

HERITAGE ISLE COMMUNITY STANDARDS

Adopted by the BOD 03/13/13, Amended 10/24/2013, Amended 12/19/2016, Renamed and Restated 09/17/2025

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The District Association Governing Documents, or any local, state and federal laws, shall take precedence over the Community Standards, if a conflict exists. The Architectural Control Committee is responsible for ensuring all applications comply with the Community Standards as well as all other laws, regulations, or governing documents, prior to approval.

Purpose

The primary objective of this document is to establish standards for the entire community. The promulgation and enforcement of standards is intended to achieve the following objectives:

- Maintain consistency with the overall design concept for the community.
- Promote harmonious architectural and environmental design qualities and features.
- Promote and enhance the visual and aesthetic appearance of the community.
- Maintain a clean, neat, orderly appearance.

General Information

The application and review process that must be adhered to by homeowners seeking approval for any exterior modification of their homes or property, is contained in the Amended and Restated Declaration of Covenants and Restrictions for Heritage Isle District Article 22. .

These standards apply specifically to homeowner property and not to common areas within the community. No homeowner may alter common areas.

Complying with the Standards contained in this document does not eliminate the requirement for Members to obtain prior ACC approval as required or to comply with the District Association Declaration. The owner assumes the risk and agrees to hold harmless the Association for all modifications and/or changes to the exterior of the home.

Homeowners are reminded that approval by the ACC for a proposed change does not remove the need for the appropriate building permits or other federal, state or

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local required documentation. All construction, including patios, pavers and door pads, must be properly installed per industry standards.

Approval by the ACC does not remove the homeowner's liability for any damage(s) caused by the approved changes. Only the homeowner may submit an ACC application.

A Compliance Inspection by the ACC will determine final approval of all projects. Homeowners may check their Application Status on our community website or with the management company.

Application and Review Procedures

Required Supporting Documentation: When applicable, attach one copy of the property survey (a copy of the original survey that homeowners receive when they purchased their home will suffice, with any previous modifications properly annotated) that shows the locations of the proposed changes, alteration, renovation, or addition marked on the survey and attach one color sample and/or photo if applicable. Applications should include the dimensions, or amounts when applicable (i.e. trees, plants, patios, additions.) **Note:** Applications submitted without these required items will be considered incomplete and will not be forwarded by Management to the ACC.

If a homeowner cannot locate a copy of their survey, they can contact the Brevard County Property Appraiser's Office (BCPAO), inspect.mail@brevardcounty.us, and request everything they have on file for that property.

Timeframe for Completion of the Review

All work must be done expeditiously. If work is not completed within six (6) months after ACC approval date, the homeowner shall submit a new application.

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Verification and Compliance

Owners are required to notify the Management Company, in writing, when the installation is complete and ready for inspection. A member of the ACC or the Management Company will do a final inspection of the homesite. If the inspection indicates the project is not in compliance with the approved application the homeowner will be notified, and the status will remain as "Pending." Homeowners will be advised of the status after the inspection.

Implementation

Unless otherwise specifically stated (annotated with an asterisk) within these Standards, all exterior modifications to the home or property require ACC approval. No modifications to the parcel, including decorations, shall interfere with landscape or paint contractors. The Association, per the Declaration, approves all color changes of the home, including walls/doors enclosed in the lanai. (Refer to the Association's approved color palette, if one exists, as a guide)

Community Standards

Paragraph numbers noted in parenthesis are references to the District Declaration of Covenants and Restrictions use restrictions.

Decorations (13.7)

Decorations and decorative objects, except seasonal and holiday decorations, noted in the District Covenants and the Community Standards, placed outside of an enclosed lanai are considered a modification of your property. Decorative objects include, but are not limited to, birdbaths, light fixtures, sculptures, and weathervanes. The application must be descriptive as to size, color and material of the desired items. The decoration(s) must not be obscene or vulgar in nature, must be designed to blend in aesthetically, and must be reasonably sized to fit

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the home site. The ACC may make reasonable requests of the homeowner to modify the decoration and/or its placement to achieve architectural consistency with surrounding structures.

Front/Side/Rear Planting Beds/Walkway Decorations

A maximum of six (6) decorations, to include potted plants, are allowed in each plant bed or walkway. Walkway decorations must not block access to emergency personnel. The owner will take precautions not to cause damage by installing any such approved decoration. Sets of decorative/safety lights, in a mulch bed, are considered one (1) decoration. The owner assumes the risk and agrees to hold harmless the Association.

Sets of decorative/safety lights, in a much bed, are considered one (1) decoration. Decoration(s) must not exceed a height of thirty-six (36) inches, except for a shepherd's hook, which must not be more than (72) inches high, or a trellis, which must not be more than (72) inches high and (48) inches wide and must be maintained by the homeowner.

Decoration(s) must be firmly attached to the ground and can withstand winds up to 55 miles per hour or be removable as necessary. If the decoration(s) is/are attached to the ground, it must be within an approved plant bed.

Steppingstones must be properly installed in the ground and must not interfere with the lawn maintenance equipment. Color must be uniform and coordinate with the colors of the residence and/or existing curbing/border.

Wall Decorations

All Decorations, excluding seasonal and holiday decorations as defined in the District Covenants, outside of an enclosed lanai are considered a modification of your property.

Decoration area must not be higher than (60) inches tall or (60) inches wide and extend no more than 1 foot from house wall.

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Decoration(s) must be firmly attached and can withstand winds up to 55 miles per hour or be removable as necessary.

The owner must take precautions not to cause damage when installing any approved decoration. The owner assumes the risk and agrees to hold harmless the Association.

Decoration(s) must be removed by the homeowner when necessary to accommodate the paint contractor.

Maximum of one decoration on any front entry door, no larger than 18 inches tall or wide.

Rear Yard Decorations

Decoration(s) in the rear yard must not be higher than thirty-six (36) inches, except for a shepherd's hook, must not be more than (72) inches high, or a trellis, which must not be more than (72) inches high and (48) inches wide and must be maintained by the homeowner.

Decoration(s) must be firmly attached to the ground, rear wall or tree and can withstand winds up to 55 miles per hour or be removable as necessary. If the decoration(s) is/are attached to the ground, it must be within an approved plant bed.

The owner must take precautions not to cause damage by installing any such approved decoration. The owner assumes the risk and agrees to hold harmless the Association.

Outdoor Items (13.26)

All standalone grills must be kept in the rear of the resident home and be on an ACC approved pad.

All lawn furniture must be kept in a mulch bed, or an ACC approved pad or on a walkway and must not block access to emergency personnel or interfere with the landscape contractor.

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* Homeowner irrigation hoses must be stored (rolled) on an appropriate hose reel attached to the side of the home (if applicable) or out of view within a mulch bed or on an ACC approved pad. The contractor(s) must take precautions not to cause damage, however, the owner assumes the risk, and by placing any such hoses outside of a home, agrees to hold harmless the association. (**Does not require ACC approval*).

Rear Porch Enclosure, Pool Additions, Patio, Lanai (13.11, 13.27, 13.40, 13.28)

Screening must be charcoal in color. Framing must be white or bronze in color. Color must be noted on the application.

No flat roofs are allowed; enclosure must have hip or mansard style roof. Only non-reflective window tinting may be used on windows, per the District Declaration of Covenants and requires ACC approval. Tinting must be removed if cracking or bubbling occurs.

No window unit type air conditioners are allowed.

Access to construct any enclosure or pool should be limited to the home site upon which the enclosure or pool is to be built only. **If equipment encroaches on a neighbor's property to gain entry to a worksite, a signed letter of permission from the neighbor must accompany the application. Homeowner is responsible for cost and labor of having sprinkler system adjusted or re-routed to accommodate the installation.**

Any location where any new or altered patio abuts the foundation of the home must be termite treated to keep the termite bond in full force and effect.

The grade of the home site may need to be adjusted to accommodate the installation and to ensure the drainage pattern of the home site is maintained. Homeowners are responsible for re-sodding and relocation and reinstallation of all landscape material. Sod/landscape material installation must be complete within one week of approved patio installation.

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The pool equipment (pump, filter) must be screened with a hedge dense enough to block the view of the equipment upon installation. Any approved propane tanks used for heating the pool must be buried completely (no above-ground installation). Service port must be in a permanent mulch bed, so as not to cause damage to the lawn area.

Solar panels must meet local, state and federal laws. When used on roofs, solar energy equipment such as solar panels, solar modules or piping must be well integrated into the roof design in terms of placement and color. See also Florida Statute 163.04.

Door pads must not be larger than 4' X 8'. Anything larger will be considered a patio. All patios/equipment pads outside a screen enclosure, must be constructed of poured concrete or pavers that match the existing driveway pavers. Door pads that abut a screen enclosure may be constructed using the same type pavers or acrylic coating as the patio inside said enclosure. Patios, pavers, and door pads must be properly installed per industry standards. Color sample and picture of interior patio must be provided with application.

Screens, Storm Doors and Garage Screens (13.11)

Screen/storm doors may be permitted, the color must coordinate with the colors of the residence, the front door, or be white. Color must be noted on application with a picture of the front door as well as a picture of the screen/storm door.

No decorative grills or designs will be permitted. (Mullion Bars are permitted if they match the front windows of the residence).

Front entryways and porches (under the roof line only) can be enclosed with charcoal screening with either white or bronze framing which coordinates with the colors of the residence.

Only roll-up or retractable (no soft-frameless screens) style garage screens are allowed on garage openings. The screen must retract into a mount within the garage frame. Garage screen color must be charcoal or white. The frame must be

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white or match/coordinate with the colors of the residence. Color must be noted on the application with color picture of the residence.

Hurricane/Bahama Shutter (13.17)

Accordion or roll-down shutters must coordinate with the color of the residence or be white or clear.

"Gladiator Screening Systems" (Kevlar) type hurricane shutter material must be charcoal or a color coordinating with the house, frame must be white or must coordinate with the colors of the residence. Front entryway hurricane screening and shutters must be installed no more than the applicable distance required (per the specifications contained in the Notice of Acceptance (NOA) issued for "Gladiator Screening Systems" by Miami-Dade County RER - Product Control Section) from the door frame, encompassing the door and side light frame.

Bahama shutters must coordinate with the colors of the residence or the front entry door. Refer to the Association's approved color palette, if one exists.

Permanently attached, clear Lucite/Lexan/Acrylic coverings may be installed on windows above the front entry door or on upper windows or dormers (e.g., those above 6'8" in height above the ground). This covering must be removed or replaced by the homeowner if signs of discoloration, "Grazing" or cracking are noted.

Satellite Dish/Antennas (13.30)

No exterior antenna/radio masts, etc. are allowed except as expressly permitted by law. For attached home, satellite dish antennas must be mounted below the fascia board on the side of the residence, no closer to the front of the residence than ten (10) feet. Owners of attached homes are not permitted to mount satellite dish antennas on the roof. Owners of detached homes may mount satellite dish antennas on the side or roof of the residence, no closer to the front of the residence than ten (10) feet.

Ground or pole mountings are not allowed.

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All satellite dish antennas must receive approval prior to installation.

Any variances to these standards must be in writing, attached to your application, along with evidence furnished by your satellite service provider specifying the basis for any such request.

Signs/Banners/Fountains/Sculptures/Sports Equipment/Storage (13.31)

* "For Sale" and "For Rent" signs must be obtained from the District Association.

* No more than one event, seasonal or holiday banner, which is no longer than 24"x 36," may be displayed or permitted. ****Does not require ACC approval***

All other signs/banners outdoor must be approved by ACC and shall be placed in a mulch bed.

Flags (13.8, 13.32, Florida State Statute 720.304)

In-ground flagpoles must not be taller than 20 feet.

Any FL Statute 720 approved flags shall have a maximum size of 4 1/2 feet by 6 feet. Flagpoles must not be located any closer than 15 feet to the sidewalk. (per Brevard County Ordinance)

The flagpole will not interfere with any utility easement or drainage area. It must be located within a mulch/plant bed to prevent damage from the landscape contractors. (Homeowners must coordinate with management to ensure irrigation lines are not involved with the modification of the property.)

The flagpole must be a minimum of two (2) inches in diameter and must be sufficiently anchored to the ground to remain perpendicular to the ground to protect all homes.

*** Flags which are no larger than 24" x 36", attached to a Home and displayed temporarily for the time and purpose of a holiday, shall be permitted.** No more than one event, seasonal or holiday banner, which is no larger than 24" X 36," will be displayed or permitted. ***(*Does not require ACC approval)***

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Window Replacement/Window Treatments (13.40)

Window Tint applications must have a color sample attached to the application. Only non-reflective applications may be used.

Tinting must be removed if cracking or bubbling occurs over time.
No window unit type air conditioners are allowed.

Replacement windows must be a substantial match of the original window and front windows must have mullion bars (grids).

Paint

No changes in color of the body of the residence or the trim will be allowed except as otherwise determined by the Association.

The front door(s) paint color may be changed at homeowners' expense, and must match HOA paint specifications and the Association's approved color palette, if one exists. Paint manufacturer name, a paint sample and a color picture of the residence must be attached to the application.

All exterior colors on a home must be from the Association's approved colors.

Permanently Installed Emergency Generator, Water Softener, Propane Tanks (13.33)

The resident must obtain any required permits.

Factory authorized personnel must install the generator/water softener.

The generator/water softener must be installed on a pad.

Routine generator "test runs" are to be performed during a time which will not create a nuisance to neighboring properties.

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The generator/water softener must be screened with hedge dense enough to block the view of the equipment upon installation.

Natural gas lines and meters as permitted by law may be installed on the side or rear of the residence in a mulch bed screened with a hedge dense enough to block the public view of the meter.

The plantings must be maintained at a height of no greater than six (6) inches above and no lower than the top of the equipment.

ACC approved propane tanks must be buried completely. No above-ground installation. The service port must be in a permanent mulch bed, so as not to cause damage to the lawn area.

Retractable Awnings/Sunshades, Pergolas (13.40)

Only non-permanent (no vertical support) retractable awnings/shades are permitted. Pergolas must have fixed or adjustable slats.

Awnings/sunshades and pergolas may be installed only on the rear of the home. Awning/sunshade and pergola colors must be compatible with the color of the residence. A sample or picture of the awning/sunshade and pergola material, along with a color picture of the residence, must be submitted with the ACC application.

Awning/sunshade and pergolas must be sufficiently securable to withstand winds up to 55 miles per hour or be removable as necessary.

Homeowners must maintain the awning/sunshade and pergola in good repair. Awnings/sunshades must be retracted when not in use.

Disability (Access) Ramps (FL State Statute 720.304)

A homeowner may construct an access ramp if a resident or occupant of the home has a medical necessity or disability that requires a ramp for egress and ingress under the following conditions.

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The homeowner must submit to the ACC an affidavit from a physician attesting to the medical necessity or disability of the resident or occupant of the parcel requiring the access ramp. Certification used for FL State Statute 320.0848 is sufficient to meet the affidavit requirement.

The ramp must be as unobtrusive as possible, be designed to blend in aesthetically as practicable, be reasonably sized to fit the intended use, and be firmly attached to the ground or walkway. The access ramp must be removed when the medical necessity or disability no longer exists.

Plans for the ramp must be submitted in advance to the ACC. The ACC may make reasonable requests to modify the design to achieve architectural consistency with surrounding structures and surfaces.

Energy Devices Based on Renewable Resources (FL State Statute 163.04)

A homeowner may install energy devices based on renewable resources.

Plans for the energy device(s) must be submitted in advance to the ACC. The ACC may make reasonable requests to modify the design to achieve architectural consistency with surrounding structures and surfaces.

Solar collectors must be installed on the roof within an orientation to the south, or within 45 degrees east or west of due south, if such determination does not impair the effective operation of the solar collectors. Such devices must be as far to the rear of the residence as possible.

Roof vents, solar collectors, solar tubes and sky lights must not exceed twelve (12) inches in height above the roof.

All items listed above, including Fireplace chimneys, must meet current federal, state and local codes. (Wind powered generators are not allowed.)

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Landscape and Holiday Lighting (13.16)

Except for seasonal/holiday lights described in the District Covenants, all exterior lighting requires the approval of the ACC, including lights permanently installed within the lanai.

Landscape up-lighting shall be subject to approval, and subject to the maximum decoration standard referenced in this document.

The up lighting may illuminate the front face of the home or significant landscape features.

All exterior lighting is to be installed in such a manner as to not cause distraction, nuisance, or to be unsightly. It should convey a warm, inviting atmosphere and aid in providing nighttime security.

Care is to be taken in placing and selecting fixtures. Spotlights are to be concealed from direct view and be directed to avoid light spill onto adjacent property.

*Specialty holidays (ex: Easter, July 4th, Halloween, etc.) lights are allowed for no more than 14 days during the holiday. ****Does not require ACC approval***

Plant Bed Stones

The homeowner (not the landscape vendor) accepts all responsibility/liability for any damage caused by stones.

The following types of stones are authorized for use in Heritage Isle subject to approval by the ACC: i.e. Lava Rock, Dixie Pink Marble Chips, Crimson Stone, Pink Granite, Seminole Rock and River Rock. A picture or sample of the stone must be attached to the ACC application at time of submission.

Stones must be from one to three inches in diameter.

The ACC may approve other types of stone no lighter in color than the types of stone listed above that coordinate with the general motif of the community.

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When stone is used in one plant bed on the front, side or back of the yard, it must be used in all the plant beds in that section of the yard.

To prevent any stone from migrating from the planting beds, a containment border must be in place at the edge of the plant bed. The stone must not be higher than one (1) inch from the top of the containment border.

The homeowner is responsible for maintaining rock in a clean and appealing condition. **The homeowner is responsible for all weeding of stone beds.**

A narrow strip of stone (not to exceed 2 feet in width) may be placed alongside the foundation of the home in any location (front, side, or rear of home). An approved border must be installed in any area where the stone adjoins the lawn. The Homeowner is responsible for maintaining stone used in this manner to include replenishment as necessary and removal of debris that may accumulate.

Villas/Duplexes with a common shared plant bed require both homeowners to submit ACC Applications simultaneously and both homeowners must use the same stones and borders.

Borders

Scalloped, Vertical Edged, Continuously Poured Cement, or Natural/Preformed Stacked Stone style borders are the only borders authorized for use as edging along plant beds.

Scalloped and Vertical Edged style borders must be installed in sections abutted to one another to form a continuous border. Natural/Preformed Stacked Stone style borders must be stacked to form a continuous border appearance.

Note: Some types and shapes of natural stone (rock wall) do not lend themselves to being stacked to form a continuous border and thus are not allowed for use in Heritage Isle.

Colors must be a natural concrete color or a color that coordinates with the colors of the residence or driveway. A picture of the border's color must be attached to the ACC Application.

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A sealer/stain may be used on continuously poured cement style borders. Painting or staining of any other border style is not permitted.

Decorative designs embedded in a continuously poured cement style border, may be approved. A sample or picture of the design must be attached to the application. Color and style of all borders must be uniform on each homeowner's lot.

The height of all borders must be at least three (3) inches but not more than six (6) inches above the adjacent driveway and/or entryway, plant beds or lawn to form an effective containment border.

The homeowner is responsible for maintaining all borders in a clean and appealing condition.

Villas/Duplexes with a common shared plant bed require both homeowners to submit ACC Applications simultaneously and both homeowners must use the same stones and borders.

Roofs, Gutters, Downspouts, Driveways (13.29)

Roof vents, solar collectors, solar tubes and sky lights must not exceed twelve (12) inches in height above the roof. Fireplace chimneys must meet current federal, state and local codes.

Any roof that is repaired or extended will incorporate materials that are the same in color and makeup as that of the original.

Any total roof replacement:

- Asphalt shingle - black, gray, or brown in color. Shingle pattern must be like the original design.

- Metal roofs - black, gray, brown or silver in color.

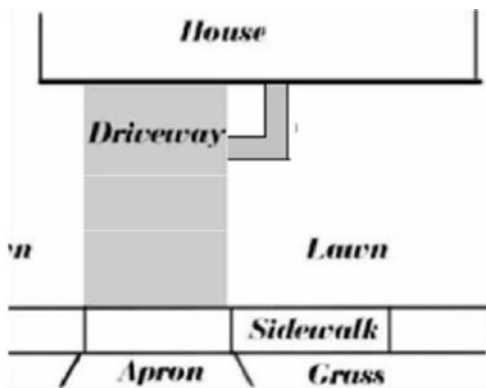
- Tile roofs - not allowed.

Gutter color must coordinate with the colors of the residence or be white.

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Paver replacements or extensions shall match existing pavers and be weaved into the existing pavers. Paver Sealant: Paver driveways and walkway from the driveway to the front door may be coated with a clear, flat (nonglossy) sealer. The sidewalk and the driveway apron (portion from the sidewalk to the street) must not be sealed. The diagram below shows, by the shaded area, the surface that may be sealed.



Mailbox (* Does not require ACC approval)

Only mailboxes of the type, size (Standard mailbox size D 20.1" H 8.9" W 6.9") and black color supplied with the original purchase of the home are authorized.

Only those decorations associated with seasonal holidays may be affixed to the mailbox and its adjoining pole and removed within 10 days after the holiday.

The mailbox, as well as the wooden base and pole must be repaired (including painting) and/or replaced by the homeowner, if it has deteriorated.

Non-reflective address numbers on mailboxes may be replaced with reflective materials. Mailbox numbers are required to be on the outer side of the mailbox; a smaller number may be on the front of the mailbox if desired.