



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

Townhall@ciramail.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:** _____

Project Contractor's Name: _____

Project Contractor's Email Address: _____

Project Contractor's Company: _____ **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



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:

--