



## Celebration Residential Owners Association, Inc. (CROA)

### Covenants Committee Hearing 851 Celebration Avenue, Room 103 Thursday, July 18, 2019 6:00 PM

#### AGENDA

- I. Verify Quorum
- II. Call to Order
- III. Adopt Agenda
- IV. Approve Minutes of June 27, 2019 Meeting
- V. Homeowner Comments
- VI. Old Business – Properties tabled from May’s Hearing
  1. **1113 Mosaic Drive** (1/23, 3/7, 4/25) – the roof needs to be cleaned. The lead walk needs to be cleaned. The driveway needs to be cleaned.
- VII. Old Business – Properties tabled from June’s Hearing
  1. **1132 Mosaic Drive** (1/24, 3/7, 5/23) – the porch railings and columns need to be cleaned.
  2. **1136 Mosaic Drive** (1/24, 3/26, 5/23) – the shrubs in the rear need to be maintained at an even height.
- VIII. New Business – Properties for Review
  1. **1421 Stickley Avenue** (6/4, 7/3) – notice of any lease shall be given to the Board within 10 days of execution of the lease. The property is in violation for failure to provide the lease for the recent rental.
  2. **539 Greenbrier Avenue** (4/10, 7/3) – per the ARC letter dated 3/2/18, the porch step railings are required per Florida building code. Please re-install the previous railings, or submit an application proposing new railings.
  3. **1100 Ashbee Lane** (1/17, 3/5, 7/3) – the doorbell was changed without prior approval. Please submit a Security Device application for ARC review.

4. **1314 Celebration Avenue** (1/17, 3/5, 7/3) – the roof needs to be cleaned. The hose needs to be stored when not in use. The mailbox needs to be repaired. Per the Landscape Design Guidelines, potted plants are not permitted in plant beds or ground level hardscape. The potted plants at the side of the home need to be removed or relocated to the porch area. The bedlines in the rear need to be better defined from the lawn with a mulch bed. The landscape lights were installed without prior approval. Please submit a Landscape Lighting application for ARC review. The roof installed on the new addition does not match the rest of the house. This needs to be corrected.
5. **1245 Roycroft Avenue** (1/22, 3/5, 7/3) – the stucco repairs on the left side of the garage need to be painted. The dead or dying cypress trees in the rear, and the missing or dead landscape in the front beds, needs to be replaced with the previously existing plants, or if you prefer different plants, you can submit a Landscape application for ARC review. Approval must be given before work may begin.
6. **1106 Mosaic Drive** (1/24, 3/12, 7/3) – the plastic edging in the rear needs to be removed. The dead sod on the right side of the house needs to be replaced. All landscape beds need to be weeded. The bedlines in the rear need to be better defined from the lawn with a mulch bed. Mulch is required in the rear. Please note that red mulch is not permitted. The plastic edging in the rear needs to be removed. The dead sod on the right side of the house needs to be replaced. All landscape beds need to be weeded. The bedlines in the rear need to be better defined from the lawn with a mulch bed. Mulch is required in the rear. Please note that red mulch is not permitted.
7. **1451 Stickley Avenue** (1/31, 3/12, 7/3) – the roof needs to be cleaned. Per ARC Design Guidelines - Address Numbers, all residential properties need to have address numbers. Please refer to the Guidelines for approved color and style. The front door needs to be painted. The awnings need to be cleaned or replaced. All landscape beds need to be weeded. The missing or dying landscape in the front bed needs to be replaced with the previously existing plants, or if you prefer different plants, you can submit a Landscape application for ARC review. Approval must be given before work may begin. Mulch is required in all beds -front, sides, rear, and easement tree rings. Please note that red mulch is not permitted.
8. **1176 Wilde Drive** (1/31, 3/12, 7/3) – the missing or dead landscape in the rear bed needs to be replaced with the previously existing plants, or if you prefer different plants, you can submit a Landscape application for ARC review. Approval must be given before work may begin. The pavers pad on the left side of the house was installed without prior approval. Please submit a Patio and Walkway application for ARC review. The landscape in the front beds was changed without prior approval. Please submit a Landscape application for ARC review.

9. **1244 Golden Canna Lane** (2/7, 3/21, 7/3) – the house needs to be cleaned. The stem wall needs to be painted. The roof soffit needs to be cleaned. All landscape beds, the lawn, and easement need to be treated for weeds. The dead sod by the fence gate, and in the rear porch area, needs to be replaced.
10. **1225 Golden Canna Lane** (2/7, 3/21, 7/3) – the driveway needs to be cleaned. All landscape beds, and the easement sod, need to be treated for weeds. The bedlines in the rear need to be better defined from the lawn with a mulch bed.
11. **917 Towhee Court** (2/12, 3/26, 7/3) – the missing annuals in the front bed need to be replaced.
12. **1133 Indigo Drive** (2/21, 3/27, 7/3) – all landscape beds need to be weeded. The trampoline was installed without prior approval. Please submit a Recreation and Play Equipment application for ARC review.
13. **1107 Indigo Drive** (2/21, 3/27, 7/3) – the missing or dead landscape in the front beds needs to be replaced with the previously existing plants, or if you prefer different plants, you can submit a Landscape application for ARC review. Approval must be given before work may begin.
14. **1000 Sandlace Court** (2/11, 3/26, 7/3) – the damaged section next to the front right railing needs to be repaired.
15. **913 Pondview Lane** (2/14, 3/26, 7/3) – the rear porch light, and garage light need to be painted to return them to their original finish. The trees on the side of the house needs to be trimmed back from the sidewalk to maintain pedestrian visibility. Mulch is required in all beds -sides and rear. Please note that red mulch is not permitted.
16. **911 Pondview Lane** (2/14, 3/26, 7/3) – the porch railings need to be cleaned. The doorbell was changed without prior approval. Please submit a Security Device application for ARC review.
17. **805 Deer Woods Road** (2/21, 3/28, 7/3) – the roof needs to be cleaned.
18. **831 Oak Shadows Road** (2/19, 3/27, 7/3) – all landscape beds need to be weeded. The dead or dying tree on the front left side of the house needs to be replaced with the previously existing plants, or if you prefer different plants, you can submit a Landscape application for ARC review. Approval must be given before work may begin. The new security cameras were installed without prior approval. Please submit a Security Device application to ARC for review.

19. **753 Oak Shadows Road** (2/19, 3/26, 7/3) – all dormer windows needs to be blacked out or approved window treatments installed so that the unlivable space is not visible. The mailbox needs to be painted. The driveway needs to be cleaned. The wood damage to the trim below the right front dormer window needs to be repaired. Mulch is required in all beds -front, sides, rear, and easement tree rings. Please note that red mulch is not permitted.
20. **728 Oak Shadows Road** (2/19, 3/26, 7/3) – mailboxes need to have address numbers. Please refer to the Mailbox Design Guidelines for the approved type. All landscape beds, and the lawn, need to be treated for weeds. The easement tree ring needs to have mulch. Please note that red mulch is not permitted. The missing or dead landscape in the front right bed, and to the right of the driveway, needs to be replaced with the previously existing plants, or if you prefer different plants, you can submit a Landscape application for ARC review. Approval must be given before work may begin. The door hardware was changed without prior approval. Please submit a Door Hardware application for ARC review. The doorbell was changed without prior approval. Please submit a Security Device application for ARC review
21. **1104 Golden Aster Court** (2/19, 3/26, 7/3) – the siding under the left side window needs to be repaired. The trim on the porch needs to be repaired. The right rear trim board needs to be painted. The landscape beds need to be weeded. Mulch is required in all beds -sides, rear, and easement tree rings. Please note that red mulch is not permitted
22. **1236 Aquila Loop** (2/7, 3/26, 7/3) – the broken screen on the right side needs to be repaired. The wire in the rear between the roofs needs to be straightened and painted the house color. The driveway needs to be cleaned. The house needs to be cleaner. The missing sod along the side needs to be replaced.
23. **811 Oak Shadows Road** (2/21, 3/26, 7/3) – the dead or dying landscape in the front beds needs to be replaced with the previously existing plants, or if you prefer different plants, you can submit a Landscape application for ARC review. Approval must be given before work may begin. The door hardware was changed without prior approval. Please submit a Door Hardware application for ARC review. Recyclable bins may not be placed outside prior to 7 p.m. on the night before scheduled pick-up.
24. **794 Oak Shadows Road** (2/21, 3/26, 7/3) – the house needs to be cleaned. The string lights in the rear were installed without prior approval. Please complete a General application for ARC review.
25. **751 Oak Shadows Road** (2/19, 3/27, 7/3) – the exterior of the house needs to be cleaned. Mulch is required in easement tree rings.

26. **788 Oak Shadows Road** (2/21, 3/26, 7/3) – the left side of the house needs to be cleaned. The stem wall needs to be painted. The mailbox address numbers do not meet standards. Please refer to the Mailbox Design Guidelines for the approved type and replace. The garage lights need to be painted or cleaned to return them to their original finish. The missing or dead landscape on the left side of the house needs to be replaced with the previously existing plants, or if you prefer different plants, you can submit a Landscape application for ARC review. Approval must be given before work may begin. The tree in the rear was removed without prior approval. Please submit a Landscape application for ARC review.
27. **764 Oak Shadows Road** (2/19, 3/26, 7/3) – mulch is required in all beds -sides, rear. Please note that red mulch is not permitted. The rocks and pavers next to the driveway were installed without prior approval. Please submit a Patio and Walkway application for ARC review.
28. **835 Oak Shadows Road** (2/21, 3/27, 7/3) – the toys on the porch need to be stored when not in use. The mailbox needs to be painted. The driveway needs to be cleaned. The dead palm fronds need to be trimmed. The missing or dead landscape to the left of the garage needs to be replaced with the previously existing plants, or if you prefer different plants, you can submit a Landscape application for ARC review. Approval must be given before work may begin. Mulch is required in all beds -front, sides, rear, and easement tree rings. Please note that red mulch is not permitted.
29. **724 Oak Shadows Road** (2/19, 3/26, 7/3) – the front awning needs to be cleaned. Mulch is required in all beds -front, sides, rear, and easement tree rings. Please note that red mulch is not permitted.
30. **815 Oak Shadows Road** (2/21, 3/26, 7/3) – the dormer window needs to be blacked out or approved window treatments installed so that the unlivable space is not visible. The shrubs on the right side of the house need to be trimmed and maintained.
31. **1170 Wilde Drive** (1/31, 4/5, 7/3) – the conduit above the garage roof needs to be painted the same color as the house. The missing or dead landscape on the right side of the garage needs to be replaced with the previously existing plants, or if you prefer different plants, you can submit a Landscape application for ARC review. Approval must be given before work may begin. Mulch is required in all beds - side, rear and easement tree rings. Please note that red mulch is not permitted.
32. **814 Deer Woods Road** (2/21, 4/11, 7/3) – the dead or missing sod in front of both rear privacy fence gates, and along the perimeter of the left side front bed, needs to be replaced. Mulch is required in all beds -sides, rear, and easement tree rings. Please note that red mulch is not permitted.

IX. Mediation Properties – Update

X. Adjournment

