

Ocean Gallery  
Architectural Review Committee (ARC) produced docs

ARC Handbook

2019 FINAL version 8b (2019\_7\_27)

Three Key Statements about ARC in the Founding Documents

ARC Responsibility for Standards

The Property Owner's Association is empowered to elect and maintain an Architectural Review Committee which shall be **responsible for adopting and enforcing the architectural and landscaping standards** on behalf of The Property Owner's Association.  
(Section 10.2 OGPOA Declaration of Condominium)

ARC Purpose

“The purpose of the Architectural Review Committee is to assure that each condominium within the Complex uniformly maintains its units and common elements in order to **create a pleasing and homogeneous appearance**  
(1989 O.G. Declaration of Covenants Article V, Section 1, Architectural Control)

ARC Authority

The Architectural Review Committee will be **empowered to order any condominium association which does not meet the standards** to comply within a given period of time with those standards. If the association does not comply, the Committee may direct the Property Owner's Association to perform that work necessary to bring the condominium into compliance and the Property Owner's Association may levy assessment against the unit owners of that condominium or its condominium association for the costs incurred in achieving compliance.  
(Section 10.2.1 Declaration of Condominium)

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*This current ARC Handbook version approved by the Ocean Gallery  
Architectural Review Committee on 8/9/2019*

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## INTRODUCTION

This August 2019 is the thirty seventh year of Ocean Gallery.

The 2019 ARC Handbook is a listing of helpful ARC standards and information for the Ocean Gallery Owner. This resource is available to Ocean Gallery Owners in a digital .pdf format. The founding documents are large. If you are requesting copies of founding documents, it would be helpful to provide a USB thumb drive to the office when you make your request. Copies of the founding document via email will likely exceed your email service limit for downloaded files.

The ARC is a committee that is elected annually. The ARC is responsible for adopting and enforcing the architectural and landscaping standards on behalf of OGPOA (Ocean Gallery Property Owners Assoc) in order to create a pleasing and homogeneous appearance throughout the complex.

It is ARC's hope that future ARC members keep the ARC Handbook updated yearly before the December OGPOA annual election for the newly elected ARC members.

The ARC RN includes:

Copies of founding documents from the Ocean Gallery Property office.(936 pages)

A (42 page) Abstract of founding documents that reference the ARC. The Abstract is a faster, simpler review of ARC than the (936) pages of the founding documents.

Explanation of the role of ARC with references to the founding documents.

Explanation of Common Elements and Limited Common Elements and the effect on living in the Ocean Gallery HOA.

Current ARC standards for Ocean Gallery. In some instances, references are made to federal, state, or local statutes in regard to O.G. ARC standards.

A simple one page guide owners can follow for a Modification Request if they want changes to their condominium or house.

**Pagination:** There are instances in the ARC HANDBOOK that a topic may reference a section number, or the clerk of court's O.R. (official record) number, or a .pdf page number. The .pdf page number is from the O.G. property office .pdf records of founding documents, not other sources. We consider the .pdf founding documents in the O.G. property office to be the baseline records, since updated rules, regulations, and records of minutes are not filed with the clerk of court records.

Note that many of the founding documents are filed with the St John's County Clerk of Court. They can be downloaded from a search of the Clerk of Court's public web site.

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APPENDIX ARC “Handbook”

Appendix 1) (42 pages) Abstract of O.G. bylaws, covenants, rules, regarding ARC

1. Vistas,
2. Las Palmas,
3. Del Prado,
4. Del Lago,
5. 1989 Homes development

Appendix 2) ARC Approved Plant list

Appendix 3) (936 pages) Founding docs all Condo Assoc & Homes development

Appendix 4) (6 pages) Chronological list of Docs - O.G. Development since 1982

Appendix 5) OGPOA Rules & Regulations (contact Property Mgmt Office)

Appendix 6) New Owners Document from ARC

End of Table of Contents ARC “Handbook”

## Section 1: Overview Ocean Gallery ARC

### Section 1.1 Introduction Florida HOAs, Ocean Gallery

This may be your first time living in a HOA (Homeowners Association) and we welcome you to the “Best Address on the Beach”. The Community Association Institute (CAI) estimates that 21% of Americans live in a “common interest” community HOA. Florida leads the country with about 48,000 associations. Your Ocean Gallery community is about 44 acres with 439 fellow owners.

If you want to make changes to your unit or have questions about what you can or cannot do, please contact the Property Manager’s Office. Unfortunately, owners have started projects without checking first and had to make expensive changes that could have been avoided. Checking ahead of time can save heartache, time, and money. The O.G. Property Management Office can advise you on your project and whether a “Modification Request” needs to be submitted to the ARC for their approval.

The ARC does not have oversight responsibilities for interior projects. We definitely recommend that you speak with the Property Management Office before beginning an interior project. For example, replacing a floor may involve including sound abatement materials not done in original installations. There are rules your condo association & the OGPOA have that may apply to your request.

You will find that the Property Manager has knowledge on area vendors and experience with products that perform better in our beach environment.

## Comments on Creation of Ocean Gallery Founding Documents

The creation of Ocean Gallery is slightly unique for Florida Home Owner Associations. Most condominium developments have one condominium association and one set of governing documents. Due to the phased development of Ocean Gallery there are four separate condominium associations (Las Palmas, Vistas, Del Lago, & Del Prado) with their own governing board and founding documents. All four groups founding documents are similar.

What binds Ocean Gallery together is the Ocean Gallery Property Owners Association (OGPOA). The OGPOA's responsibilities are detailed in each declaration of condominium (typically located in Section 10). Each condo association and owner in Ocean Gallery agrees to adhere to the overarching powers, rules, and regulations of the OGPOA. OGPOA's responsibility is "proper management of the properties to which it holds title or will hold title, which are for the use, enjoyment and benefit of the unit owner" and "maintain and enforce standards for the architectural and landscaping appearance of the grounds, buildings, structures, facilities, improvements, and plantings upon the lands in the complex."

### Section 1: Overview Ocean Gallery ARC

#### Section 1.2 Creation of the O.G. Architectural Review Committee (ARC)

The Property Owner's Association is empowered to elect and maintain an Architectural Review Committee which shall be responsible for adopting and enforcing the architectural and landscaping standards on behalf of The Property Owner's Association.

Citation for O.G. Architectural Review Committee (ARC)

Prospectus: Declaration of Condominium (source Las Palmas docs)

Section 10.2.1 The Ocean Gallery Property Owners Association  
(pdf page 22 of 256) (O.R. 548, Page 86)

### Section 1: Overview Ocean Gallery ARC

#### Section 1.3 Purposes of ARC

(Source, 1989 O.G. Declaration of Covenants Article V, Section 1, Architectural Control)

The purpose of the Architectural Review Committee is to assure that each condominium (and homes) within the complex uniformly maintains its units and common elements in order to create a pleasing and homogeneous appearance.

### Section 1: Overview Ocean Gallery ARC

#### Section 1.4 Powers of ARC

(Source, O.G. Declaration of Condominium, Section 10.2.1)

The Architectural Review Committee will be empowered to order any condominium association which does not meet the standards to comply within a given period of time with those standards. If the association does not comply, the Committee may direct the Property Owner's Association to perform that work necessary to bring the condominium into compliance and the Property Owner's Association may levy assessment against the unit owners of that condominium or its condominium association for the costs incurred in achieving compliance.

## SECTION 2 ARC Standards, Policy, and Practices

### SECTION 2.1) ARC requests handled by General Manager

ADVICE TO O.G. OWNERS: Projects impacting the exterior of any building or grounds must be submitted to the General Manager for review and authorization.

It is strongly recommended that you contact the General Manager in advance of any project. Unfortunately, there have been instances where owners did modifications and had to change them since they did not meet criteria.

The Ocean Gallery ARC (Architectural Review Committee) has delegated authority to the Property Manager to approve some Modification Requests. The purpose is to expedite requests from owners for certain modifications without an ARC Modification Request meeting. They are:

FOR INDIVIDUAL CONDO OWNERS;

Replacement windows if they are same manufacturer & same color & are within acceptable ARC specifications.

Replacement sliding glass doors if they are same manufacturer & same color and are within acceptable ARC specifications.

Rear condo entrances for the purpose of alleviating drainage problems with the placement of removable drainage patio blocks & within the typical 36 – 48 inch dripline.

FOR HOMEOWNERS;

Exterior repainting if it is the same color as previous approved painting.

Landscaping, if the plants are on the O.G. approved list of plants

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SECTION 2 ARC Standards, Policy, and Practices

SECTION 2.2.1 CONDO OWNER

Flow Chart Steps Modification Request

The Modification Requester is responsible for following applicable local & state ordinances and it is not the responsibility of the ARC or Property Manager to inform the Modification Requester of ordinances.

Step 1:

1 Condo owner Sends Written Request or Email to Ocean Gallery Property Manager



Step 2:

2: O.G. Property Manager Reviews & takes the following actions.



Step 3:

3: Property Manager advises and receives the request. Property Manager sends request to the Condo Board for comment.



Step 4:

4: After Condo President/Board responds with comments, the modification request & comments are sent to ARC to review & render a decision to proceed or deny the request.



Step 5:

5: If ARC approves, condo owner may proceed noting any ARC stipulations.



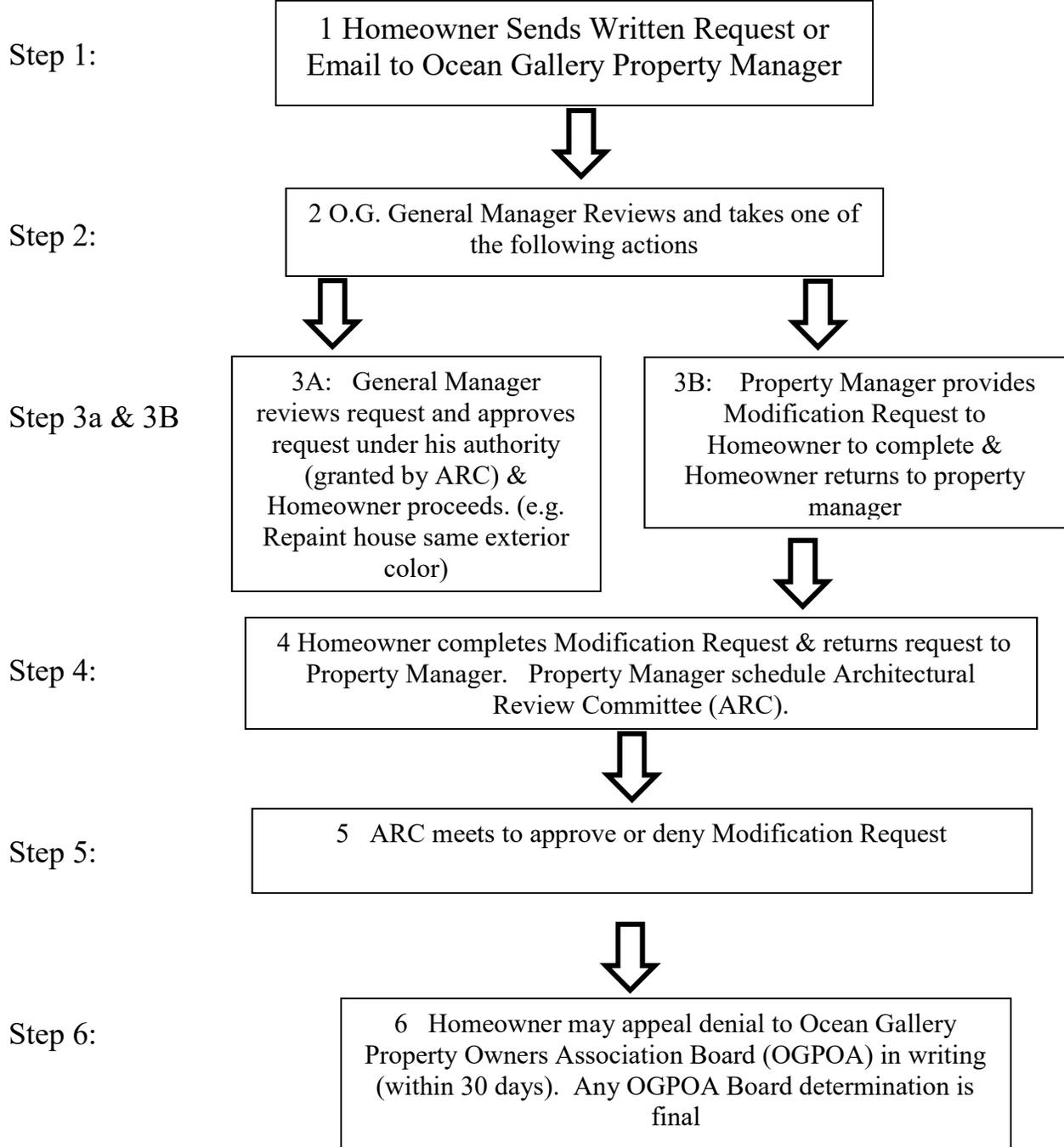
Step 6:

6: Condo owner may appeal ARC denial to Ocean Gallery Property Owners Association Board (OGPOA) in writing (within 30 days). Any OGPOA Board determination is final

SECTION 2 ARC Standards, Policy, and Practices

SECTION 2.2.2 HOMEOWNER Steps for Modification Request

The Modification Requester is responsible for following applicable local & state ordinances and it is not the responsibility of the ARC or Property Manager to inform the Modification Requester of ordinances.

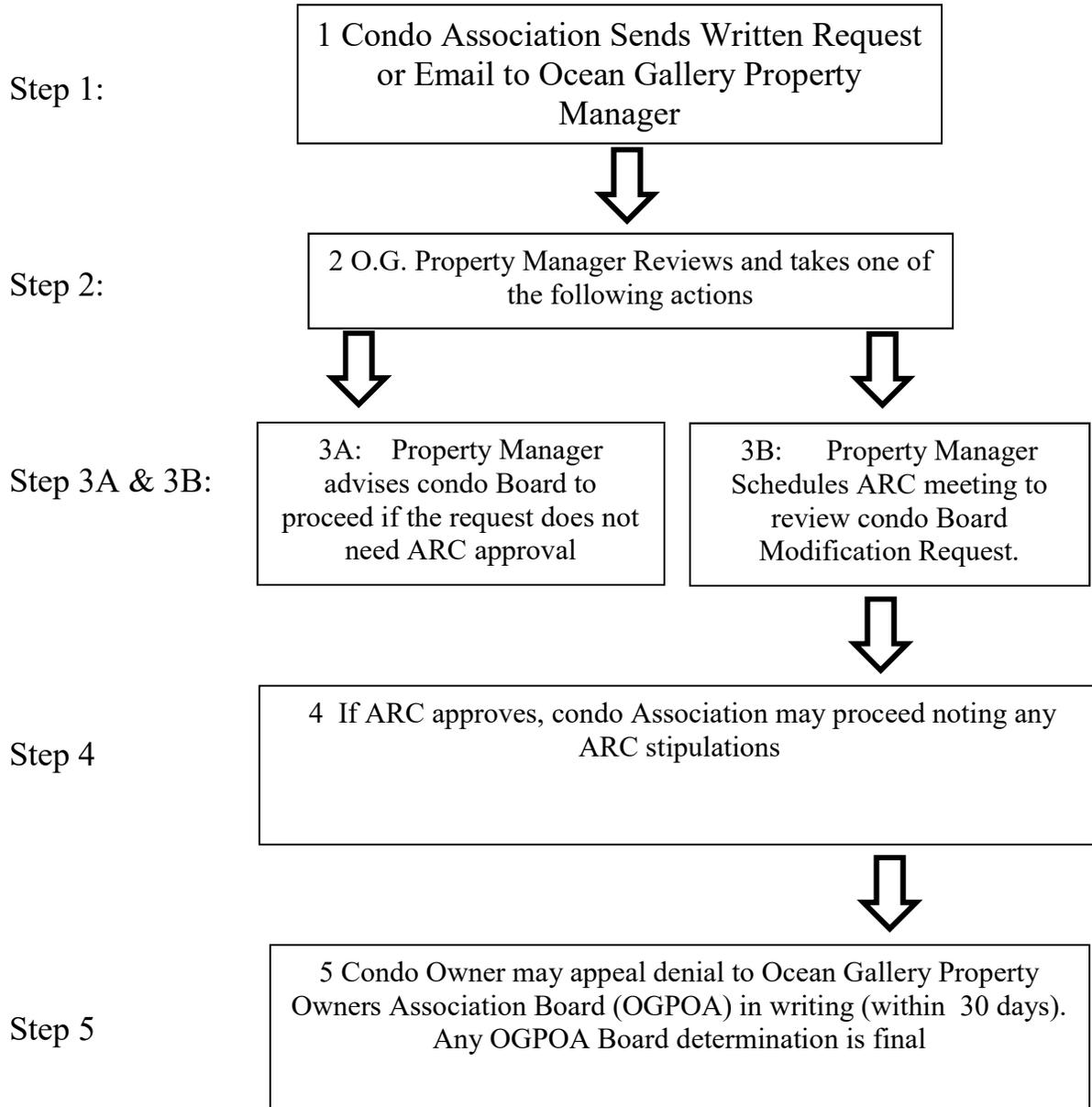


## SECTION 2 ARC Standards, Policy, and Practices

### SECTION 2.2.3

#### CONDO ASSOCIATION Steps Modification Request

The Modification Requester is responsible for following applicable local & state ordinances and it is not the responsibility of the ARC or Property Manager to inform the Modification Requester of ordinances.



## ARC STANDARD 2.3.1

### Limited common & common elements implications

#### Comment on Standard 2.3.1 - Common Elements

Florida statutes define condominium common elements, which are areas NOT owned by an individual but by all people in the association. Further, a condo association in its covenants may designate additional common elements.

#### Condominium owners

For Ocean Gallery Condominiums a simple common elements explanation is anything outside the interior of your condominium. The common elements are owned by your Condominium association including any land up to the front/rear entrance and all land up to any condo wall. Also the OGPOA common elements are real estate like the clubhouse pool area, road areas, etc in Ocean Gallery. In Ocean Gallery the owner of common elements is either one of the condominium associations or the OGPOA. And the ARC has oversight of the architecture and landscaping in Ocean Gallery.

#### Homeowners

Ocean Gallery Homes own their own plot of land. Common elements would be any area outside of their deeded property line that is owned by the OGPOA. Even though the homeowner owns their land the homeowner is obligated to follow the established rules and ARC standards regarding the exterior of the homeowner's property. For a detailed reading see Appendix 3: Founding documents for the 1989 Homes Development

For additional reading Florida Statute 718.108 describes common elements.

#### Comment on Limited Common Elements

A special common element is a "limited common element". Remember that common elements are owned by the Condo association. The limited common element is still the property of the condo association, but the limited common element is assigned to a particular condominium unit or group of units.

O.G.'s four condo associations have identical limited common element definitions below.

*Limited Common Elements: Limited common elements means and includes those common elements which are reserved for the use of a certain unit or units to the exclusion of all other units, and shall include the following:*

*The Balcony/Patio.*

*The enclosure for the air conditioning equipment. (if applicable )*

*The mail box.*

***(Continued Next Page: "Definition of limited common boundary")***

Definition of limited common guideline boundary definition balcony/patio

Ocean Gallery's guideline for defining the boundary for the Balcony/Patio limited common area is: "The boundary starts with the exterior wall of the condo unit extending horizontally to the drip line of the roof for both the front and back of the condominium units. This guideline applies to all four Ocean Gallery condominium associations".

Additionally, some condo associations specify exterior front storage closets as limited common areas in their declaration of condominiums. For example, Del Prado Declaration of Condominium (pdf page 117 , section 5 Ownership of Condominium Units) specifies the front exterior storage closets as a limited common area for the unit owner.

Below are the limited common elements citations for the four condo associations

Declaration of Condominium for Ocean Gallery VISTAS (pdf page 20)

Ocean Gallery Vistas Prospectus for Aegean Phase

Section 3:5 Names and Definitions (pdf page 21 of 215)

Prospectus: Declaration of Condominium LAS PALMAS dated 8/3/1982

Section 3 Name and Definitions (page unknown, pdf page 14 of 256) (O.R. 548 Page 78)

Declaration of Condominium DEL LAGO

Section 3 Name and Definitions (page 2, pdf page 21 of 166 )

Declaration of Condominium DEL PRADO

Section 3 Definitions (page 3, pdf page 25 of 190)

## ARC STANDARDS 2.3.2 LANDSCAPING GUIDELINES

2019 ARC Comments on 2.3.2

The 2019 ARC is beginning a review of documents applicable to landscaping and will update the documents, if needed. The current UF Florida Friendly Plant List is the guideline of allowable plantings in Ocean Gallery. The plant listings begin on pdf page 32. The download web link is: [https://ffl.ifas.ufl.edu/pdf/FYN\\_Plant\\_Selection\\_Guide\\_2015.pdf](https://ffl.ifas.ufl.edu/pdf/FYN_Plant_Selection_Guide_2015.pdf)

## ARC STANDARDS 2.3.3

### OGPOA Rules and Regulations

2019 ARC Comments on 2.3.3

As the rules & regulations are reviewed by OGPOA, the results will be available from the Ocean Gallery Property Office.

## ARC STANDARD 2.3.4 Description ARC (mission statement 2006) (document sources = minutes from ARC meetings 4/1/2006 & 2/4/2006)

### THE ARCHITECTURAL REVIEW COMMITTEE (ARC)

The ARC has been an integral part of Ocean Gallery since its inception. It is a committee formed by the OGPOA Board of Directors and is either elected by the unit owners should there be a sufficient number of nominees to warrant an election or in the absence of a sufficient number of nominees, the Board will appoint members. The ARC will have no fewer than three (3) nor more than seven (7) members.

The current membership consists of the following five people:

Jack Osgard, Chairman  
Bill Jones, Vice Chairman  
Rai Murray, Secretary  
Nancy Stevens  
Evelyn Hack

The ARC is responsible for coordinating and maintaining the architectural and landscaping standards of the community. All individual owners and individual condominium associations are obliged to meet these standards. Improvements or modifications that are specifically subject to ARC approval include any painting or physical alteration of a building or landscaping. Changes in landscaping wherein existing perennials are to be removed and replaced with other plantings also require approval. The OGPOA office has a list of approved perennials that can be used for replacement. Given a preapproved perennial is used the ARC need not be involved. The authority for such action is delegated to the Property Manager. No approval for the planting of annuals is required.

Ocean Gallery is a mature community and over the past twenty years, the administration of this policy has worked well, accommodating changes in materials of construction, color changes and periodic replacement of landscaping with new and different shrubbery. This is a living community with changes over time in ownership and tastes, all of which should be accommodated within the parameter of being compatible with the existing design and standards.

An individual owner contemplating a replacement or addition affecting the exterior of his building should prepare a clear written documentation of the alteration for its review. This documentation should be presented to the appropriate condominium association's Board of Directors. That Board shall make specific recommendations to the ARC to accept, modify or reject the proposal.

Similarly if a condominium association plans an architectural change such as different siding or color, they must submit their plans to the ARC for approval.

If there is a dispute with an ARC decision the objecting party can appeal to the OGPOA Board of Directors within thirty (30) days. The decision of the OGPOA Board will be final. For this process to be effective the documentation for a change must be thorough. The decision of the ARC must be articulated and justified in writing.

**Our common goal** is to have a beautiful well-maintained community

in step with the times. The mission of the ARC is to provide the discipline and the

judgmental flexibility to accomplish this.

*Note: The role of the ARC is described to the Covenants for Ocean Gallery starting on page 9. Section 1.*

## ARC STANDARD 2.3.4(continued) 2006 Description of ARC

### ARCHITECTURAL REVIEW COMMITTEE

#### Minutes of Meeting

February 4, 2006

#### I. Call to Order

The meeting was called to order at 9am. Notices were posted on all community association bulletin boards and Channel 2.

#### II. Attendance

Those in attendance were Evelyn Hack, Bill Jones, Ral Murray, Jack Osgard and Nancy Stevens.

#### III. Electing of Officers

After a brief discussion, the following members were elected as officers of the committee:

Jack Osgard — Chairman  
Bill Jones — Vice Chairman  
Ral Murray — Secretary

#### IV. General Discussion

There was unanimous agreement that the Committee should define its role in the Community and communicate that role to all property owners.

In the course of that discussion we touched on such points as:

The relationship of the ARC with the OGPOA, the Village and the Vistas associations and individual owners.

The authority, responsibility and accountability of the ARC.

The need for written factual documentation of each case and a written rationalization of each ARC judgment.

The organizational "process" to be followed in dealing with a case.

Criteria for bringing a case to the ARC for consideration.

#### V. Committee Action

The committee requested the Secretary to draft a mission statement, which will encompass the above points and any other pertinent matters. The draft is to be submitted to the Committee for their comment prior to the next meeting.

Plans are to notify the community of the ARC through the TV scroller, bulletin boards and the OGPOA newsletter.

#### VI. Future Issues

Some of the Villages are contemplating changes in the building siding and the ARC will be involved.

#### VII. Next Meeting

The next meeting was scheduled for April 1, 2006 and 9:30am.

Ralbern Murray Secretary

## ARC STANDARD 2.3.4(continued) 2006 Description of ARC

### ARCHITECTURAL REVIEW 4 Minutes of Meeting April 1, 2006

- L Call to Order  
The meeting was called to order 11 am. Notices were posted on all community association bulletin boards and Channel 2.
- II. **Attendance**  
Those in attendance were Evelyn Hack, Rai Murray, Jack Osgard, and Nancy Stevens. Absent was Bill Jones.
- III. **General Discussion**  
Chairman Osgard reviewed the agenda for the day, which included the following:  
Finalization of the ARC Mission Statement  
Request for sign by OGP Rental department  
Landscape guidelines  
Hurricane shielding at the Vistas
- IV. Committee Action  
ARC Mission Statement  
Committee discussion resulted in changes in the initial draft. These changes are incorporated in the revised statement attached to the minutes. In addition, the Committee committed to the policy to dealing with requests as promptly as possible. Toward this end they will meet bimonthly at a minimum.  
OGP Rental Sign  
The Committee approved the use of a portable rental sign at the main enhance which meets the following requirements:  
The sign will be professionally designed and constructed.  
The colors are to match the Ocean Gallery colors of tan and dark brown.  
The sign is to be an A-frame collapsible design measuring 24 x 18.  
It is to be elevated on legs no less than 6 inches nor more than 18 inches long.  
It can be displayed from April 1 to July 31 during the hours of 6am to 6pm.  
1 nape(sic) {Landscape} Guidelines  
A comprehensive set of landscape guidelines were submitted to the ARC by Richard Shottlidge, Chairman of the OGPOA Building & Grounds Committee. They were accepted in their entirety by the ARC and are to be applied immediately. The Property Manager was asked to distribute them to the Grounds Committees of the associations.  
Hurricane Shields  
The committee accepted the Property Manager's recommendation judgment that before any f du a hurricane shields are approved that guidelines dealing with technical, aesthetic and legal issues be drafted. He "volunteered" wan coinquendy roquoted to propose such guidelines to the ARC for consideration at their next meeting. He was also asked to contact the Vista Board to obtain a copy of their current policy concerning hurricane shields.
- V. Next Meeting  
Saturday, June 3, 2006 with the time yet to be announced.

Ralbem Murray Secretary

## ARC STANDARD 2.3.5 Condo windows & doors replacement

### Comment on Standard 2.3.5 - Condo Windows & Doors

Currently, any condominium window or sliding door replacement must be a bronze exterior color and aluminum material. The window or sliding glass door reveal cannot be greater than three (3) inches. Window replacements will open in the same manner as the window being replaced. For example, if the original window pane slides horizontally, then the replacement window must slide horizontally. If the original pane raises vertically, then the replacement window pane must raise vertically. The current standard is that a window frame will not exceed 1.75 inches wide and the reveal will not exceed 3.0 inches.

As of 2019 there are two approved manufacturers of aluminum windows and sliding doors.

Condominium front entrance doors must be steel or fiberglass with no glass inserts and painted the same color as the other condominium association front entrance doors.

## ARC STANDARD 2.3.6 Electrical, plumbing, & mechanical penetrations thru exterior condo walls, roofs, & floors

### Comment on Standard 2.3.6 - Penetrations thru exterior walls

Currently, any exterior condominium wall penetrations and exposed lines must be within an exterior chase. The two styles of acceptable chases are 1) powder coated aluminum painted the same color as the building exterior wall or 2) a chase of the same finish and color as the stucco or existing siding.

Penetrations in concrete balconies are not permitted due to beach weather and the chloride salts that increases the spalling of concrete and steel structural rod corrosion. Any penetrations need to be chipped away to any reinforcing steel and treated.

At this time, there is no practical and consistent solution for all condominium exterior wall penetrations, especially for dryer vents.

## ARC STANDARD 2.3.7 Condo removable drainage pavers

Comment on Standard 2.3.7 - Condo removable drainage pavers

Condominium owners are allowed to place removable drainage Pavers at the rear condominium entrance not to extend beyond the dripline and secondarily cannot exceed forty eight (48) inches in depth. While there is no mandated maximum length, the maximum length must stay within the boundaries of the patio room's length.

It is an absolute must to contact the General Manager for permission first.

## ARC STANDARD 2.3.8

### Condo Association tree removal or replacement

Comment on Standard 2.3.8 - Condominium Trees

The removal or replacement of trees requires ARC approval through a modification request and possible a permit from St. Johns County. Under common and real estate law any tree planted in the ground becomes the property of the owner, which is the condo association. Further, maintenance, care, or removal is solely up to the owner (condo association).

## ARC STANDARD 2.3.9

### Condo Owners exterior personal property

Comment on Standard 2.3.9

Each condo Association decides what is allowed in their limited common area and those decisions must be approved by ARC.

## ARC STANDARD 2.3.10

### General Manager/ARC Property Tours

Comment on Standard 2.3.10 - Property Tours

In the course of the general manager's 44 acre property tours, the general manager may notice violations of ARC standards. Some obvious violations may include broken windows, fading or chipped paint on condo windows, significant paint issues with homes.

The process for a violation of an ARC standard is,,,,

- 1)General Manager writes a form letter regarding the violation and sends to the owner
- 2)The notified owner has (7) days to correct the violation.
- 3)If the violation is not corrected, then a 2<sup>nd</sup> and final notice gives the violator 24 hours to correct.
- 4)In the event that corrective action takes additional time, discretion will be used while the violation is corrected.

The owner is encouraged to contact the property office if they have questions about the violation.

## ARC STANDARD 2.3.11

### Standard for Satellite Dishes

#### Comment on Standard 2.3.11 - Satellite Dishes

ARC must approve any request for exterior satellite dishes in Ocean Gallery. There are better service options for TV and internet service. From an ARC architectural and landscape standard the founding documents direct the ARC to create a “pleasing and homogeneous” appearance.

However, the FCC OTARD (Over-the-Air-Reception-Devices) does permit certain exceptions to install satellite dishes, but the FCC exceptions do not apply to Ocean Gallery.

1: What is FCC OTARD: It is free over the air broadcast of local TV stations. In an earlier time think of the “rabbit ears” antennae on top of a TV set. OTARD is not a commercial service like Direct TV or Dish Network.

2: Reasons FCC OTARD does not impact Ocean Gallery

a) From a practical view, all owners participate in a TV package of services. Therefore, an OTARD antennae is lesser quality and an overlap of the current provided service.

b) Under FCC guidelines condo owners can install where they have exclusive use or control. Therefore roofs, exterior walls, and grounds are common elements that are owned by the condo association and not exclusively owned by a condo owner.

Therefore, ARC does not permit exterior antennas, but interior antennas are allowed.

c) Under FCC guidelines condo owners cannot install if it is not safe or causes damage. A FCC specific example allows property owners to deny an OTARD installation when an antennae installation could damage a balcony floor.

3: Ocean Gallery Geographic location not ideal for OTARD

Based on an FCC DTV map analysis of Ocean Gallery’s zip code 32080, a few TV stations, near Southside Blvd, Jacksonville can be reached with an OTARD antennae with varying quality. Stations South and Southwest of Ocean Gallery are extremely poor candidates for OTARD. Based on the analysis the stations below are reachable by OTARD with varying success.

WQXT Classical Music, St Augustine

WJAX TV Action News, CBS and FOX

WJXT-DT News 4 Jax CW affiliate

WCWJ-DT CW17 affiliate

WJEB-TV Education Channel for G.E.D. diploma

WTLV-DT NBC & ABC

WJXX-DT ABC & NBC

4: Ocean Gallery owners can use INTERIOR OTARD antennas

If an owner does want OTARD capabilities there are a number of INTERIOR antennas that can be placed inside a condo or house. The 2019 Digital Trends site has rated the three best OTARD interior antennas. They are:

(Mohu ReLeaf, ClearStream Eclipse, Mohu Curve Amplified)

## ARC STANDARD 2.3.12 Hurricane shutters & protection

### Comment on Standard 2.3.12 - Hurricane Shutters

The ARC recognizes the importance of hurricane protection. The ARC standard is to follow the current county standard for hurricane protection. Please contact the General Manager in advance for an ARC Modification Request and their advice regarding other Ocean Gallery installations. Hurricane protection requests must go through the your condo association before ARC reviews.

Hardware that is permanently installed (year round) to the condo or house is to match the existing color of the house or condo.

### Duration:

Hurricane shutters are not intended to be erected for an extended period of time. After a storm, the hurricane shutters should be removed no later than two weeks after the hurricane. The ARC understands that the severity of the storm and damage may impact how soon shutters can be removed and stored. If conditions are such that hurricane shutters cannot be removed two weeks after the end of a major storm, contact the property management office requesting an extension for the removal of the hurricane protection.

### Maintenance:

While hurricane shutters are erected for a brief period, there may be hurricane shutter hardware that is visible year round. Any existing hardware, tracks, threaded studs or other material that is part of the hurricane protection system must be maintained in good visible condition. Some, but not all examples of poor visible condition are peeling paint, discoloration, and rust.

### Commentary on FL statute 718.113.(5):

This statute includes the rights of condominium owners to install code compliant hurricane protection. Additionally, the ARC can adopt standards that includes color, style, and other factors deemed relevant. Those ARC standards cannot conflict with the applicable building codes.

## ARC STANDARD 2.3.13

### List of ARC Meeting Actions by Category & Date

#### Comment on Standard 2.3.13 List of ARC Meeting Actions

The 2019 ARC reviewed the available records of past ARC meetings. There are gaps in the available records for review. The intent is to provide the reader with a sense of the subjects that ARC reviews. The list is divided into categories and then sorted by date.

#### CATEGORY: Inside building changes

This category includes the movement of walls, and any changes to roof trusses, loads on weight bearing walls or trusses.

In the available records, there were no reported reviews

#### CATEGORY: Outside building changes

This category includes changes to common areas or limited common areas, walkways, fences, solar panels, hurricane shutters, storm doors, etc.

4/1/2006	Developed hurricane shield policy
10/7/2006	Approved hurricane shutters (x2)
10/7/2006	Approved Hardie Board as a substitute for T-111 siding
11/20/2009	Approved Domnke solar panel (retroactively)
2/11/2012	Returned without action request to repair/revise fences Around Associations Building; referred to OGPOA
2/11/2012	Returned without acting on request to install satellite dish on roof of Association Building; referred to OGPOA
2/11/2012	Deferred request to approve storm doors; referred to GM
2/11/2012	Request to approve non-skid coating on walk up referred To Association
2/11/2012	Tentatively approved request to install satellite dish on Village Las Palmas Lane home, GM to certify compliance.
3/16/2013	Approved POA awning
3/16/2013	Approved plans for maintenance shop expansion
1/12/2016	Directed unapproved pavers to be removed

1/12/2016	Discussed handrail on steps leading to unit
2/18/2016	Directed unapproved pavers to be removed
2/18/2016	Approved temporary handrail, to be removed when current Owner leaves or vacates.
2/18/2016	Rejected request to install ground floor paver patio.
7/20/2016	Established standards for paver patios (at condos)
10/27/2016	Approved stone pavers in front entrance of unit.
10/27/2016	Considered A/C heating units, no indication of Association approval
10/2016	Installation of a mini-split A/C and heating system due to Failure of present system was approved.
10/31/2016	Rejected “patios” outside ground floor units, but approved pavers/new plants to enhance drainage; approved placement of chairs on pavers
2/27/2017	Request to increase seating area by removing plants in limited Common area was rejected.
2/27/2017	Denied request to encase steps and landing for unit storage.
5/1/2017	Denied request to install lattice in common areas
5/1/2017	Discussed heat pump systems
5/1/2017	Discussed unit entrance modifications
5/1/2017	Approved removing mismatched pavers with marble chips
5/1/2017	Denied request to cover the opening to a unit with lattice
5/1/2017	Approved request to replace mulch and pea rock with pavers
8/2017	Denied request to build a 4ft by 15ft patio behind unit
8/2017	Denied request to install a skylight

CATEGORY: Color changes

This category can deal with the color of exterior paint, roofs, mulch, and pavers.

- 12/4/2009      Approved color and pavers for driveway (homes) (x2)
- 5/1/2017      Considered request to change color of mulch used by associations
- 2/9/2018      Discussed exterior paint and roof shingle colors
- 11/21/2018    Approved exterior paint color for home.

(END OF ARC STANDARD 2.3.13 List of ARC Meeting Actions)

### ARC STANDARD 2.3.14 Hardie board substitute for T-111 siding

Comment on Standard 2.3.14 - ,  
 2006 ARC approved Hardie Board as a substitute for T-111 siding on October 7, 2006. For the reader T-111 exterior siding is wood or OSB that was popular from the 1960s thru 1980s. The OSB version was more prone to water damage. Hardie plank is a fibrous cement board.

### ARC STANDARD 2.3.15 Temporary handrails & ramps

Comment on Standard 2.3.15 - ,  
 The ARC, will continue to review and evaluate each individual instance for any requested modification for handrails or ramps.

### ARC STANDARD 2.3.16

Expand condo storage & lattice into common area.

Comment on Standard 2.3.16 - ,  
 The ARC exercises oversight on projects that extend from doorways, walkways, exterior storage units. The ARC will review each modification request.

## ARC STANDARD 2.3.17 Ocean Gallery Homes

Comment on Standard 2.3.17 - ,

Twenty one home lots began development in 1989. The ARC has oversight over the homes, but there are differences between home owners and a condo unit owner. Homeowners own their land so there are no limited common areas or common area on the homeowner's property. Homeowners abide by OGPOA rules and ARC standards just like condo owners.

While each condo association provides exterior maintenance and grounds keeping for a condo owner, a homeowner is responsible for those duties and the ARC has oversight that homeowners meet ARC standards. When a home was built, the ARC had oversight over features of the construction. Homeowners pay annual OGPOA assessments just like the condo owner for the maintenance of the OGPOA common areas.

(End of Section 2 ARC Produced Standards)

## APPENDIX

### Ocean Gallery ARC Handbook

#### DIGITAL FORMAT for Appendices

Due to the size of the appendices these documents are available in a digital format only. Paper copies will not be available. You can print your digital copy which is in a .pdf format. Please contact the Ocean Gallery Office for digital copies.

#### Appendix 1)(42 pages)Abstract of O.G. bylaws, covenants, rules, etc regarding ARC

1. Vistas,
2. Las Palmas,
3. Del Prado,
4. Del Lago,
5. 1989 Homes development

#### Comment on Appendix 1:

Appendix 1 is to be used with the body of the ARC Handbook.

Appendix 1 contains wording from the founding documents that applies to the ARC and related issues. These 42 pages are significantly shorter than the 936 pages of the founding documents. It is intended to simplify a reader's effort. For a more detailed reading the user can review the complete founding documents.

#### Appendix 2)(17 pages) ARC Approved Plant list

#### Comment on Appendix 2:

The 2019 ARC will begin a review of documents applicable to landscaping and update, if needed.

Our understanding is that the 2006 ARC consulted with the UF/IFAS Extension (University of Florida, Institute of Food and Agricultural Sciences Extension). The UF Florida Friendly Plant List is the Ocean Gallery guideline The plant listings begin on pdf page 32. The web link is: [https://ffl.ifas.ufl.edu/pdf/FYN\\_Plant\\_Selection\\_Guide\\_2015.pdf](https://ffl.ifas.ufl.edu/pdf/FYN_Plant_Selection_Guide_2015.pdf)

#### Appendix 3)(936 pages) Founding docs all Condo Assoc & Homes development

#### Comment on Appendix 3:

The Founding documents are copies of the original Declarations, Covenants, Bylaws, Amendments, Prospectus, etc. They date back to 1982. They are a significant size in a .pdf (non searchable) format. The bulk of these records are filed with the St Johns County Clerk of Records and can be located on the county's website. Due to their size, they are divided into five blocks: (1: Vistas) (2: Las Palmas) (3: Del Lago) (4: Del Prado) (5: Homes Development)

(continued Appendix 3)

Since the documents are non indexed and enormous, you may want to use “Appendix 1: Abstract of O.G. Bylaws” for a much quicker read of the founding documents language that applies to the ARC and related items.

#### FREE DIGITAL COPIES St Johns County Clerk of Court Records

Free Digital copies are available by a search of the St. Johns County Clerk of Court Online Search website. ( <https://stjohnsclerk.com/records/> ) After you click on the box accepting the County’s disclaimer for website access you will be taken to the “online search” page of the Clerk of Courts

Click on the link that says “Official Records”.

On the next page click on the “Name” logo/icon

On the next page you will be presented with search parameters

We suggest that you select the “Name” search.

You can limit your results by date beginning 1981 and

using keyword search “containing” key words like “Ocean Gallery”, etc.

Additionally, you can use by limit your search by date

You will receive a list and will need to review for appropriate doc.

The records can be downloaded as a .pdf file or you can print to paper.

#### Appendix 4)( 6 pages)Chronological list of Docs - O.G. Development since 1982

Comment on Appendix 4:

This list provides the reader an overview of the chronological flow of events that created each association. After the association’s creation there are instances where amendments were successfully passed and recorded with the clerk of courts. Policy, standards, and minutes are not part of the founding documents and are not included. Dates assigned to each listed event is approximate based on what dates could be found in each document.

The Appendix 4 document is separated into five sections corresponding with the creation of the four condominium associations and the homes development.

#### Appendix 5) OGPOA Rules & Regulations

Comment on Appendix 6: (contact Property Mgmt Office)

#### Appendix 6) New Owners Document from ARC

Comment on Appendix 6: The ARC has developed a 2019 Handbook which contains a separate appendix of pertinent information for new owners. (contact Property Mgmt Office)

End of Appendix ARC Handbook