.6.7 Repair, restore and replace all missing, broken, inoperable and/ or deteriorating mailboxes or similar improvements on the Lot. Numbers are required on all individual mailboxes and must be maintained as to be legible; and

12.6.8 Repair, restore and replace all missing, broken, inoperable and/or deteriorating decks and/or components of decks;

12.6.9 Garbage and Trash. No trash, garbage, recycle or other waste material or refuse shall be placed or stored on any part of the property except in covered or sealed containers approved by the DCB. No trash, garbage or other waste material and refuse shall be placed or stored at the front of the property or on the driveway. Trash, garbage, recycle containers may be stored at the rear or at the side of the property. If stored on the side of the property, containers must be a minimum of ten (10) feet from the front of the house and shall be inconspicuous from street view. All trash, garbage, recycle and other material or refuse may be placed curbside the evening prior to scheduled pick up. Containers must be brought in the evening of the pickup day;

12.6.10. Repair, restore maintain fences including pressure wash, stain and trimming of vegetation/grass from both the yard and public view sides of the fence.

12.7.1 Residential Fencing Generally. Any residential fence or screen must have the approval of the DCB before installation is undertaken. No fencing is permitted in the front of a home. Low ornamental landscaping such as border stones in front of the home is permitted. The maximum height of any fence for a house is six feet (6') and cannot be placed beyond the front elevation, excluding fences for tennis courts and including swimming pool enclosures. Rear Flag Lots fencing will be reviewed on a case by case basis by the DCB. Empty lots may not be fenced. Garden fences require DCB approval.

12.7.4 Types of Fencing. Only wrought iron, block, brick, vinyl PVC, vinyl coated chain type with top rail or chain link fencing with top rail and aluminum slotted picket will be approved if the design is in general conformity with the architectural design of the Poinciana Villages. Solid metal panel/privacy fence material is prohibited. "Lattice" can be only used as a decorative feature ~~on~~ along the top of a solid privacy fence sufficiently opaque, built in and framed from a manufacturing company. Any lattice shall be included in and not exceed the total allowable height of the fence. The use of mesh, wire, or plastic as fencing materials is prohibited. The use of mesh as screening material is prohibited. No wall or fence shall be erected or placed within

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the front setback lines of any Lot. Block walls shall be stuccoed, painted and regularly maintained. Fence panels and posts must be of the same material. Chain link fences are not permitted in Cypress Woods.

12.7.4.1 Any remaining wood fences must be maintained and kept in good repair. Wood fences may be painted white, natural-wood stain or have a weather wood look. Painting/staining wood fence with any color not specified above is not permitted. In the event that an existing wood fence becomes damaged, wears or reaches the end of its life so as to require replacement, the fence must be replaced using materials allowed in paragraph 12.7.4 of this criteria.

12.7.5 Fence colors. PVC fences may be white, beige or natural-wood color. Wrought-iron/aluminum or standard/vinyl coated chain link fence may be black or bronze. Uncoated chain link fence may be bare metal. Plastic weaves on chain-link fences may only be white, cream or brown and require DCB approval prior to installation of the weave. Fences must be kept clean and in good repair.

12.9 Exterior Lighting. In addition to builder installed garage carriage lights and porch lights, residents may add up to a maximum of four (4) mounted exterior lights for ornamental and/or security purposes. Additionally, the lighting of screened porches, screen pool enclosures, gazebos and pergolas is permitted. Acceptable lighting for screen porches, screen pool enclosures, gazebos and pergolas are permanently mounted fixtures, bulb style strand lights and rope lights (maximum of four strands/ropes per structure). Use of Christmas style string/strand lights for this purpose is prohibited. Temporary post strung strand lights for hosting of an outdoor event is permitted for a period of not more than 72 hours. All exterior lighting must be installed in such a manner so they are not obtrusive or present a nuisance to neighboring residents.
~~Exterior lighting is permitted but shall not be directed in such a manner as to be annoying to nearby homes. Any ornamental lighting attached to the house is limited to four (4).~~

12.9.1 Exterior holiday ornaments and lighting may be in place from November 15 through January 10. Landscape lighting shall be installed flush with the lawn at a height not to exceed twelve (12) inches. Lamp-post lights must be constructed from metal, may not exceed seven feet six inches (7' 6") in height and must be properly anchored. No more than two (2) lamp posts per home.

12.10.3 Basketball hoops are allowed only in one of three locations: 1) attached to the house above the garage door; 2) to the rear of the house or; 3) a temporary or permanent basketball hoop adjacent to the driveway located along between the side of the driveway and the side lot line of the property closest to the driveway. All basketball hoops must have DCB approval. Only one basketball hoop per ~~homesite~~ Lot will be approved. Basketball hoops must not encroach upon any county easements.

12.10.8 PODs are permitted for a maximum of 30 days and must be placed on the driveway. Only one POD per Lot is allowed.

12.10.9 A Construction Dumpster may be used during home repairs or renovation but must be preapproved by the DCB. Only one dumpster is allowed. It must be placed on the driveway and may remain on the lot for a maximum of 7 days.

12.11.4 Ornamental fences to a maximum of three feet (3') high may be installed in ~~front, side or~~ the rear of models.

Amendment to Poinciana Subdivision Declaration, Design Control Board Criteria, Master Signage Criteria.

For the purpose of these PSR, the following Sign Zones are established within the Poinciana Villages. Where a site has frontage on more than one road and said roads are in different Sign Zones, signage shall be permitted based upon the Sign Zone where the sign is installed; except, where two signs are allowed based on more than three hundred feet (300') frontage, one sign must conform to size and height restrictions for qualifying road frontage. The second sign may not exceed sign criteria for the road where installed.

(UNDERLINE indicates added text ~~STRIKETHROUGH~~ indicates deleted text)

Sign Zone 1: Sites fronting on Major Arterial Roads, as defined by the applicable County Comprehensive Land Use Plan.

Sign Zone 2: Sites fronting on Collector Roads, as defined by the applicable County Comprehensive Land Use Plan.

Sign Zone 3: Sites not included in Sign Zone 1 or 2.

One (1) sign structure shall be permitted in the Poinciana Villages on each site which meets minimum development standards, located on a publicly maintained road. If the site is a Large Retail Complex, the site may have a monument sign representing the complex and its tenants. If the complex fronts onto multiple roads, it can have a sign on each road. Those sites with frontage in excess of three hundred feet (300') frontage, shall be permitted two (2) signs on each road where the frontage exceeds three hundred (300) feet. In addition, each free-standing business located in an outparcel facing the road may have a separate monument sign for the single business as described in the Monument Signs section below.

Amendment to Poinciana Subdivision Declaration, Design Control Board Criteria, Master Signage Criteria.

Monument Signs - Shall be permitted as follows:

In Sign Zones 1 and 2, a monument sign up to one hundred (100) square feet per side may be erected, all of which may be the advertising copy area, with a maximum height of eight feet (8'). A Large Retail Complex's monument sign may contain up to one hundred square feet of copy area per side with a maximum height of eight feet (8') and width of twenty-one (21) feet of solid/opaque area not including any minor architectural design elements that extend from the main body. Out parcels in Large Retail Complex may have their own separate monument sign up to Sixty (60) square feet of copy area and a maximum height of eight (8) feet and width of twelve (12) feet of solid/opaque area not including architectural design elements that extend from the main body. ~~Sign~~ All signs shall have less than six feet (6') ground clearance. In industrial land use area, within Sign Zone 1, the maximum height may be increased to twenty-five feet (25').

Amendment to Poinciana Subdivision Declaration, Design Control Board Criteria, Master Signage Criteria, Appendix.

Definitions

Large Retail Complex:

A Large Retail Complex is defined as a complex of multiple retail, dining entertainment or other related businesses totaling no less than fifty thousand (50,000) square feet of combined space