

SCHEDULE "A" – CONSTRUCTION

New home construction and remodels: Blueprints are required. Two (2) copies of each of the three (3) plans (site, house and landscape) are to be submitted to the Valhalla Architectural Committee for approval. Written approval by the Board of Directors must be granted prior to start of construction.

Existing Homes: The same requirements as new home construction for all exterior renovations and changes.

1. **Sewer.** The first lot of a group connecting to the sewer system must provide a "Y" in the line for the new house to tie into.
2. **Footer.** When building on a lot with the adjoining lot vacant, the building must provide a double footer. Minimum 12"x30" with five 5/8" steel verticals for the future house at the corners and a minimum 20" spacing.
3. **Block wall.** Interior walls between residences must be cement block construction and may not be penetrated in any way for plumbing, electrical, support beams, etc.
4. **Brick.** Cherokee Autumn Smoke C-87 queen size. Lead time 4 to 5 months. May be obtained through Cement Products & Supply Co., 516 West Main Street, Lakeland, FL (Tel: 863-686-5141).
5. **Fascia.** Hardie Trim ¾"x10" rustic grain or 2"x10" rough sawn cedar. Hardie Trim ¾"x8" rustic grain or 2"x8" rough sawn for the rake. Hardie products lead time is 1 month.
6. **Soffits.** Prefinished perforated aluminum in sand finish or rough sawn veneer wood or Hardie Soffit 12" or 16", both 12' long, vented or non-vented. Select cedarmill textured 4'x8' sheets with plastic vents installed. Hardie products lead time is 1 month.
7. **Siding.** 1"x6"cedar tongue and groove siding (smooth finish) or Hardie Sierra 5/16"x4'x8' (or 4'x9' or 4'x10') sheets with wood grain texture. Hardie products lead time is 1 month.
8. **Stucco.** Stucco smooth finish or Hardie panel stucco vertical siding. Hardie products lead time is 1 month.
9. **Sheathing.** 5/8" plywood, solid sheathing decking adjoining interior wall that will abut another house; must be fire retardant plywood decking 4' wide along the entire adjoining area.
10. **Roofing.** Premium self-adhered roofing and waterproofing underlayment.

11. **Flashing.** Valleys, gutters, downspouts and decking flashing around chimneys may be 16 gauge copper or painted .27 gauge aluminum gutters and downspouts provided by either manufacturers Senox (50-year warranty) or Service Partners (30-year warranty), in the colors of “Royal Brown” or “Beaver Brown” in lieu of copper. One provider of same is A-Team Seamless Gutters (863-224-8420). Roof and chimney flashing is to be Wakaflex, a flexible adhesive product manufactured by Boral America (this replaces lead flashing and seals where the tops of roof tiles meet the chimney) (www.boralamerica.com).
12. **Chimneys.** Copper chimney caps required.
13. **Roof vents.** Bronze or color matching roof tile.
14. **Vent pipes.** All vent pipes to be manifold and exit in an area so they cannot be viewed from the street.
15. **Skylights.** Shall be a minimum of 7” above the sheathing and have copper flashing.
16. **Roof tile.** Boral America roof tile (manufacturer of the life tile formerly known as Monier) required. Approved colors are:
Villa 900 Marmalade C/T 0.007 (1MPCS6493)
Pinto Blend (has a new color combination)
Dalcrest Tan
17. **Replacing roof tile.** Roof tile can be ordered through Sunniland Corp., 5577 ST 542 W, Winter Haven, FL (Tel: 863-967-8888); RSG, 5555 Commercial Blvd., Winter Haven; FL (Tel: 863-293-1555); ABC Supply, 5995 S. Florida Ave., Lakeland, FL (Tel: 863-646-6748); or Suncoast Roofers Supply, 4401 US 92, Lakeland, FL (Tel: 863-393-0093).
18. **Roof tile repainting.** The roof tile can be repainted, sealed and reglazed. The flash color tones can also be painted. A company specializing in roof painting and reglazing is Alberson’s Tile Roof Glaze, Inc., 401 S. Falkenburg Road, Tampa, FL 33619; Tel: (813) 661-7600).
19. **Roof tile cleaning.** Roof tile cleaning is not required or recommended, but same is left to owner discretion.
20. **Windows.** All exterior windows are to have bronze frames, insulated low E glass (PPG Paints (see end note) in “Valhalla brown”, if required). All window tint shades used must be approved by the Architectural Committee and must match on all sides.
21. **Doors.** All exterior doors are to be bronze color (PPG Paints (see end note) in “Valhalla brown”). The only exception is the entrance door to the home. A request to the Architectural Committee must be submitted if a color other than bronze is desired for the front door only.

22. **Garage door.** Raynor doors with Hampton panels and automatic electric openers (PPG Paints (see end note) in “Valhalla brown”).
23. **Driveways.** Concrete or paver block; color to match exterior brick color; color choices must be approved by the Architectural Committee.
24. **Exterior color.** All finish, siding, fascia, trim, etc. should be PPG Paints (see end note) in “Valhalla brown”).
25. **Exterior light fixtures.** Kichler #9234AZ (architectural bronze) or Progress Lighting #P5674-20 (antique bronze) down lighting. Available at Amazon.com or Lighting Hut, 230 North Ingraham Avenue, Lakeland, FL (Tel: 863-225-0695). Security lighting shall be indirect or of such controlled focus and intensity as not to disturb the residents of adjacent dwellings.
26. **House numbers.** House numbers will be obtained through Valhalla Architectural Committee and installed and paid for by homeowner. A space 8½” wide by 6¾” deep must be recessed on front of the garage under a light fixture (as specified above).
27. **Mail boxes.** Replacement mail boxes must meet specifications of current mailboxes and will be installed by homeowner.
28. **Construction/remodeling debris.** There shall be a dumpster and portable toilet on the site for the duration of any construction, not to exceed 12 months. NO construction or remodeling debris is to be placed in Valhalla dumpsters.

NOTE: PPG Paints is located at 1275 First Street South, Winter Haven (Tel: 863-294-4279). There is an automatic discount for anyone buying “Valhalla brown” if you advise the PPG employee that you are a Valhalla homeowner.

SCHEDULE "B" – LANDSCAPE GUIDELINES

New homes. Two (2) copies of the proposed landscape plans are to be submitted to the Landscape Committee for approval. The plans should include the layout of plantings with perimeter dimensions and list each plant species and their placement.

Re-landscaping. A copy of the proposed landscape plan is to be submitted to the Landscape Committee, who will submit same, with their recommendation, to the Board for approval. The plan should show the layout of plantings with perimeter dimension and list each plant species and their placement. All costs of landscaping are to be borne by the homeowner.

Plant placement. Homeowners wanting to replace their old, diseased or dead shrub may do so. No approval is necessary. The cost of replacement shrubbery is to be borne by the homeowner. Valhalla employees or independent contractors will remove all discarded plants and trimmings placed by the curb by the homeowner.

1. **Tree removal.** All requests for removal of trees for aesthetic or nuisance reasons must be submitted in writing to the Landscape Committee and may be done only following approval by the Board of Directors. The cost of removal and replacement of the removed tree(s) for these reasons shall be borne by the homeowner. If a tree is removed from common ground by Valhalla's Homeowners Association, the cost for removal and replacement shall be borne by Valhalla.

2. **Tree pruning.** All requests for pruning, whether lifting or cleaning tree limbs, shall be submitted in writing to the Landscape Committee and may be done only following approval by the Board of Directors. The homeowner shall pay for the pruning when the trees are located on his/her lot and Valhalla shall pay when the trees are located on common property. Branches that present a risk for damaging a home are to be removed by Valhalla.

3. **Tree species.** Approved or suggested tree species are: live oak, laurel oak, holly, elm, little gem magnolia, golden rain, dogwood, crepe myrtle, all palms, loblolly bay and weeping yaupon.

4. **Shrubbery.** The following suggested shrub species are for new planting or replacement and all grow well in our soil: azaleas, Indian Hawthorne, boxwood, ixoras, blue and evergreen giant liriopoe, viburnum, hibiscus, plumbago, Buford holly, Nellie Stevens holly, East Palatka holly, crepe myrtle, schefflera, podocarpus, pittosporum, camellia, gardenia, bird of paradise, nandina, ficus, agapanthus, day lily, thryallis, society garlic, cast iron, holly fern, philodendron, spathiphyllum, oleander and gingers. Not permissible: any type of artificial vegetation as referenced in the Valhalla Restrictions, Article V, Section 13.

5. **Annuals.** Homeowners may plant and shall maintain flower gardens inside the perimeter of their lot. Cost of planting and maintaining shall be borne by the homeowner.

Plans for annuals desired to be planted outside your home perimeter MUST be submitted to the Landscape Committee, who will thereafter seek approval from the Board.

6. **Mulch.** Only natural color cypress mulch, pine straw or pine bark nuggets (NO red mulch). Homeowners are responsible for purchase and spreading of mulch around their dwelling. NOT APPROVED as mulch is gravel, stones, rocks or artificial mediums.

7. **Fertilizing, herbicides and pruning.** It is the primary responsibility of Valhalla to provide these services to all yards and common areas.

8. **Sculptures.** Sculptures of all types are allowed inside courtyards and private areas, but not beyond the foundation walls of a home. They MUST NOT be visible from the road or your neighbor's property pursuant to Valhalla Restrictions, Article V, Section 13. Plant containers (larger than 5 gallons in size) may be visible from the road. Seasonal smaller plants are permitted. Bird feeders are discouraged.

9. **House numbers.** Please trim your shrubs so that your house number is visible at all times.

10. **Air conditioning units and like items such as generators, above ground tanks, outside grills, etc.** These items must be screened from view of neighbors (front, back and from the street), pursuant to Valhalla's most recent Declaration of Restrictions, Article V, Section 16. Shrubbery is one of the approved ways to screen items, but same must be large enough to screen the items from day one.

11. **Sod.** All lots must be completely sodded with the correct type of sod for either a sun or shade location. If in doubt, contact the Landscape Committee.

12. **Irrigation Sprinkler System.** Each lot has 2 zones of sprinklers. One zone irrigates close to the home and the other sprinkles the common area nearest the home. Installation: All costs of new systems or existing systems due to re-landscaping shall be borne by the homeowner. Valhalla will operate/repair the irrigation system as needed. Please report any sprinkler malfunction location as soon as possible (in writing) to the Landscape Committee.

If there is any conflict in this document with the provisions contained in the last recorded Restrictions, the Declaration of Restrictions shall prevail.