

ARB Standards (Rev.6/10)

Mission Statement

The mission of the ARB is to create and maintain a residential community of high quality and harmonious improvements by applying uniform and reasonable standards in the approval process of all construction and landscaping projects which will result in pride of ownership by residents and a desirable community in which to live.

The following standards, in addition to ARB requirements in the Declaration of Covenants for Mystic Cove, must be approved in advance by the ARB before work commences. An application must be completed and submitted to the ARB for this approval process.

Air Conditioning Units and Permanent Generators

Air conditioning units and permanent generators must be buffered from street view. For placement see Art. 9.1.7.B.

Driveways

Pavers are permitted. No asphalt, gravel, or dirt driveways are permitted. See Art. 9.1.11.

Exotic Plants

No plants included in either Category I or II of Florida's List of Invasive Species are allowed to be planted **anywhere** in Mystic Cove. They include, but are not limited to, Ficus tree, Banyon tree, Brazilian Pepper tree, Australian Pine, Carrotwood, Earleaf Acacia, Momosa (Silk tree), Catclaw Mimosa, Chinaberry, Sunnam Cherry, Gold Coast Jasmine, Brazilian Jasmine, Oyster plant, Mexican Petunia (Ruellia Tweediana or Brittoniana), Lantana Camara, Asparagus fern, Christmas Cassia (Senna) and Wedelia. If in doubt about any plant type, reference www.fleppc.org.

Flags and Flagpoles

A freestanding in-ground flagpole of no more than 20 feet in height may be erected on any portion of an owners lot (except in easements or if it obstructs sightlines at an intersection) and can display thereon up to a 4ft. by 6ft. official U.S. flag, a U.S. military service flag or a POW- MIA flag, (such flags to be no larger than the U.S. flag). See Florida Statute 720.304 (2).

Flower Pots, Statues and Lawn Ornaments

Flower pots, statues and lawn ornaments that are visible from the front or street side of the house must be made of concrete, clay, metal or resin. From the street view a maximum of three (3) statues and or lawn ornaments, 5ft. in height or less are allowed, but require ARB approval. Only live plants and flowers are allowed from the front or street side of house.

Fences

Material, style, layout and design of fencing must be approved by the ARB before any construction commences. No chain link fences are allowed. See Art.9.1.8.

Fuel Tanks

Fuel tanks must conform to Martin County regulations. Buried tanks are preferred. If above ground tanks are used they must be buffered from street view.

Hurricane Protection

Shutters and Bahama shutters are permanent installations and require approval of the ARB

Temporary panels of wood, metal or fabric are permitted with certain conditions.

A. Plywood panels are acceptable provided they are installed at the time of official government warning of a hurricane and removed no later than 7 days after official notice that the hurricane warning has been lifted.

B. Unpainted metal panels of steel or aluminum are acceptable provided they are used in the same time frame as above.

C. Clear, fabric and metal panels painted to approximate the house color may be installed for longer durations, such as vacations or absence during an imminent hurricane, however, their removal should be accomplished within a reasonable time after resident returns home.

D. Any type of panel installation is allowed without time constraint provided they are not visible from the front or side street.

Landscaping Requirements

Any changes from the original landscaping must be presented in writing and accompanied by a landscape plan with drawings of changes to the ARB for approval before any work may commence. Mystic Cove Covenants where they are more stringent, take precedence over Martin County requirements. PUD requirements, (final site plan) take precedence over Martin County requirements.

New Home and Remodeling Hours

Work may begin at sunup and continue until sundown.

No Sunday hours permitted.

Play-sets and Basketball Hoops

Play-sets require advance ARB approval. Portable basketball hoops are allowed without ARB approval and when not in use should be out of sight from the front or side view.

In ground basketball hoops are not permitted and backboards or hoops may not be mounted on the house.

Pool Equipment

All pool equipment must be buffered from street view.

Screen Doors

Screen doors are allowed with ARB approval.

Satellite Dishes

No satellite dishes may be placed on front or street side of house.

Wells

Wells are permitted, but pump and piping must be buffered from street view.