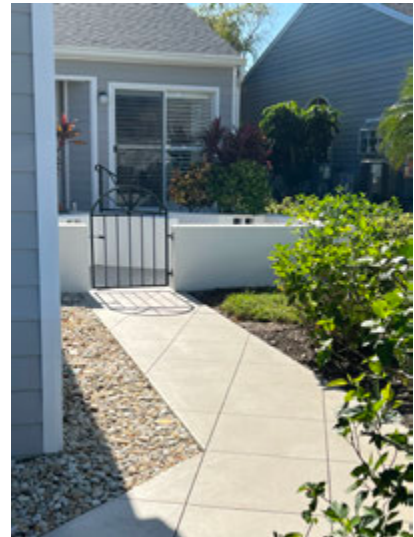


Courtyard Standards

Courtyard Homes Association Inc.
aka Spoonbill Landings

Homeowners making changes to sidewalk, coach lights or courtyard must submit an Architectural Review Request for approval prior to beginning any work. Proposal should contain enough detail to enable the Committee to determine its conformity to the established standard.

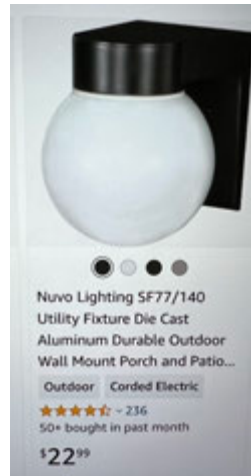
1. **Sidewalk:** The sidewalk from the driveway to the courtyard gate must remain concrete. The sidewalk shall include the saw cut grid and shall be painted or left natural. See Paint Standards for color.
2. **Gate:** Each unit must have a front gate that matches the others in the community and shall be painted or powder-coated black.



3. **Walls:** The concrete walls of the courtyard cannot be changed and shall be painted white. See Paint Standards for color.
4. **Street Number Sign:** If in need of a new sign, a new one can be made at The Sign Factory, 6600 Manatee, 941-792-4830. For the proper background color, see Paint Standards.

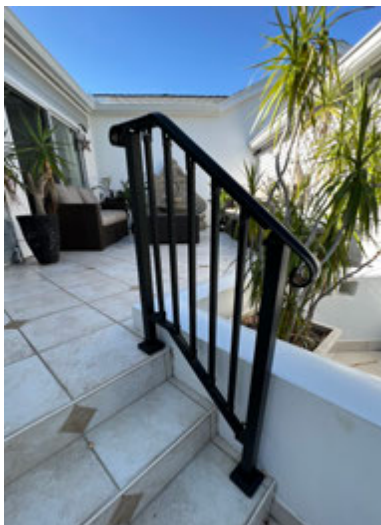


5. **Coach Lights:** The coach lights on the front and side of the garage shall match those of the community; a 6" white globe with a black fixture. These are available from Amazon or Home Depot. Coach lights on the rear deck can be changed to a new light fixture of simple design, modest size, subject to the approval of the Architectural Review committee.



6. Hand rail:

A black hand rail on the steps in the courtyard is recommended in every unit, as the stairs can be slippery when wet. This one on the left comes from Home Depot but will need to be painted regularly against rust. The one of the right is an aluminum hand rail.



7. **Items in courtyard that can be changed or added:**

The following items may be changed or added **but an Architectural Review Request must be submitted and approved before work starts:**

- Surface of the courtyard, from the gate in
- Coach lights and string lights in the courtyard
- Landscaping lights
- Fountains
- Pergolas
- Awnings or Sun Sail Shades. See Awning Standards.

8. **Items in courtyard that don't need an approval:**

- Patio furniture
- Carpets
- BBQ grills
- Items hung on the courtyard walls, ie art, decorations
- Flags
- Potted plants