



Home Improvement Guide

Helpful Hints For Updating*

Camino Gardens is a wonderful community that has preserved its pristine beauty by developing architectural and appearance standards, restrictions and guidelines to ensure consistency when homeowners wish to modify or upgrade their property.

Before you begin.....

*NOTE: **This guide includes only limited topics covering a selection of more common questions from new owners.** Please refer to the Camino Gardens HOA documents for complete information on restrictions and approvals before starting a project.*

APPLICATIONS, SUBMISSION & APPROVALS: Homeowners planning improvements must submit plans to the board for approval, per the HOA guidelines. Submissions are reviewed and approved monthly at the Board Meeting (2nd Tuesday of the month). The deadline for submission of applications is the Wednesday preceding the monthly meeting. Late applicants will be reviewed the following month.

PAINT: *ALL CHANGES TO HOUSE COLORS MUST BE PRE-APPROVED BY THE APPEARANCE COMMITTEE BEFORE PAINTING.* For specific information about restrictions on color choices, please see the “Home Improvement Guide” for “Paint Colors”.

ROOF: The roof color is WHITE. Flat or barrel tile is allowed. Owners must maintain a clean roof and remove moss, mold, missing tiles, etc.

FENCES & GATES: Fences are allowed but must be completely covered by vegetation. **SETBACKS:** SIDE and BACK setback for fence is 24” from property line with vegetation on the OUTSIDE of the fence perimeter (within the 24” setback) to cover the fence. FRONT setback is 5 feet from front of house. **MATERIALS:** Fence material must be metal (steel or aluminum, not wood). Allowable colors are GREEN, BLACK, or WHITE. **GATES:** Gates can be visible from the front but only if the gate color is BLACK or GREEN. **FENCES ON PERIMETER PROPERTIES:** Community perimeter properties on Walnut, Apple Tree, and Elm Tree are allowed to have a wooden shadow type fence, but only along the property line that abuts the adjacent community.

SHUTTERS: Shutters are required on all windows of the home. Bay windows and kitchen slider windows are exempted from this requirement. Allowable shutters are Louvered (little slats), Colonial (solid), and Bahama (top hinged).

VEHICLES: Trucks, commercial vehicles, boats, campers and others are not allowed in Camino Gardens. See **Deed Restrictions and Bylaws** - Section VII, paragraph 3 (p.10), for a complete list of vehicle restrictions.

LAWN/YARD: Lawn must be green, clipped, and weed free. Dead vegetation must be removed.

DRIVEWAY: All driveway changes must be approved by the HOA. This includes enlargement, redesigned footprint, or changes to materials (e.g. asphalt to paver). Asphalt cannot be used as a replacement material for new driveways.

LANDSCAPE CHANGES: Submit plans to HOA Appearance Committee for approval.

WATERFRONT PROPERTIES: Water properties require a 5 foot fully landscaped setback area from the seawall for any outdoor deck or structure. Owners must maintain the seawall in good condition. Docks can be no wider than 50% the width of the lot fronting the canal.

DETACHED STRUCTURES: Prohibited.

MISCELLANEOUS: Conversion of a garage to living space, removing or blocking out existing window openings, flat roof additions, and permanent structures between homes are prohibited.

ITEMS THAT REQUIRE HOA APPROVALS:

- Paint colors
- Windows and Doors
- Roof replacement
- Additions
- Elevation changes
- Landscape changes
- Exterior appearance changes (surface, decorative attachments, et.)
- Driveways, fences, gates, gutters, and landscape.
- Seawall, docks, decks.
- Generally, all appearance changes that are visible from the outside of the house need prior approval.

*NOTE: When making improvements, please do not rely on existing homes and conditions. Paint colors, and other improvements, that may have been completed in the past do not meet our guidelines and are currently NOT allowed! *Home Improvement Guide v7*