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Air Conditioner

No A/C units through the wall or window type. Replacement of existing wall or window units will require ACC approval.

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Awnings

All awning installations require approval by the ACC. Awnings are not permitted on the front of dwellings. All awnings shall be a solid color and blend with the house color as determined by the ACC. Fabric awnings are permitted if: a) fabric is fade resistant; and b) they are retractable and have a sensor that automatically closes the awning during high wind conditions (must contain manual override in case of malfunction). Fabric awnings must be left in the retracted (up) position if the resident intends to be away from TPCA for more than thirty (30) days. If an awning becomes torn or unsightly as determined by the ACC, it must be removed by the resident immediately upon receipt of notice. Aluminum or metal awnings are not allowed.

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Enclosures

Enclosures for heat pumps, outside utilities, trash cans, well heads, etc., including posts but excluding post finials, may not exceed six (6) feet above grade. Overall length shall be kept to the minimum to accomplish the desired screening. The width shall not exceed six (6) inches past the concrete slab at the garage side door. Sculptured concrete block may be used. However, standard concrete block is not permitted. Storage bins; plastic or metal are allowed inside the enclosure (i.e., lanai or approved fence).

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Address / Lamppost / Light Fixture / Mailbox Assembly / Name Sign

Replacements must be the same size, style and color as originally furnished at the time the dwelling was built. Mailbox and post, when repainted, must be black except for those self-governing villages where brown has been the standard color. Name signs on the lampposts must be white lettering on black plastic material, and must be sized and displayed from the lamppost at the front of the property in conformity with the general practice in TPCA. House numbers must be numerically represented. They must be clearly displayed or a contrasting background centered over garage doors and not exceed a maximum height of 5" and should be five (5) inches in height.

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