The meeting was called to order at 3:00 PM, Jack Kerber presiding. In attendance (from the sign-in sheet) were Ron Steffens (Keswick), Madeline DiSanti (Cove), Patsy Gasaway (Palmers Creek/Teal Creek), Jan Jones (Portmarnock/CC Modifications), Bruce McNally (Presidio/Riviera), Vince Olsen (Siena), Jeff Cowgill (Sound), Galen Griffin (St. Georges/Co-chair), and Marie Thompson (CAS).

The minutes from the March 7, 2013 meeting were approved as presented.

1. Street Palm Policy. The CEVA Board has placed any changes to street palm policy on hold for the time being.

2. Forms in CEVA HOM. The recommendations on the status of Forms in CEVA’s HOM from last month’s meeting were reviewed with the following outcomes:
   - Paint Modification Request: Keep, but substitute the CEVA form for LWR one.
   - Modification Request: Keep, but in an effort to accommodate a request by the CEVA Landscape Committee chair, add additional language at the end of the “Requires Modifications Committee Approval” paragraph on page 7 of the HOM. (see attached)
   - Lake Uihlein Park and Dock Agreement and Hold Harmless forms: Eliminate and change the language on page 9 of HOM to note they can be found on the LWR Governance website. (see attached)
   - Installation of Solar Panels: Eliminate as the information is already in the body of the HOM.
   - Color Sealing Concrete Driveways and Sidewalks: Eliminate as the information already exists on page 13 of HOM. However, change to include the following"Sidewalks adjacent to a street cannot be painted, stained, or otherwise modified".
   - Friendly Reminder on Yard Lamps: Keep
   - Friendly Reminder on Watering: Keep
   - Request for Action on a Violation: Keep
   - Landlord/Tenant Lease form: Keep
   - Request for Special Attention: Keep
   - Responsibility for Damage Sheet: Eliminate. The RRC feels that this form has no legal enforcement basis and should be eliminated from the HOM. Damage from a pool installation would be a civil matter between homeowners, and CEVA should not get involved.
3. Approval Levels for Restrictions. It was agreed that this subject will be the primary topic at the May 2013 meeting.

4. CEVA Planting Palette. The Landscape and Maintenance Committee has agreed to review the current planting palette and modify it to make it more compatible with Florida Friendly Landscaping guidelines. Action has been delayed pending appointment of a new chair or co-chairs for the committee.

5. Arbors. This item (and the next one) was one of two that the CEVA Board requested the RRC review. It was agreed that, while free-standing arbors should still be prohibited, language in the HOM should be modified to permit arbors that are attached to the home. Draft proposed language is attached.

6. Wall Ornaments. After further discussion, it was decided to leave the current restriction unchanged, permitting wall ornaments in Country Club but requiring Modifications Committee approval. It was believed that it was too difficult to codify in writing what is and is not acceptable due to the huge number of variables involved, each situation having to be evaluated on its own merits.

7. Golf Carts. At the request of neighborhood representatives, the restriction on Golf Carts is being modified to note that they can be used in Edgewater for authorized maintenance by the CDDs and landscape contractors. (see attached)

8. Paint Colors. At the request of the CC Modifications Committee, the restriction on paint colors has been modified to more clearly state what paint colors CAS is authorized to approve (see attached), and to more clearly define the colors allowed for decorative shutters (also attached).

9. "Earth Tones". At the request of the Edgewater Modifications Committee, the description of "earth tones" in the restriction for benches under Decorative Items was changed to allow only muted earth tones. (see attached).

10. Generators. At the request of the CEVA Board, the wording on the restriction for generators will be changed to clearly define the distance from an installed generator to neighboring homes. (see attached.)

11. CEVA Architectural Guidelines Manual. The RRC has been given the responsibility for creating a CEVA Architectural Guidelines Manual, which will include pertinent information from the existing Country Club and Edgewater Design Guides and the SMR Builders Manual. Volunteers for the subcommittee have been requested from the CC and EV Modifications Committees, the Landscape and Maintenance Committee, the Violations Committee, and the RRC. To date, those volunteering include Jan Jones (CC Modifications), Charlie Brummer (Violations), and Madeline DiSanti and Jack Kerber (RRC). The subcommittee will have an organizational meeting within the next several weeks, and will initially evaluate the material in the existing manuals to determine what should be retained and what needs to be updated.

The meeting was adjourned at approximately 4:30 PM.

The next RRC meeting is scheduled for Thursday, May 2 at 3:00 PM in Town Hall.
## Project Status

<table>
<thead>
<tr>
<th>Item No.</th>
<th>Description—General</th>
<th>Source</th>
<th>Team Members</th>
<th>Start Date</th>
<th>Concept Approval</th>
<th>Status or Est. Draft</th>
<th>Submit to CEVA</th>
<th>NOTES</th>
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<tbody>
<tr>
<td>HOM01</td>
<td>Replacement Palm Policy</td>
<td>HOM</td>
<td>Advisory Comm. &amp; CEVA Board</td>
<td>Jan 2013</td>
<td>ok</td>
<td>awaiting further input</td>
<td></td>
<td>Incorporate guidelines for replacement of street palms. Awaiting input from CEVA Board.</td>
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<tr>
<td>HOM02</td>
<td>Forms in CEVA Homeowners’ Manual</td>
<td>HOM</td>
<td>RRC &amp; CAS</td>
<td>Jan 2013</td>
<td>ok</td>
<td>recommendations awaiting RRC approval</td>
<td></td>
<td>Review of the forms in the HOM to determine if they are necessary.</td>
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<td>HOM03</td>
<td>Approval levels for all restrictions</td>
<td>HOM</td>
<td>RRC &amp; CAS</td>
<td>Jan 2013</td>
<td>ok</td>
<td>to be reviewed at April meeting</td>
<td></td>
<td>Review of the approval levels (MC, Prop Mgmt, Homeowner) for all restrictions with the intent of using the lowest reasonable level to minimize homeowner efforts</td>
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<tr>
<td>HOM04</td>
<td>Review CEVA planting palette</td>
<td>HOM</td>
<td>L&amp;M Comm.</td>
<td>Jan 2013</td>
<td>ok</td>
<td>awaiting input from L&amp;M Committee</td>
<td></td>
<td>A review and update of the current planting palette is required to ensure that it includes sufficient Florida-friendly plants.</td>
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<tr>
<td>HOM05</td>
<td>Arbors</td>
<td>HOM</td>
<td>RRC</td>
<td>Feb 2013</td>
<td>ok</td>
<td>draft prepared for review</td>
<td></td>
<td>Review the current restriction at the request of the CEVA Board</td>
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<td>HOM06</td>
<td>Decorative Wall Ornaments</td>
<td>HOM</td>
<td>RRC</td>
<td>Feb 2013</td>
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<td>recommend no changes</td>
<td></td>
<td>Establish clearly defined restrictions at the request of the CEVA Board</td>
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<tr>
<td>HOM07</td>
<td>Golf Carts</td>
<td>HOM</td>
<td>RRC</td>
<td>Mar 2013</td>
<td>NR</td>
<td>draft prepared for review</td>
<td></td>
<td>Review use of golf carts by maintenance personnel in Edgewater. Add change to match recent changes in Florida statues.</td>
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<tr>
<td>HOM08</td>
<td>Paint Colors</td>
<td>HOM</td>
<td>RRC</td>
<td>Mar 2013</td>
<td>ok</td>
<td>draft prepared for review</td>
<td></td>
<td>Clarify what paint colors CAS is authorized to approve, and allowable colors for decorative shutters</td>
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<td>HOM09</td>
<td>“Earth Tone”</td>
<td>HOM</td>
<td>RRC</td>
<td>Mar 2013</td>
<td>NR</td>
<td>draft prepared for review</td>
<td></td>
<td>Review whether or not this term is used appropriately in the HOM</td>
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<tr>
<td>HOM10</td>
<td>Generators</td>
<td>HOM</td>
<td>RRC</td>
<td>Mar 2013</td>
<td>NR</td>
<td>draft prepared for review</td>
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<td>Clarify terminology and modify per CEVA Board directive.</td>
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### Changes to Other Documents

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<tr>
<th>Item No.</th>
<th>Description</th>
<th>Source</th>
<th>Start Date</th>
<th>Concept Approval</th>
<th>NOTES</th>
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<td></td>
<td>CEVA Architectural Guidelines Manual</td>
<td>RRC ad hoc Committee</td>
<td>Apr 2013</td>
<td>ok</td>
<td>committee being formed</td>
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</table>

As of April 4, 2013
Proposed Changes to the CEVA Homeowners' Manual
April, 2013

II. RESTRICTIONS AND OPTIONS

under "WHEN DO YOU NEED MODIFICATIONS COMMITTEE (MC) APPROVAL?"

Requires Modifications Committee Approval. The homeowner must submit a modifications request to the appropriate Modifications Committee for their approval. The modification may not be started until approval is received. A modification started or implemented without approval is subject to fines, and the homeowner may be required to remove the modification and restore the home to its original condition prior to implementing the modification.

When submitting a request for landscaping changes, please include a copy of the plat or survey for your lot marked up to show the existing planting (including existing street trees and palms) and the proposed changes.

under "RESTRICTIONS"

Access to Lake Uihlien Boat Ramp and Parking Lot. The Lake Uihlien Boat Ramp and the adjacent parking lot are available for use by Lakewood Ranch residents of Country Club, Country Club West, Edgewater, Greenbrook, Riverwalk, and Summerfield villages. They are accessible via a locked gate from Lakewood Ranch Boulevard. A key to access the parking lot and boat ramp can be obtained from Community Association Services at Town Hall. The required forms, which contain information on obtaining a key and applicable restrictions, are included in Section IX, FORMS, in this manual and can be found in the "On-line Forms" section on the LWR Governance website.

Arbors. Free-standing arbors or pergolas are not allowed. Arbors and pergolas that are attached to the home and that are structurally suited to the house are permitted subject to Modifications Committee approval.

Decorative Items. Homeowner option. Decorative items, including decorative and planting pots, may be placed in planting beds. There shall be no more than (3) three such items on any side of the house. The maximum height of decorative items is thirty inches (30”).

a. Decorative fountains, statues, and bird baths require Modifications Committee Approval. They will be considered on a case-by-case basis. A color picture of the fountain, statue, or bird bath must accompany the homeowner’s request. Information on the dimensions and material must be supplied. A picture of the proposed location, which clearly shows the color of the house and the surrounding landscape, must also be submitted. English Garden Globes are not permitted in the front of the home.

b. Wall ornaments outside the entryway of the home and visible from the street require Modifications Committee approval. In Edgewater, decorative wall items, including plaques, are only permitted in the recessed entryway of the home.

c. Shepherds' Hooks over 30" tall are prohibited.

d. Window Boxes are prohibited.

Benches are a Homeowner option. They may have a maximum height of thirty (30) inches and are permitted in the planting beds adjacent to the front of the home, no more than ten (10) feet from the front of
the house. They must be a muted earth tone color or natural concrete or wood color. Benches are also permitted in the recessed entryway of the home or on the entrance walkway.

**Generators (Emergency). Homeowner Option.** Generators are to be used for emergency purposes only when commercial electrical power is not available.

a. The generator must be screened from public and neighbor view by the use of a wall or approved landscape materials, for example, medium shrubs as described in the Planting Palette, Appendix F. Adequate clearance must be provided for maintenance purposes, with an opening no wider than 2 feet to permit maintenance access. Installation of a wall around the unit would require adequate air circulation per the manufacturer’s specifications. The wall or shrubbery screen may be no more than six inches (6”) higher than the equipment. If a wall enclosure is used, the wall must be constructed of concrete block covered with stucco and painted to match the exterior of the home.

b. Installations of generators must comply with state and county regulations.

c. A county permit is required.

d. The generator must be installed professionally. It must be plumbed by a licensed plumber and electrically connected by a licensed electrician.

e. Generators must be located on the exterior of the home, excluding the lanai, and may not be located in front of the home.

f. There must be a minimum of 10 feet from the outside edge of the generator to the nearest neighbor’s home.

g. Sound levels produced by the generator may not be greater than 72db(A) @ 23 feet while operating at full load.

Generators may be operated once a week for test and maintenance purposes, but for no longer than 15 minutes and only on weekdays between the hours of 10:00AM and 2:00 PM.

**Golf Carts.** The following restrictions are based on Florida State Statutes.

a. Motorized golf carts are strictly prohibited anywhere within Edgewater Village, other than those used by the CDD or contractors for maintenance purposes.

b. All carts must be equipped with headlights and turn signals (if used from dusk to dawn) brake lights, reliable steering apparatus, safe tires, rearview mirror and red reflector warning devices on the front and rear.

c. Operators of the cart must be at least 14 years old.

d. Owners must have insurance and such insurance must include coverage for driving on community roads and cart paths.

e. Carts may only be operated on the roads within The Country Club Village as well as those areas explicitly indicated for both pedestrian and cart traffic.

f. Operators of carts must obey all traffic laws and signs.

g. No reckless driving will be allowed.
The CEVA Board, by approval of these restrictions, had approved fines for golf cart rule violations. The enforcement of the violations will follow the process as outlined in the Country Club Homeowners’ Manual and CEVA governing documents with the exception that each item noted above (1-7) is considered to be a separate restriction. Although fines will be limited to a maximum amount of $100 per occurrence, fines may be applied for violations of each restriction.

Painting (Exterior of Home)

a. Same color. Homeowner option

b. Change to another color that is on approved color palette. Requires either Property Management or Modifications Committee approval, as follows:

If the homeowner selects a body color from a palette book page AND a trim color from the same page AND a door color from the same page, only Property Management approval is required. (If a door is to be stained a natural wood color, the homeowner does not need to select a door color.) All other color selections require Modifications Committee approval.

c. Change to a color that is not on the approved CEVA color palette - Colors not on the approved CEVA color palette may not be used. Homeowners may submit colors not currently on the approved color palette that they wish to have added to the Country Club or Edgewater Modifications Committee. The Modifications Committee will make a determination whether the colors fit the theme of the color palette. Colors must be submitted by September 1 of each year for consideration by the Modifications Committee. Approved colors will be submitted to the CEVA Board of Directors which will consider their adoption at their first meeting in November.

d. In situations where the Country Club or Edgewater Modifications Committee determines that the colors or color combination submitted might be inappropriate, the Modifications Committee may consult with the Neighborhood Committee for their input. In these cases, the Modifications Committee may request that the homeowner paint a 4 ft. x 4 ft. piece of plywood or cardboard as follows: a flat white base coat followed by one or more coats of the base color, a 4-inch strip at the top of the panel for the trim color, and a 4-inch strip at the bottom of the panel for the accent color. The completed panel should be placed so that it is visible outside of the home for the Modifications Committee to review.

e. If test swatches are painted on the home, they must be painted over within one week with the original paint color or as part of the repainting of the home with the original or approved new color.

f. The design criteria for some maintenance-free neighborhoods allow garage doors to be painted either the body or trim color of the home. However, it is strongly recommended that front-access garage doors be painted the same color as the body of the home, if allowed.

g. As stained wood garage doors are consistent with Bungalow, French Country, Italian Villa, Mizner/Mediterranean, and other architectural styles, the Modifications Committees can approve variances to the current criteria on a case-by-case basis in those styles.

h. Cast stone trim may not be painted.

Shutters. Require Modifications Committee approval

a. Decorative shutters. If the front door of the home is painted, the shutters should either match the door color of the house. If the door is to have a wood stain finish, the shutters may be another color chosen from the door colors on the same page of the CEVA color palette as the color for the body
of the home.

b. Hurricane shutters. Hurricane shutters may remain in place from the time a storm watch is issued, until seven (7) calendar days after the same storm watch is terminated for the area. All mounting hardware must be painted to match the body color of the home.
At the end of its first meeting the Committee produced a draft revision containing a series of options stemming from Member States’ contributions, together with the Committee’s own remarks on the Title and Articles 1 to 11 of the preliminary draft. Noting its restrictions during interrogations, the Committee welcomes information by the State party that the Code of Criminal Procedure is under complete revision and will stipulate that any person being interviewed or interrogated by the police will have the right to have a lawyer present during the first police investigation.