

SUMMARY OF CHANGES – OCTOBER 13, 2026 BOARD MEETING

[illegible]

QHRRP CHANGE REQUEST**Complete one request for each MAP per QHRRP 1000-010**From Submitter: **Jack Christiansen**

Phone:

Date: 09/24/2026

Email:

To: QHYCC Board of Directors

Via: Responsible Director (review and approve final)

CHANGE



NEW



MAP or Form Title:

5000-155 Garages and Garage
Doors

Reference requiring this submission (Law, Regulation, Ordinance, Directive, Message, etc.)

Complete Summary of Changes.

Add maximum height

Add verbiage regarding garage screens

Captalization corrections

AUTHORIZED SIGNATURE

This document must be signed by parties 1-2 prior to posting to QHRRP Changes

1. Responsible Director (final review):

Date:

2. BOD President

Date:

Approved

Disapproved

QHRRP 5000-155

Garages and Garage Doors

Review/update responsibility	Architectural Review Board (ARB)
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Revision	14 Oct 2024 <u>13 Oct 2026</u> (CH 24 <u>25</u>)
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Reference	CCRE Article V Florida Statute 720.3035
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Policy	Garages shall have...
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- a minimum width of 20 feet and minimum length of 20 feet as measured from the inside walls of the garage.
- have either a single overhead door with a minimum door width of 16 feet for a two-car garage, or two 16-foot doors for a four-car garage, or 2, 3 or 4 individual overhead doors, each a minimum of 8 feet in width and maximum of 10 feet in height.
- overhead doors that are electrically operated and shall be kept closed when not in use.
- no screens or screening of any kind installed on or across garage doors or garage openings.

Note: The ARB favors side entry and courtyard garages. Garages shall be screened from the street with a minimum 3 feet high hedge and evergreen trees where deemed necessary.

What to submit Property owners submit these documents to the ARB for approval...

For...	submit...
different color and/or material	1. Architectural Review Application (QHFORM 5000/1). 2. Checks for the review fee, CIF and deposit. See QHRRP 5000-020 (Schedule of Fees). 3. Aa sample of garage color, material and hardware. 4. Picture of existing garage.
same color and material	1. Architectural Review Application (QHFORM 5000/1). 2. Checks for the review fee, CIF and deposit. See QHRRP 5000-020 (Schedule of Fees). 3. Picture of existing garage. Note: Check with the ARB before starting project to obtain originally approved color and material to ensure the garage is same color and material.

Help

If you have any questions, please contact the ARB Coordinator at 904.221.8859 or email ARBcoord@ghycc.com.

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CHANGE



NEW



MAP or Form Title:

5000-405 Protected Trees

Reference requiring this submission (Law, Regulation, Ordinance, Directive, Message, etc.)

Complete Summary of Changes.

Better define tree size

Add language regarding tree canopy and ARB approval requirement

General verbiage and capitalization corrections

Add tree contractor access procedures

AUTHORIZED SIGNATURE

This document must be signed by parties 1-2 prior to posting to QHRRP Changes

1. Responsible Director (final review):

Date:

9/25/26

2. BOD President

Date:

Approved

Disapproved

QHRRP 5000-405

Protected Trees

Review/update responsibility	Architectural Review Board (ARB)
Revision	14 Oct 2024 <u>1314 OcSept 2026</u> (CH1)
Reference	CCRE Article V Florida Statute 720.3035 Florida Friendly Landscaping (FFL) Florida Friendly Plants Recommended Plant Material
Protected trees	Because of tree death, damage, disease or growth in inappropriate locations, etc., it may become necessary to remove a tree which is a significant part of the canopy. Any tree over six (6) <u>or greater</u> in diameter <u>(19 inches or greater in circumference), measured</u> at 4.5 feet above natural grade is a <u>Queen's Harbour</u> Protected Tree.

Tree removal

The Queen's Harbour Canopy is one of the special features that separate this community from others in North East Florida. To protect the community's landscape standards and ensure compliance with the Association's governing documents and Architectural Review Board (ARB) requirements, all protected tree removals must receive ARB approval prior to removal and may require mitigation by the property owner. Removal of any protected tree requires ARB approval prior to removal and may require mitigation by the property owner. Homeowners wishing to remove a Protected Tree or applying to remove a Protected Tree due to a notice from the POA, must submit the ARB application.

The ARB will...

- review applications to remove a Protected Tree ~~and will also be reviewed by~~ with the assistance of a QH designated Licensed Arborist (QH Arborist) ~~and which~~ may include a site visit. The QH Arborist will recommend to the ARB approval or denial of removal of Protected Tree(s), and recommend mitigation, if any.
- either approve the application without mitigation or approve it with mitigation. Notwithstanding anything to the contrary contained herein, ~~t~~The ARB may disapprove the removal of any tree, or trees, included in the application. If it approves removal(s) with mitigation, the homeowner must replace the Protected Tree(s) as directed by the ARB within the time frame designated by the ARB.

Note: Homeowner appeals of their application must be presented to the ARB and may be accompanied by a report from the homeowner's licensed arborist. The homeowner and their arborist (if applicable) are urged to attend the ARB appeal meeting. If the homeowner does not agree with the ARB's decision on its appeal, the homeowner may make a further appeal to the Board of Directors as set in [QHRRP 3000-210 \(Rules Enforcement Process\)](#).

The Property Owner will...

- ~~o~~Obtain ARB approval before scheduling protected tree removal.
 - ~~i~~Inform their tree service contractor of the Association's approval and access requirements. (See Contractor access procedures below)
 - ~~d~~Display a tree removal permit in the front window of their property where the tree removal occurs.
 - ~~a~~Adhere to any mitigation requirements if so directed by the ARB.
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What to submit Property owners submit these documents to the ARB for approval...

1. [Tree Removal Request/Permit Application \(QHFORM 5000/5\)](#).
2. [Checks](#) for the review fee, CIF and deposit. See QHRRP 5000-020 ([Schedule of Fees](#)).
3. [Drawing](#) of location(s) of trees.
4. [Picture](#) of each tree to be removed.

Note: Each tree must have survey ribbon tied around the tree (pick up the survey ribbon at the ARB office).

Contractor
Access
Procedures

Gate Access Procedures have been implemented to protect the tree canopy and reduce unauthorized protected tree removals.

1. Access Control Officers shall inquire about the nature of the contractor's service upon arrival at the gate. Tree service contractors will only be granted entry to the community for tree removals at a property that has received prior Architectural Review Board (ARB) approval for tree removal. The ARB will provide gate house personnel with a current list of addresses approved for tree removal.
2. ARB approval is not required for access when tree service companies are providing estimates or trimming.
3. This procedure helps preserve the aesthetic integrity of the community and ensures that all tree removals are properly reviewed and approved in accordance with established ARB guidelines. Failure ~~for~~ of tree contractors to adhere to these guidelines could lead to suspension of work in the community.

Note: Tree service contractors bringing multiple vehicles, trailers, or pieces of equipment into the community are responsible for conducting their operations in a safe and professional manner. Contractors shall park strategically to minimize disruption to traffic flow and avoid creating traffic hazards. When loading or unloading equipment, materials, or tree debris, contractors must implement appropriate traffic control measures to ensure the safety of residents, guests, and motorists. All tree debris, limbs, logs, and related materials must be removed from the property and the community on the same day the work is performed.

Help

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