



AERO ACRES ARCHITECTURAL REVIEW COMMITTEE GUIDELINES 2016

The primary goal of the ARC is to review applications, plans, and exterior specifications to determine if the proposed improvements conform to the ascetics of the Aero Acres community as already established and the limitations set forth in the CCRs. The ARC does not seek to restrict individual tastes or preferences. In general, its aim is to avoid harsh contrasts in architectural themes and maintain harmony between residences and to aid in protecting the values of the individual and overall property.

What Needs Approval?

The following is a general listing of the things the ARC has traditionally approved. While not every one of these items is specifically mentioned in the CCRs, there are compliance issues that the ARC looks at. An example would be pouring a new pad. This list covers most of the common items but is not exclusive. If you have questions talk to someone on the ARC to get an answer.

- House
- Hangar
- Out Building
- Concrete Pads
- Initial or Change in Exterior Paint Color
- Change in roof color or material
- Driveway / Taxiway Connection to Aero Acres Property
- Landscaping (initial or major changes)
- Fence
- Wall
- Retaining wall
- Fuel Storage
- Other structures---i.e. pump houses, pool equipment shed, light posts, decorative devices, etc.

If you aren't sure please ask someone on the ARC committee. You can find a listing of current committee members on the website under the "Residents" then "Committees" tabs.

What Do I Have to Submit?

- ARC Application (for all items)
- **TWO** Sets of **SEALED** plans for a house, hangar, or pool. One set will be returned on approval. (Sealed plans not required for preliminary approval).
- Site / Plot plan showing set-backs—2 copies
- Landscaping plan with house or hangar plans---2 copies
- Color swatches / brochures / samples---(a set will be retained by the ARC)
 - House exterior colors including trim
 - Roof colors / material
 - Hangar exterior colors including trim
 - Pool deck & cage

What's the ARC Approval Procedure:

Once a complete application and accompanying documents are received, the ARC will schedule a meeting to review the application. We encourage the applicant to attend this meeting. All ARC meetings are open to anyone in the community.

The ARC is allowed 30 days from receipt to review an application. We will attempt to complete the review sooner if possible.

Once approved, ARC members sign both sets of plans and applications, returning one set to owner with a letter of approval.

Or, a letter is sent to owner detailing reasons for denial.

The ARC does not assume responsibility for such items as structural adequacy, or adherence and conformance to governmental building codes. Further, interior finishes and design are not the business of the ARC. Regardless of personal preferences, if a house and hangar plan is not detrimental to the values of individual or the overall Aero Acres properties, approval should not be denied.

Traditionally variances are not / cannot be issued for county codes and CCRs. Guidelines are just that---guidelines---that the ARC attempts to follow. You can request a deviation from the guidelines that will be evaluated based on your reasons, the location, mitigating items, and history but there is no guarantee it will be approved. We suggest requesting preliminary approval before you spend money doing final plans.

Primary Restrictions:

Item	CCRs	Guidelines
Set Backs		
-	20' from the side	
-	50' from the front	
-	30' from the rear	
-	30' from any corner	
-	10' easement along any taxiway	
Houses		
Min house size	1700 sq ft under air	
Min roof pitch	3:12	
Hangars		
Size	3600 sq ft	3600 sq ft
Height		Eaves--no more than 18'
		Peak--no more than 24'
Fences		
	6' max height	
	Not along street line	
	Not nearer the street than the nearest wall of the main building.	
Antennas Etc	50' max height	
All structures must be painted.		
All structures must be completed within 18 months of starting construction.		
This is only a guide to assist the owner in initial planning. It is not guaranteed to be comprehensive. The ARC does not assume responsibility for conformance to governmental building codes.		

Hangar

Only the Board may approve the construction of a hangar without submittal of the house plans, however, an October 29, 1998 Policy Directive to the ARC states that “any hangar plan submitted to the ARC for review and approval must have accompanying set of house plans”. This guideline discourages the construction of a hangar with no house.

Exterior Paint Colors

The ARC is very flexible in working with homeowners in choosing colors. The AAPOA just doesn't want a home to be painted in a color that is out of character with other homes in Aero Acres. You must contact the ARC to obtain approval to change colors and to insure that the colors that are decided upon fit within the general theme of our community. Not all colors will work on all homes. Please consider the color of your roof as well as your window frames, fascia boards, gutters, and downspouts, etc.

Landscaping

A landscape plan is specifically required by our by-Laws. St. Lucie County codes specify minimum landscaping requirements. Landscaping ideas have been suggested in many cases, especially where atypical approvals are requested. This is especially true around hangars. The ARC's requirement for landscaping plans is to ensure that the planned landscaping fits with the general character and feel of our community. We also look for things like water systems etc to be screened from view as much as practical.

Outbuildings

The current interpretation of the CCRs is that outbuildings are permitted. Outbuildings are buildings other than the residence and hangar and may include a detached garage, small structure over water pump, gazebo, etc. ARC approval is still subject to the concept of quality of appearance so as not to diminish the value of Aero Acres properties. The architectural theme of the property should be consistent in the outbuilding, or at very least be aesthetically pleasing. Low cost “Ted's Sheds” typically will not be approved.

Temporary Homes/Trailers

The approval for a temporary residence or trailer on a lot during construction is a Board decision. However, to date, the consensus has been that allowing temporary residences would set a precedence and it would be difficult to deny one individual and not another. Once in place, it will be difficult to have a trailer removed, especially if it is being used as the only home. This is considered to be of sufficient concern relating to the overall values of the Aero Acres properties that approval for temporary homes will most likely be denied.

Culverts

The drainage outfall for Aero Acres is at the Northwest Corner of the community. 24 inch diameter taxiway culverts are required for properties on the west half of Aero Acres, 18 inch culverts for the east half. A squash type culvert may be used. Place the culvert 4 inches below the swale bottom to facilitate future maintenance.

Signs

For sale and builder signs directly related to the owner's lot are authorized. Signs can be no bigger than 3 square feet. Other types of signs are not authorized—i.e. political signs or general business advertising signs.

Suggestions

Preliminary approval for site layout is strongly suggested so as to minimize the destruction of vegetation due to unanticipated issues. Drawings can be by hand with dimensions and setbacks labeled.

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Side entry garages have been suggested for aesthetic reasons.