



Design Guidelines

Approved by the CROA Board of Directors on 08/25/2009; effective for applications received on or after 10/01/2009.



YARD DECORATIONS (& DOGHOUSE)

Yard decorations are often considered by their owners to enhance their property's beauty, sometimes to the dismay of their neighbors. In Celebration, the primary consideration is of the overall "streetscape" to which each property should contribute, with no single property dominating its appearance. Most often, owners will choose to locate favorite pieces of decoration in the Private Zone (behind the home) which provides greater opportunity for personal enjoyment.

For the purposes of this Design Guideline the term "decoration" is defined to include, but is not limited to, any types of art, statue, sculpture, in-ground plant hanger, birdbaths, water features, gnomes, stumps, painted flat (e.g. plywood) figures, driftwood, or other non-living vegetative material.

This Design Guideline *does not apply* to items located on porches or patios.
This Design Guideline *does not apply* to holiday decorations.

The use of doghouses is discouraged. Applications may be submitted provided the doghouse is located in the Private Zone and is not visible from the street, alley or adjacent property. If the doghouse is visible approval may require fencing and/or landscaping. Doghouses may not be larger than 16 square feet and may not be taller than 4 feet above ground level.

Yard decorations taller than 6' above ground level are not permitted, including in the Private Zone.

Display of any dead animals or animal carcasses in the yard or on the exterior of the home is not permitted under any circumstance.

Yard decorations may be considered for "streamline approval" if **ALL** of these criteria are adhered to:

- Yard decorations must be located on the owner's property only (not permitted in the CDD easement(s)).
- No more than two yard decorations will be in place if the application is approved.
- Decoration may not be attached to or hang from any landscaping.
- Installed decoration is less than 18" high measured from ground level.
- Decoration is less than 24" square at any point measured from ground level to the top of the decoration.
- Decoration is entirely made of materials other than plastic, vinyl, PVC or other petroleum derivative.
- Decoration has no moving parts.
- Decoration makes no noise.
- Decoration is a neutral color.
- Decoration has no reflective surfaces.
- Decoration includes no lighting and no lighting will be located around the decoration.
- Decoration does not contain house number, street name or owner / resident name.

- Decoration does not contain any words, phrases or graphics which may be considered vulgar or profane.
- Color, material and type of decoration must be compatible with the composition and tone of the landscaping and structures existing on or approved to be constructed on the property.

Decorations which do not meet the above criteria may be considered for review on a case-by-case basis.

Approval Process:

Applies to:	Method of Review	
All condominium properties	Review as determined by the condominium association	If the property is part of a condominium association, the condominium association's Board of Directors (or architectural review panel, if designated) must approve the application before submitting it to CROA. Include documentation of the condominium association's approval with the CROA application.
All residential properties	Streamline review by ARC Coordinator	Applications which meet all of the criteria above may be streamline approved unless the ARC Coordinator believes the entire ARC team should review the application.
All residential properties	Formal review by ARC team at ARC meeting	All applications which were not "streamline approved."

General Timelines:

Must begin project within	45 days of date on ARC approval letter
Must complete project within	15 days from start of project

References:

Celebration Pattern Book, 1995, page B-21, plus EV-9
Celebration Yard Ornaments / Art Guidelines, 2004 adopted by CROA Board of Directors

References:

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Celebration Residential Owners Association, Inc.
 Celebration Non-Residential Owners Association, Inc.
 851 Celebration Avenue, Celebration, Florida 34747
 Ph 407-566-1200 • Fax 407-566-1210

ARC@celebrationtownhall.com



REQUEST FOR APPROVAL (YARD DECORATIONS & DOGHOUSE)

Obtain current Design Guidelines and Application from the Association's offices or download from the Celebration Front Porch (<http://www.celebration.fl.us>) using owner ID and password. Select *Guidelines* under the CROA tab.

WHICH PROPERTY TYPE: Single-Family; Townhome/Duplex/Triplex; Condominium

Property Address: _____

Property Owner's Name: _____

Property Owner's Email address: _____ **Phone:** _____

Property Owner's Mailing Address: _____

(If different from property address): _____

Project Contractor: _____ **Phone:** _____

[Required If a condo] Attach letter of approval from Condominium association

[Required] Property survey or plot plan indicating location of proposed yard decoration.

[Required] Photograph, drawing, or sketch of yard decoration which includes dimensions and an accurate representation of color(s) and material(s) used.

DESCRIBE PROJECT IN DETAIL (or attach separate sheet)

() By initialing, owner authorizes the Association to release information, upon request, concerning this or a similar project for this property to the Contractor named above.

() By initialing, owner requests notifications for this project by email only (no printed copy will be mailed, reducing Association expenses for paper and postage).

Owner hereby authorizes the Association and members of the Architectural Review Committee to enter onto the subject property for purposes of confirming information contained on or collected for processing this application and for inspecting the project during execution, upon completion of the project, or upon expiration of the approval.

Owner's Signature and Date: _____

SPACE BELOW IS FOR ARC USE ONLY

YARDDECO		LOT
		VIL
RCV PUR		ACCT
LOT		CENN
ARCH		START COMP

Internal Administrative Use

*(Not published on handouts or electronic versions;
changes below do not require CROA Board approval):*

Notes and Revision History:

Date	Modifications
2008-12-29	Initial draft
2009-02-11	Draft posted on Front Porch for owner / resident comment thru 2009-03-09 (none received)
2009-03-03	Updated Standard Letter Clauses (format changes only)
2009-03-23	ARC approved to forward to CROA Board
2009-03-24	Adopted by CROA Board of Directors effective 5/1/09
2009-06-28	General update to format and clarify application; clarify that entire decoration must be non-plastic for streamline approval
2009-06-29	Add prohibition against decorations attached to or hanging from landscaping (e.g., bird feeders, signs nailed on trees, etc.), and add doghouse. (From Hunter's Creek HOA ARC)
2009-07-02	Distributed to ARC for review
2009-07-13	Approved by ARC to post on Front Porch for owner comments
2009-08-10	No comments received; approved by ARC to forward to CROA for approval
2009-08-25	CROA BOD Approved
2010-12-16	Updated application for 2011
2011-12-06	Updated application for 2012
2013-01-08	Updated application for 2013 and removed suggestion to print selectively at request of CROA Board Member

Standard Letter Clauses:

- [Special conditions](#)
- [Q1YardDecoALL](#)

- **Service Area Irrigation Prior to installation**, the property owner must contact the Service Area's landscape contractor, Davey Expert Tree Company at 407 566-2114 to verify this project will not damage the irrigation system. Property owner is responsible for any changes or repairs needed due to this project.
- **Service Area Not Responsible PLEASE NOTE:** The Service Area is not responsible for installing, repairing, removing or otherwise maintaining any alterations made to the property unless they are initiated by the Service Area management team.
- **Yard decorations must be maintained.** When decorations deteriorate or become faded they must be replaced with identical items or removed without replacement (no ARC approval is required).
- **General Disclaimers** Contractor signs are not permitted anywhere on the property before, during, or after work is performed related to this project.
- Unless specifically shown on submitted application and called out as "Grade changes" owner is not approved to make any changes to lot grading.
- Any damage to utility service lines must be repaired or corrected by the homeowner at the homeowner's expense.
- Any damage to neighboring properties due to the ingress and egress of construction vehicles, etc., must be repaired or corrected by the homeowner at the homeowner's expense.
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