

CELEBRATION CAPE HOMEOWNERS' ASSOCIATION
ARCHITECTURAL GUIDELINES FOR HOME EXTERIOR MAINTENANCE
August 2023

Home maintenance guidelines and other requirements protect the assets of the association and the homeowner. They provide aesthetic value which helps maintain or increase the value of your property.

Exterior House Maintenance

Please take the time to evaluate the condition of the exterior of your home and driveway. As stated in our HOA documents in Article XI, Section 6:

It is anticipated that the Association shall require the roof, exterior walls, sidewalks, patios and driveways of all homes to be pressure washed.

The primary purpose of such cleaning is to maintain the overall exterior appearance of the community. Dirt and mold can accumulate particularly on the gutters, soffits, fascia boards and driveways. Cleaning is necessary as rain doesn't wash it away. Presence of mold requires pressure washing.

The sun in Florida is particularly strong and the south and west sides of each home are subject to paint fading and cracking. Attention to repairing cracks in the paint will help preserve the stucco finish and extend its useful lifetime while maintaining an attractive appearance. Cracks in the exterior paint can allow moisture to penetrate under the paint surface and eventually damage the wall. All homes must be pressure washed and all stucco cracks repaired prior to painting.

At the March 17, 2019 Board of Directors' meeting, the Board agreed to **waive** the ARB approval requirement for washing of your home by a contractor. The homeowner assumes all responsibility for work being done on their property. Homeowners need to be diligent in securing the proper license and insurance information for each contractor. Failure to do so falls completely on the homeowner including any damage to their property, their neighbors or community property that may occur as work is performed.

- Gutters that are bent, crushed, or hanging must be replaced.
- Exterior decorative details must be maintained.

Each homeowner is responsible for ensuring that their yard light has three working white light bulbs and is on from sundown to sunrise. All yard lights must be of the same architectural style to match the community.

Exterior Painting Guidelines

The intent of color guidelines is to create and maintain harmony within the Celebration Cape community. Please refer to the CC&R Article VIII, Section 1.

Homeowners must select their base, trim, garage, front door, and decorative shutter colors from the **Celebration Cape Color Palette** approved by the Celebration Cape Board of Directors on August 2, 2023. No home within Celebration Cape shall have more than 3 exterior colors (base, trim, garage, front door, and decorative shutters).

HOUSE BASE COLOR – Refers to the body of the building. Roof color must be taken into consideration when choosing a house base color. It is understood that the house be painted a single color selected from the Celebration Cape Color Palette. No houses with identical base colors shall be side-by-side. The houses with the same base color must be separated by one other house.

STUCCO BAND/TRIM COLOR – Refers to any element of the house that is not the body (decorative details around the windows, doors, garage doors, columns, etc.). It is understood that the stucco band/trim be a single color (SW 7006 Extra White or SW 7012 Creamy).

- Soffit (the underside of the roof overhang) shall be white.
- Fascia (the vertical edge of the roofline) shall be white or color to match bronze gutters.

GUTTERS AND DOWNSPOUTS – Gutters and downspouts can be either white or bronze color.

FRONT DOOR & DECORATIVE SHUTTER COLOR – Front doors, door frames, and decorative shutters (inoperable) must complement the base color of the home in accordance with the approved color palette. It is understood that the front door and decorative shutters must be the same single color chosen from the approved Celebration Cape Door & Shutter Palette. The front door and/or decorative shutters may also match the trim color.

- Glass inserts on front doors are acceptable but require the submission of an ARM.

GARAGE DOOR COLOR – Garage doors must be one color. There are three options for garage door colors.

1. Match the house base color to make the garage door blend in;
2. Match the house trim color to make the garage door stand out; or
3. The following “light” house base colors from the Celebration Cape Color Palette may have a coordinating dark garage door.
 - SW 7102 White Flour
 - SW 7008 Alabaster
 - SW 7567 Natural Tan
 - SW 0046 White Hyacinth
 - SW 7064 Passive
 - SW 1015 Skyline Steel
 - SW 7678 Cottage Cream
 - SW 7006 Extra White

Coordinating dark garage door color options for the house base colors listed above are:

- SW 9020 Black Fox
- SW 7675 Sealskin
- SW 6006 Black Bean
- SW 7076 Cyberspace
- SW 7048 Urbane Bronze

If a dark garage door is selected, then the front door must match the garage door to adhere to the 3-color rule noted above (base + trim + garage/front doors).

Replacement garage doors must be the same architectural style as the original and meet current Florida building codes.

ACCORDION HURRICANE SHUTTER COLOR – Refers to the accordion style metal shutter that folds up so as not to block your view when not in use. It is recommended that accordion hurricane shutters match the house base or trim color.

Painted murals of any kind are not permitted on homes or garage doors.

**Celebration Cape Color Palettes subject to change upon
Celebration Cape Board of Directors approval.**

An Architectural Request for Modification (ARM) Form is required (whether performed by homeowner or contractor) for all house painting, roof replacements, gutter installations or replacements, pool additions, pool screen enclosures, fences, front entry screen enclosures, landscaping, solar panels, hurricane shutters, or any other external modifications.

Directions for filling out the ARM form and required contractor documentation are found on the community website (WWW.CELEBRATIONCAPE.ORG) under Resources on the Architectural Review page. All submissions must be reviewed by the property management company prior to being scheduled for review by the Architectural Review Board (ARB). If a resident needs assistance with completing ARM forms or submissions, then homeowners are encouraged to contact their elected ARB Members or neighbors for assistance.

Architectural Review Board meetings are held on the 1st and 3rd Monday of each month at 6:00PM.

Approved by the Board of Directors on Wednesday, August 2, 2023.

Revision 7

August 2, 2023