

**Architectural Review Committee**  
**Policy and Procedures**

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**Indigo Unit #8 Owners Association, Inc**

**Approved 7/31/2024**

**DOC Section 2.3**

The Association (Board) shall appoint an Architectural Review Committee (ARC) which shall assume the duties and perform the functions as set forth in this Declaration. All appeals from actions taken by the ARC shall be heard and decided By the Board of Directors.

These ARC Policies and Procedures have been reviewed and approved by the Board.

All buildings or additions or modifications of exterior of a dwelling unit, including siding material, color, trim, windows, or roofs, or construction of any type, including construction or modification of any fence, wall, screen enclosure, patio, deck, shed, dwelling unit, pool, spa, bath, pet house, driveway, walkway, or material modification to landscaping and trees must have all appropriate city permits and approval of the Architectural Review Committee via ARC review application. DOC 3.6.

Right of way easement of access may be granted, by the ARC committee, on the adjoining property whether such property is common area or privately owned. As a condition to use said easement the homeowner or his builder of work being done shall be obligated to restore, within 30 days of issuance of a certificate of completion, any sod, landscaping, improvements or other property of the adjoining owner that area damaged during construction. DOC Section 2.22

**House Painting**

1. An ARC paint form must be submitted.
2. Each home will be painted every ten years.
3. Colors must be chosen by the homeowner from the ARC color chart that has been approved by the Board.
4. Homeowners may not choose the same color as the home next door or directly across the street.
5. There will be two colors for each home. The base or body and a trim color.
6. The upper story body, on a two-story home, will be painted the base color.
7. Gables are painted the base color.

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8. Window sills, soffits, drip edges and gutters are painted the trim color.
9. Garage doors, columns and or pillars may be painted either the body color or trim color. The columns may also be finished in an ARC approved brick or stone material.
10. Front doors may be painted or stained a third color of choice. That must be approved by the ARC and the homeowner must provide the paint to the painter.
11. If a homeowner decides they would like their home painted more often than ten years they may choose to do so provided they use our painter, the approved ARC color chart and pay out of pocket.

### **Fencing and Bushes DOC Section 2.12**

1. An ARC form must be submitted including materials to be used and a drawing of location.
2. After an ARC approval, a City Permit must be obtained and submitted to the ARC by the homeowner and all City Codes followed.
3. All ARC approved partitions or panels must be white or the home's base color and maintained by the homeowner.
4. Lattice panels or bushes are allowed for covering up air conditioner compressors, pool equipment or other equipment.
5. Solid partition panels or bushes are allowed for side or rear patio privacy.
6. The total length of partitions shall not exceed eight feet long or higher than six feet. Bushes can be no higher than six feet.
7. Fencing will not be approved if it restricts mowing. Enclosed fencing is not allowed.

### **Driveways, Walkways, Patios and Decks**

#### **DOC Section 2.14**

1. A homeowner or their contractor must obtain a City Permit and all City Codes followed.
2. An ARC form must be submitted and approved before any work may begin.
3. A drawing of the design must be submitted with the ARC form along with a copy of the City Permit.

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4. All the above may be either concrete or approved ARC pavers and conform with all City Code.
5. All the above may not restrict mowing.

### Driveways

1. The driveway can be up to twenty feet wide at the right of way per City Code.
2. The ARC regulation is that no part of the driveway be wider than twenty feet (Board Approved).
3. No driveway shall be closer than five feet from the lot line per City Code.
4. If you are replacing your driveway and widening it the new driveway and the widening must be of the same material.
5. Pavers, Gravel or rock may be allowed by the ARC as a temporary widening while a new driveway is being considered.
6. If pavers are the material of choice for a new driveway the ARC must approve the color.
7. If pavers are used a concrete boarder, conforming to City Code, must surround the pavers to secure placement.
8. The city right of way sidewalk cannot be removed.
9. A city Waiver is required if pavers are to replace the right of way sidewalk.
10. Corners of paver or concrete walkways or patios must be protected. Lawn maintenance is not responsible for damaged corners.

### Flags and Flag Poles

**The DOC Section 2.24** prohibits permanently installed flag poles. Florida State Statute 720.304-2 overrules our DOC written before the statute.

1. A homeowner may display one portable removeable U.S. Flag or Florida State Flag in a respectful manner not larger than 4 ½ feet by 6 feet or one official flag representing the U.S. Army, Navy, Air Force, Marine Corps, Coast Guard or POW-MIA flag regardless of any Association restrictions. F.S. 720.304 2a.
2. A homeowner may erect a free standing flag pole no more than 20 feet high on any portion of the homeowner's real property, regardless of Association covenants. The flags are to be for the same size and kind as outlined in 2a above. All City Codes, setbacks, easements, lighting and permits must apply. F.S.720.304 2b.
3. No other flags are approved.

### Tree Removal

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1. An ARC form, with proper Documentation, must be provided before any tree removal.
2. Proper documentation must be from an Arborist, a Licensed Florida Landscape Architect or City Permit.
3. Florida State Law HB1555, passed July 15,2019, states that property owners no longer need to get a permit if the tree is dead or presents a danger to property and has certified documentation of same from an Arborist or Licensed Florida Landscape Architect in writing.
4. A City Permit is needed if no documentation in writing is available.
5. A City Permit is needed to remove a healthy tree.
6. Homeowners are required by City Code to check with the Land Development Code Office to see if a removed tree is required to be replaced.
7. City Permit Forms are on our Pebble Creek Web Page: [Pebblecreekindigo8.com](http://Pebblecreekindigo8.com).

David Foutch  
Vice President

DAVID Foutch

8/2/2024

# Notary Acknowledgment

State of Florida  
County of Volusia

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization,

this 2 day of August, 2024

by David Foutch, as \_\_\_\_\_, as \_\_\_\_\_  
(name of person) (type of authority, ...e.g. officer, trustee, attorney in fact)

for \_\_\_\_\_  
(name of party on behalf of whom instrument was executed)

Personally Known \_\_\_\_\_ or Produced Identification  Type of Identification Produced FLDL

Who ( ) did ( ) did not take an oath.



ANGEL ROSKOWSKI  
Commission # HH 439189  
Expires September 1, 2027

[Handwritten Signature]  
(Signature of Notary)

Angel Roskowski  
(Name of Notary Type, Printed, or Stamped)  
(Title or Rank)  
(Serial Number, if any)

(For individual acting in his/her own right)