

**THE SANCTUARY ON SPRUCE CREEK
HOMEOWNERS ASSOCIATION
ARCHITECTURAL STANDARDS AND GUIDELINES
ORNAMENTAL STATUARY, LAWN ORNAMENTS AND
LANDSCAPE HARDSCAPE**

Board-Adopted: 7/9/2026

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I. PURPOSE

These Architectural Standards and Guidelines establish definitions and standards governing ornamental statuary, lawn ornaments, and decorative landscape hardscape elements visible from the street or from the first floor of neighboring homes. The purpose of these standards is to preserve the aesthetic character and property values of the community while allowing reasonable personal expression by homeowners.

II. AUTHORITY

These standards are adopted pursuant to Article VIII, Section 2 and Article IX of the Declaration of Covenants and Restrictions for Sanctuary on Spruce Creek Homeowners Association.

Article IX, Section 30 of the Declaration prohibits ornamental statuary visible from the street or the first floor of any neighboring home. These guidelines define that restriction and establish standards for lawn ornaments and landscape hardscape elements, which are not separately restricted by the Declaration.

Article IX, Section 3 of the Declaration requires prior ARC approval for exterior ornamentation or decorations installed on the Structure. For purposes of these guidelines, Section 3 applies to ornamentation affixed to or installed on the house structure itself. Decorative objects placed in the yard, lawn, or landscape areas are governed by these guidelines, not by Section 3.

III. APPLICABILITY

These standards apply to all decorative objects, decorative landscape elements, and hardscape features located on any Lot that are visible from the street or from the first floor of any home on any other Lot. For purposes of these standards, "lawn" refers to grass areas of the lot. "Lawn" does not include the front entry hardscape zone defined in Section VII.

These standards do not apply to:

- Holiday and seasonal decorations, including decorations for occasions such as birthdays, baby showers, and similar celebrations, provided they are installed and removed within a reasonable time before and after the associated holiday, season, or occasion.
- Pathway and landscape lighting fixtures installed as functional lighting along walkways, driveways, or planting bed borders.
- Objects affixed to or installed on the structure itself, which are governed by Article IX, Section 3 of the Declaration.

IV. DEFINITIONS

A. Ornamental Statuary

Ornamental statuary includes permanent or semi-permanent decorative objects that are artistic or classical in nature and serve no functional purpose other than decoration. Statuary is typically composed of durable materials such as stone, concrete, bronze, cast iron, or similar materials suggesting permanence. Examples include figurative sculptures depicting people, animals, or mythological creatures, as well as abstract sculptural forms placed as landscape art.

Pursuant to Article IX, Section 30 of the Declaration, no ornamental statuary of any type is permitted in any location visible from the street or from the first floor of any neighboring home.

B. Lawn Ornaments

Lawn ornaments are decorative objects that enhance the appearance of outdoor spaces and are typically whimsical, portable, or mass-produced in character. Lawn ornaments may be composed of materials such as painted metal, resin, ceramic, wood, or similar materials. Lawn ornaments include both three-dimensional and two-dimensional objects, including figurines, cutouts, silhouettes, decorative plant forms such as metal flowers or dragonflies, and similar items. Objects that serve a secondary functional purpose, such as birdbaths, decorative solar light figurines, and similar items, are also considered lawn ornaments under these guidelines.

This category includes kinetic decorative elements such as spinners, whirligigs, and similar moving objects. The ARC will consider that motion increases an object's visual prominence when assessing whether a kinetic element is appropriate in scale and harmony with the community aesthetic.

C. Decorative Landscape Hardscape

Decorative landscape hardscape includes boulders, decorative rocks, stone features, concrete elements, and similar objects that by their size, weight, or nature suggest a lasting or permanent change to the landscape. Decorative landscape hardscape is

distinguished from ornamental statuary and lawn ornaments by its physical permanence and its character as a landscape element rather than a decorative object. A handful of stepping stones placed in a flowerbed does not constitute landscape hardscape for purposes of these guidelines. Objects that by their size or weight imply permanence do.

V. STANDARDS FOR ORNAMENTAL STATUARY

Ornamental statuary is prohibited in any location visible from the street or from the first floor of any neighboring home, pursuant to Article IX, Section 30 of the Declaration. The ARC has no authority to approve ornamental statuary in a visible location, as this restriction is established by the Declaration itself.

Ornamental statuary may be placed in rear yard areas that are not visible from the street or from the first floor of any neighboring home without ARC approval.

VI. STANDARDS FOR LAWN ORNAMENTS

A. General Standard

Lawn ornaments are permitted in areas visible from the street, subject to the standards in this section. The ARC retains discretion to determine whether any lawn ornament, or collection of lawn ornaments, is harmonious with the community aesthetic. The ARC may request removal or relocation of any object or collection of objects that it determines to be detrimental to the community's aesthetic character based on the factors below.

B. Scale

Lawn ornaments should be appropriate in scale to the home and lot on which they are placed. The ARC will consider the size of the home, the lot, and the surrounding landscape when evaluating whether an object or collection of objects is appropriate in scale. Corner lots and larger lots with greater frontage may appropriately accommodate more objects or larger objects than a standard lot.

C. Placement

Placement within a flowerbed or planting area is generally more permissive than placement in an open lawn area, as surrounding plantings provide natural context and visual softening. Objects placed in open lawn areas are held to a higher standard of scale and aesthetic harmony. Lawn ornaments should not be placed in locations that dominate the visible landscape or draw disproportionate attention.

D. Quantity

There is no fixed limit on the number of lawn ornaments a homeowner may display. However, the ARC may determine that a cumulative collection of objects, even if each individual item would be acceptable on its own, has a detrimental effect on community

aesthetics. The ARC will apply this standard consistently and document its reasoning when citing concerns about quantity.

E. Condition

All lawn ornaments must be maintained in good repair. Objects that are faded, cracked, rusted, chipped, broken, or otherwise deteriorated in appearance should be repaired, replaced, or removed. The ARC will consider condition as a factor in its assessment of any object.

F. Birdbaths and Functional-Decorative Objects

Birdbaths and similar objects that serve a secondary functional purpose are permitted as lawn ornaments, subject to the same scale and condition standards above. Birdbaths should not be out of proportion with the home and lot.

G. Fountains

Freestanding fountains are not permitted in lawn areas or flowerbed areas. Fountains are permitted only within the front entry hardscape zone described in Section VII.

VII. FRONT ENTRY HARDSCAPE ZONE

The front entry hardscape zone is the paved, concrete, block, or stone area immediately outside the front door of the home. Decorations within this zone may be placed without prior ARC approval.

Objects in the front entry zone are subject to the following:

- All objects must be maintained in good repair. Faded, cracked, rusted, or deteriorated objects should be repaired, replaced, or removed.
- The ARC retains discretion to cite objects that are clearly inconsistent with the community aesthetic. The ARC will apply this standard conservatively and only in clear cases.

VIII. STANDARDS FOR DECORATIVE LANDSCAPE HARDSCAPE

Prior ARC approval is required before installing any decorative landscape hardscape element that, by its size, weight, or nature, implies permanence. Homeowners should submit an ARC application describing the proposed element, its dimensions, materials, and intended location before installation.

The ARC will evaluate hardscape applications based on scale relative to the home and lot, harmony with the surrounding landscape and community aesthetic, and consistency with these guidelines.

Incidental items such as a small number of stepping stones placed in a flowerbed do not require ARC approval. When in doubt, homeowners are encouraged to contact the ARC before installation.

IX. REVIEW AND ENFORCEMENT

The ARC will review complaints and annual inspection findings for compliance with these standards and the general aesthetic criteria set forth in the Declaration. For decorative landscape hardscape requiring prior ARC approval, installation prior to approval constitutes a violation subject to enforcement action pursuant to the Association's adopted enforcement procedures.

For lawn ornaments and front entry decorations, which do not require prior ARC approval, the ARC will evaluate complaints and inspection findings based on scale, placement, quantity, condition, and harmony with the community aesthetic as described in these standards. The ARC will document its reasoning when determining that an object or collection of objects is inconsistent with these standards.

Enforcement actions are conducted in accordance with the Association's adopted enforcement procedures.

X. GRANDFATHERING

Any decorative object or landscape hardscape element that was installed by the builder or a prior owner and that has not been the subject of a prior complaint or violation notice is considered a grandfathered item. The current owner of a lot is not subject to enforcement for items inherited from a prior owner or installed as part of original construction, provided no prior notice of violation was issued.

Grandfathered status applies to the specific object in its current location. If a grandfathered object is replaced, relocated, or substantially modified by the current owner, the replacement, relocated, or modified object must comply with these standards.

The passage of time alone does not create grandfathered status for objects installed by the current owner. The ARC retains the right to address objects installed by the current owner that are inconsistent with these standards, including objects that have been present for an extended period, provided the ARC exercises this discretion carefully and documents its reasoning.

XI. DISCLAIMER

These standards are intended to supplement, not replace, the Declaration of Covenants and Restrictions. In the event of a conflict between these guidelines and the Declaration, the Declaration shall control. These guidelines do not limit the ARC's authority to exercise discretion in matters not specifically addressed herein.