

## **Guidelines**

### **FOR ORNAMENTAL OBJECTS, STATUES, STRUCTURES, MONUMENTS, FOUNTAINS (OSSMF), ETC. THAT ARE TO BE PLACED IN THE BUILDING SETBACK AREA SHALL MEET THE FOLLOWING RULE:**

1. The Architectural Committee in its sole discretion shall have the right to approve, modify or disapprove installation and content of the OSSMF.
2. OSSMF are permitted in the front and rear setback area with the following requirements and restrictions.
  - A. Front Yard Setback (including corner lots)
    - a. Minimum of 50% of required front building setback.
    - b. Minimum of 10 feet from side property lines except at Villa Cay Ocean Front Lots, a minimum of 18 feet from side property lines is required if OSSMF exceeds 3 feet in height above crown of road.
  - B. Rear Yard Setback
    - a. Minimum of 50% of required building setback.
    - b. Minimum of 10 feet from side property lines except at Villa Cay Ocean Front Lots, a minimum of 18 feet from the side property line is required if OSSMF exceeds 3 feet in height above crown of road.

(Exception #1): At Villa Cay Ocean Front Properties, OSSMF are permitted in rear setback area if do not exceed 3 feet in height above crown of road.

C. Side Yard Area

- a. OSSMF are not permitted in side yard area that is bordered by the front and rear setback lines.

D. Maximum Height:

- a. Maximum Height above grade at location of OSSMF = 4 feet. (See Exception # 1).

Exception #2: OSSMF may be a maximum of 6 feet in height if visually screened with landscaping from road and adjacent properties (See Exception # 1).

Landscape screening design shall be submitted to ORCA for approval prior to installation.

E. Maximum Total Area(footprint):

- a. Front Yard Area = 100 sq. ft. (for single or multiple OSSMF).
- b. Rear Yard Area = 100 sq. ft. (for single or multiple OSSMF).

F. Lighting:

- a. Lighting of OSSMF is permitted if lighting source is at or near grade (with light source a maximum of 12" above grade) or concealed from view.
- b. Lighting designs shall be submitted to ORCA for approval prior to installation.
- c. Lighting shall not be directed to neighbors property or road. Light glare is not permitted.

### 3. APPROVAL PROCEDURE

Prior to installation of OSSMF, the homeowner is to submit two (2) copies of the following documents to ORCA for approval.

1. Site Plan with the following information.
  - a. Location(s) of OSSMF on site with dimensions to property lines.
  - b. Written description of the OSSMF.
2. Large scale plan of OSSMF with dimensions.
3. Elevation views, pictures, photos of OSSMF with dimensions and materials indicated.
4. Lighting Source:
  - a. Location of light source(s).
  - b. Technical Information Sheet(s)