

# THE FIELDS HOMEOWNERS' ASSOCIATION, INC.

## Architectural Design Standards

To avoid potential delays of your application, please include the information listed below for the specific category of the alteration under consideration. The list may not be all encompassing and the Board of Directors and/or the Management Company reserves the right to ask for additional information.

The following standards are not made to restrict individuality but to maintain the cohesive aesthetics of the community and to ensure compliance with the community's Governing Documents.

### **Governing document precedence:**

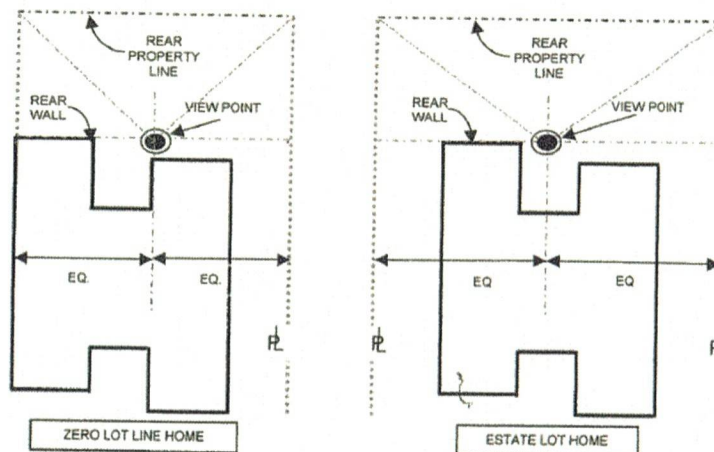
The following Architectural Design Standards are adopted by the Board of Directors of The Field's Homeowners Association as a supplement to the Association's governing documents, including but not limited to the Declaration of Covenants, Conditions and Restrictions (the "Declaration"), the Articles of Incorporation, and the Bylaws. In the event of any conflict or inconsistency between these Architectural Design Standards and the governing documents, the provisions of the governing documents shall control and prevail.

The ARC has the right to modify, revise, add, delete, or make any changes to these guidelines by resolution by the Board of Directors.

### **Overall Notes:**

**Homeowner Responsibility:** The homeowner is responsible for ensuring that all areas affected by the project construction (i.e., landscaping, irrigation, grading, common areas, etc.) are restored to their original condition at the homeowner's expense. Additionally, if any changes are made that differ from those stated in a homeowner's application, the conditions set in the approval letter, or without approval at all, the homeowner will be responsible for all costs incurred to rectify the issue(s).

**Obstruction of Lake Views:** No landscaping or other alterations shall be made on a lot that materially interfere with the view of the lakes by immediate neighbors who are also lake lot owners. In reviewing proposed plans, the ARC will take into consideration the effect on lake views, including for plans for landscaping changes where the committee will take into consideration the effect on lake views both at the proposed time of installation and at the time when maximum growth shall have occurred. The definition of a view from any home shall be the view that currently exists prior to an application being submitted to the ARC for any work. The view shall generally be taken from a spot at the centerline of the rear of the home to the end of the property line as defined in the lot survey. See the figure below.



## Lighting

1. All alterations and/or additions of lighting must be approved by the ARC.
2. Additional house lighting/fixtures may not shine into neighboring yards or windows and shall not be set in such a way to create a nuisance
3. When submitting an ARC application for making a change/addition, a picture of the proposed fixture with color, description and dimensions must be included
4. **Garage Carriage Light Fixtures**
  - a. Fixture must be black or bronze in color.
  - b. Fixture cannot exceed 18 inches in length.
5. **Landscape Lighting**
  - a. Landscape lighting needs to be installed within the mulch beds, not within the sod.
  - b. The light fixture must be bronze or black.
  - c. No landscape lighting fixture may be taller than 12 inches in height
  - d. Landscape lighting should accent rather than illuminate.
  - e. Lighting cannot be directed toward neighboring homes
  - f. Landscape lighting is limited to white, frosted white and clear (no colors allowed)
  - g. Light sources, feeders, junction boxes, etc. must be concealed from view
  - h. No landscape lighting installation is permitted on the common areas, including but not limited to: grass swales between the sidewalk and street.
6. **Permanent Soffit Lighting / Year-Round Decorative Lighting**
  - a. Permanent holiday or decorative lighting systems may be installed on owners' soffits but must be approved by the ARC prior to installation.
  - b. Aside from seasonal decorative lighting per section 9.17 of our Governing Documents front- or side-facing lights must remain off or display only static white light (cool or warm tones only). Use of colored lighting outside of holiday periods or for non-holiday purposes is not permitted without prior written approval from the ARC.
7. **Backyard Lighting**
  - a. Backyard lighting, which is not landscaping lighting, cannot extend outside the envelope of the home.

## House Numbers

1. The numbers must be black or bronze in color.
2. The numbers cannot exceed 6 inches in height or in width.
3. The numbers can be relocated to the upper side of the garage door (either side) or centered directly above the garage door. If a home has an elevation feature that does not allow for the numbers to be centered, they can be on either side of the elevation feature but must abut it.
4. When submitting an ARC application for making this alteration, a picture of the proposed numbers with color, description and dimensions must be included.

## Fences

1. All fences require a permit issued by the appropriate local building authority and the permit must be submitted to the ARC as part of the application for final approval. **All specifications and rules set forth by Palm Beach County must be adhered to.**
2. Only bronze aluminum picket fences shall be approved. No style of wood, plastic, PVC, or chain link fence shall be approved. Replacement of any original developer/builder installed privacy fence must be replaced as an exact match, including color, size, and material.
3. For any fence, there may be lot specific restrictions on where fence can be installed, which may include, but not limited to, drainage easements, lake management easements, or fire access points. These will be determined on a case-by-case basis.
4. All fences must have a minimum of one (1) gate installed, which must be at least 60 inches wide. If a homeowner installs tile, pavers, or other hardscape that extends to the rear property line or in any way divides the landscaped portions of the parcel, they must provide an additional 60-inch gate or designated



access point to allow maintenance crews access to all grass areas without requiring crossing over hardscaped surfaces. Homeowner will be responsible for relocating gate if there is not adequate spacing (60 inches) between the gate, landscaping (trees and shrubs), and home exterior walls, for the landscape equipment to access the yard

5. No fence shall be approved which is not set back a minimum of five (5) feet from the front outside corner of the outermost wall of the home, nearest to the property line on the side of the home for which the proposed fence will be installed; and at least five (5) feet back from the sidewalk, where applicable. Additionally, in cases where the home on the adjoining lot has a front outermost corner that extends farther toward the front of the lot (closer to the sidewalk) than the home proposing the fence, the proposed fence must also be set back far enough to maintain a minimum five (5) foot setback from that neighboring home's front outermost corner. In considering requests for fence installations, the following may be taken into consideration: location of air conditioning units, location of garage access doors, and positions of adjacent homes.
6. No fences shall be attached to a neighbor's house. A two (2) inch minimum spacing shall be required.
7. No fence shall be attached to a neighboring fence. A two (2) inch minimum spacing shall be required.
8. No fence shall be approved or installed which encroaches into Common Area Property or other parcels/lots.
9. No fence shall be approved which extends in front of the front corner of a neighbor's home where the two homes are immediately adjacent to each other and where both homes face the same direction.
10. Fences shall have a minimum height of 48 inches, and a maximum height of 60 inches. However, if the fence serves as a pool barrier and County requirements provide for a minimum height of the fence in excess of 60 inches, then the height of the barrier fence shall be the minimum height required by the County. The pickets shall not be spaced closer than three (3) inches on center and shall be no thicker than one (1) inch.
11. **For corner lots**, fences may extend beyond the envelope of the home and continue toward the rear property line, provided they remain within setback requirements and do not encroach upon easements or obstruct sightlines.
12. **For townhome lots with open space behind** (i.e., a lake, canal, preserve, etc.), fencing can be installed directly behind the home extending to the rear property line, or as far as any easement that would prevent the fence from extending to the property line.
13. **For back-to-back townhome lots**, fencing may be installed, however, it will be required to have a 3-foot rear setback to allow access between properties.
14. **For zero-lot line homes**, no fence shall be approved which encroaches upon an adjoining home's roof overhang easement unless it provides sufficient access for the easement beneficiary to maintain their zero-lot line wall and roof overhang and/or for emergency ingress or egress to their property. This access must be clearly indicated on the application and maintained at all times. A signed and notarized letter from the easement beneficiary will also be required. The required "form letter" is available from Property Management and is posted on the HOA website/app.
15. For lots with drainage easements, approval from and execution of fence removal agreements with the City, County, or Governing Agency and the Association may be required.
16. Any fence which traverses a utility easement requires approval in writing by all utility companies occupying the easement.
17. For any fence, if approved, the homeowner shall be responsible for maintaining the fence in good condition, including trimming any grass, vines, or other vegetation growing on or around it. If the homeowner installs landscaping along or near the fence line, they are responsible for maintaining both sides of the plant material to prevent encroachment onto neighboring properties. Neighbors are permitted to trim any portion of trees, shrubs, or plants that extend over the property line onto their own lot, including those growing through or over a fence.
18. **Under no circumstance should the addition of a fence alter the grading of the land.** If it is determined the grading has been altered, the owner is responsible to restore the grade to the original grade.

## **Landscaping**

1. The owner assumes full responsibility for the maintenance and replacement of any altered/additional/replaced landscaping. New plantings must be maintained at the same quality level or better than HOA-maintained landscaping.
2. Fruit-bearing trees and plants are **not permitted**.
3. Landscape changes may not extend past the boundaries of the property or into any easements or common areas.
4. Proposed landscaping may not alter the grading or drainage of the property.
5. Bare soil in landscaping beds is unacceptable, and ground must be covered in approved brown colored mulch or approved landscaping rocks.
6. Landscaping must have a border or edge adequately separating it from the grass.
7. It is the responsibility of the homeowner to assure that vegetation (i.e., trees, hedges, shrubs, etc.), whether growing through a fence or not, does not extend into an adjacent lot. The adjacent lot owners may, at their discretion, without prior notification or approval, trim said vegetation to the property line.
8. If any landscaping installed by the homeowner interferes with an irrigation head or impairs proper irrigation, said irrigation must be repaired by the homeowner at his/her expense.
9. Capping of sprinklers must not affect common property or easement areas. If irrigation is affected, the homeowner is responsible for repairs and damages.
10. Rock areas must have a proper border for maintenance safety purposes.
11. The homeowner is responsible for the appropriate watering of additional, new, or changed landscaping for at least 60 days.
12. Any project or alteration requiring replacement of a broad area of sod, whether during project construction or as part of restoration, shall specify the existing variety or cultivar of grass/sod as well as the variety or cultivar to be installed as replacement. It should be considered that certain varieties are prone to Lethal Viral Necrosis from the Sugarcane Mosaic Virus, such as the Floratam variety of St. Augustine grass, and a known disease resistant variety, Citra Blue, may be more appropriate. The Architectural Reviewer may in certain circumstances and for broad areas require replacement with Citra Blue.

### **13. Prohibited Plants, Shrubs, Grasses, And Trees:**

- Coconut Palms
- Running Bamboo
- Fruit Trees
- Vines grown directly onto the exterior walls of a home or fence
- White Bird of Paradise
- Traveler Palm

#### **a. Examples of Non-native invasive plants and trees are NOT PERMITTED, including but not limited to:**

- Australian Pine [Casuarina spp]
- Australian Paperback
- Black Olive
- Florida Holly
- Air Potato
- Bischofia
- Brazilian Pepper Tree
- Carrot Wood
- Cat Claw Mimosa
- Chinaberry
- Chinese Tallow
- Cogon Grass
- Ear Leaf Acacia
- Melaleuca
- Old World Climbing Fern
- Schefflera
- Skunk Vine
- Tropical Soda Apple



#### 14. Examples Of Permitted Replacement Trees:

- Adonidia Palms [doubles and triples]
- Alexander Palms [doubles and triples]
- Foxtail Palms
- Montgomery Palms [doubles and triples]
- Sable Palms
- Robellini

#### 15. Examples Of Permitted Native Trees:

- |                               |                  |
|-------------------------------|------------------|
| • Bald Cypress                | • Pigeon Plum    |
| • Buttonwood                  | • Pitch Apple    |
| • Cabbage Palm                | • Red Bay        |
| • Cherry Laurel               | • Red Maple      |
| • Dahoon Holly [Flex Cassine] | • Royal Palm     |
| • Florida Thatch Palm         | • Satin Leaf     |
| • Geiger Tree                 | • Silver Button  |
| • Gumbo Limbo                 | • Gem Magnolia   |
| • Jamaica Dogwood             | • Sweet Magnolia |
| • Laurel Oak                  | •                |
| • Live Oak                    |                  |
| • Mahogany                    |                  |
| • Paradise Tree               |                  |
| • Paurotis Palm               |                  |

#### 16. Hedges/Shrubbery

- a. All hedges must be maintained by the homeowner at a height not to exceed six (6) feet. Community-owned hedges utilized as a perimeter are not subject to this provision.

#### 17. Trees

- a. Street Trees **may not** be removed, relocated, pruned, or altered by homeowners under any circumstance. Street trees, as defined in the Governing Documents, are installed within the community common areas or designated easements and are maintained by the Association.
- b. **Existing trees on a homeowner's property cannot be removed**, rather they can potentially be relocated, or replaced with approved replacements. Homeowners assume all costs involved with relocation or replacement of existing trees.
- c. Fruit-bearing trees are **not** permitted.

## 18. Landscape Rocks

- a. The below landscaping rock examples are the approved options to replace mulch at the front and/or back of homes:



- b. All rock areas must have a proper landscape border for maintenance and safety purposes.

## Artificial Turf (Astroturf)

1. Artificial turf is not permitted in front yards or swale areas (the grassy area between the sidewalk and the street). It may be installed in rear and side yards only and must be enclosed by a fence.
2. All artificial turf installations require prior ARC approval. Applications must include:
  - a. Product specifications, including brand, color, and material composition
  - b. A site plan showing turf location and dimensions
  - c. Color photos of the installation area
  - d. A drainage plan (if applicable) to demonstrate proper water flow
3. Turf must be high-quality, UV-resistant, and have a realistic appearance with a minimum pile height of 1.5 inches. The turf must be green in color, matching the appearance of natural sod and bright green, neon, or overly synthetic-looking turf will not be approved.
4. Turf must be installed over a properly- prepared base to ensure drainage and prevent shifting or wrinkling. All edges must be securely anchored, and seams must be minimized and not visible.
5. Any existing sod or soil removed during installation must be transported and disposed of outside of the community.
6. A **12-inch landscaping border** must be installed between the synthetic turf and natural landscaping (sod, landscape beds, hedges, shrubs, etc.) to provide a barrier between the turf and landscape equipment. The HOA and landscape company are not responsible for any damage to the turf. The border must include edging to prevent bedding material from spilling into the grass.



7. The homeowner is responsible for ensuring that all areas affected by the project (e.g., landscaping, irrigation, grading, common areas, etc.) are restored to their original condition.
8. The above includes any grading on the homeowner's property, regardless of the area being improved as turf installation must not alter the grading of the lot or impede natural drainage. Any water runoff or pooling resulting from improper installation must be corrected by the homeowner.
9. Homeowners are responsible for keeping the turf clean and in good condition.
10. The HOA reserves the right to inspect the turf and request maintenance, repair, or replacement at its discretion as faded, torn, matted, or weed-infested turf must be repaired or replaced at the homeowner's expense.

### **Pools**

1. All pools require a Palm Beach County building permit, and a copy of the permit must be submitted to the ARC as part of the application prior to final approval.
2. All pools must be of concrete or gunite construction and shall be in the ground.
3. No above-ground pools are permitted, except for the setting up of a temporary blow-up type children's pool which may be set up in the backyard without approval for a period to not exceed five (5) days.
4. Pool plans submitted to ARC must include fencing or screening in adherence with Palm Beach County building code.
5. The pool may not extend beyond the width of your house. The pool deck may not exceed more than 8 feet beyond the width of your house, and the fence may not extend past the boundaries of your property. This includes, but is not limited to, extending out into the lake maintenance easement.
6. All applications for pools must meet Palm Beach County building code requirements at the time of the application.
7. No structure or pool equipment may be placed in any easement.
8. Access for contractors through the common areas of the community is absolutely prohibited.
9. Pavers for the pool deck must match existing pavers in material and color. When choosing an alternative material or color for flooring, please ensure all exterior flooring remains uniform in material and color. This includes the removal of existing pavers to match the new pavers or travertine.
10. If the drainage, drainage flow, or grading on the property, common areas, or adjacent lots is affected by the project, the homeowner will be responsible for repairing the drainage or grading.
11. Pool equipment must be shielded from view on all sides with hedges or other plantings so it is not readily visible from the street or adjacent lots.
12. The homeowner is responsible for the maintenance and replacement of new plants. New plants must be maintained at the same quality level, or better, than HOA-maintained landscaping. Hedges, trees, and plants must be trimmed and maintained, and kept within your fence boundary.
13. The homeowner is responsible for any trees, shrubs, etc., that must be relocated due to the pool construction.
14. If an irrigation revamp is required after these changes to provide adequate irrigation coverage, the revamp will be at the homeowner's expense. It is recommended that the homeowner, at their cost, relocate or remove irrigation piping as needed, if not required beneath the pool area.
15. If any landscape needs to be replaced due to inadequate irrigation as a result of these changes, the landscape replacement will be at the homeowner's expense.
16. Any soil removed from a home for any modification, including pools, patios, and fences, MUST be transported and disposed of outside the community.
17. All specifications and rules set forth by Palm Beach County must be adhered to.
18. Pool companies may not display a sign in your front yard advertising their company during construction.
19. Construction materials, debris, and dirt cannot be placed or stored on neighboring lots, common areas, or within easements at any time. The deposit will not be returned if this condition is violated during construction.



20. The sidewalk must be protected from heavy equipment. If the sidewalk is broken during construction, the homeowner is responsible for repairing it.
21. All compacted soil or sod damaged by the use of heavy equipment and high traffic due to the project must be graded and not compacted, with the requirement of new sod installation.

### Hot Tubs

1. Hot tub or spas, even those considered portable, require ARC approval and must be under the lanai roof or within a screened enclosure
2. The hot tub must be kept on the paver pad and cannot be kept on the grass.
3. The hot tub must be shielded from view with approved landscape screening.
4. Paver pad must match HOA guidelines as identified within the ARC application for pavers & patio extensions.
5. All specifications and rules set forth by Palm Beach County must be adhered to.
6. Wiring for the hot tub must be concealed and painted to match the home exterior.

### House Painting

1. When submitting an application to paint the exterior of Single-Family home (Townhome exterior painting is provided for by the Association), the full color palette must be adhered to, including matching roof tiles and wall stones (if applicable). Reference charts reflecting the permissible color combinations are included below.

Package	1 - Mediterranean	3 - Mediterranean	4 - Mediterranean	6 - Mediterranean	7 - Mediterranean	8 - Mediterranean	9 - Mediterranean	10 - Mediterranean
House Colors:								
Body Stucco Color:	SW 6123 Baguette	SW 7513 Sanderling	SW 7696 Toasted Pine Nut	SW 7536 Bittersweet Stem	SW 6147 Panda White	SW 7031 Mega Greige	SW 7008 Alabaster	SW 7016 Mindful Gray
Trim, Soffit & Fascia:	SW 6121 White Wheat	SW 6106 Kites Beige	SW 7680 Lampard	SW 7522 Meadowlark	SW 7547 Sandbar	SW 7570 Egret White	SW 7018 Dovetail	SW 7028 Incredible White
Garage Door:	SW 6048 Terra Brun	SW 6075 Garnet Gray	SW 6118 Leather Bound	SW 6068 Brevely Brown	SW 7040 Smokehouse	SW 7029 Gauntlet Gray	SW 6236 Gray's Harbor	SW 7645 Thunder Gray
Front Door & Shutters:	SW 2839 Roycroft Copper Red	SW 6076 Turkish Coffee	SW 2826 Colonial Natural Green Stone	SW 6230 Rainstorm	SW 7040 Smokehouse	SW 0047 Studio Blue Green	SW 6236 Gray's Harbor	SW 7645 Thunder Gray
Tile Roof Color:	Rural Tile Villa 900 Barrel Tile Case Grande Blend	Rural Tile Villa 900 Barrel Tile South Beach Blend	Rural Tile Villa 900 Barrel Tile - Champagne Cream	Rural Tile Villa 900 Barrel Tile South Beach Blend	Rural Tile Villa 900 Barrel Tile Espresso Blend	Rural Tile Villa 900 Barrel Tile Case Grande Blend	Rural Tile Villa 900 Barrel Tile Sterling	Rural Tile Villa 900 Barrel Tile-Espresso Blend
Stone Options	<del>Craftsman - Low-Country Fieldstone - Summit Peak</del>	<del>Rural Stone - Old Country Fieldstone - Chardonnay</del>	<del>Craftsman - Low-Country Fieldstone - Summit Peak</del>	<del>Rural Stone - Old Country Fieldstone - Chardonnay</del>	Rural Stone - Old Country Fieldstone - Tudor	Rural Stone - Old Country Fieldstone - Tudor	Rural Stone - Old Country Fieldstone - Echo Ridge	<del>Rural Stone - Old Country Fieldstone - Summit Peak</del>
Revised Stone Offering - 7.6.20 **Summit Peak Discontinued	Rural Stone - Old Country Fieldstone - Tudor		Rural Stone - Old Country Fieldstone - Chardonnay					Rural Stone - Old Country Fieldstone - Chardonnay

Package	1 - LC/C/EC	2 - LC/C/EC	4 - LC/C/EC	5 - LC/C/EC	6 - LC/C/EC	9 - LC/C/EC	10 - LC/C/EC
House Colors:							
Body Stucco Color:	SW 6164 Swift Sage	SW 6150 Universal Khaki	SW 7534 Outerbanks	SW 0024 Curio Gray		SW 7565 Westhighland White	SW 7016 Mindful Gray
Trim, Soffit & Fascia:	SW 6155 Rice Grain	SW 6151 Quiver Tan	SW 2841 Weathered Shingle	SW 2822 Downing Sand	SW 7539 Cork Wedge	SW 7045 Intellectual Gray	SW 7628 Windfresh White
Garage Door:	SW 6165 Connected Gray	SW 7041 Van Dyke Brown	SW 2822 Downing Sand	SW 7048 Urbane Bronze	SW 2836 Quartersawn Oak		SW 7020 Black Fox
Front Door & Shutters:	SW 2846 Roycroft Bronze Green	SW 7624 Slate Tile	SW 2846 Roycroft Bronze Green	SW 7048 Urbane Bronze	SW 7580 Carnelian	SW 7026 Griffin	SW 6244 Naval
Tile Roof Color:	Rural Tile Sassy 900 Slate-Buckskin	Rural Tile Sassy 900 Slate-Buckskin	Rural Tile Sassy 900 Slate-Buckskin	Rural Tile Sassy 900 Slate-Buckskin	Rural Tile Sassy 900 Slate - Florida Blend	Rural Tile Sassy 900 Slate - Weathered Ash	Rural Tile Sassy 900 Slate - Stone Mountain
Stone Options (Craftsman & Low-Country only)	Rural Stone - Country Ledgestone - Echo Ridge	Rural Stone - Country Ledgestone - Aspen	Rural Stone - Country Ledgestone - Wolf Creek	Rural Stone - Country Ledgestone - Echo Ridge	Rural Stone - Country Ledgestone - Red Rock	Rural Stone - Country Ledgestone - Skyline	Rural Stone - Country Ledgestone - Buck's County
Stone Options (Euro Country only)	Rural Stone - Dressed Fieldstone - Chardonnay	Rural Stone - Dressed Fieldstone - Chardonnay	Rural Stone - Dressed Fieldstone - Chardonnay	Rural Stone - Dressed Fieldstone - Chardonnay	Rural Stone - Dressed Fieldstone - Chardonnay	Rural Stone - Dressed Fieldstone - Buck's County	Rural Stone - Dressed Fieldstone - Echo Ridge

2. Elevation of structure of area to be painted (elevation survey) identifying the location(s) of each paint color- i.e. stucco color, trim bands color, door color, etc. must be submitted



### Exterior Cameras & Security Devices

1. All devices must be unobtrusive and mounted in a way that does not intrude on neighboring property.
2. Wires must be concealed.
3. No devices may be pointed directly at another home's windows or private areas.

### Screens and Screened Enclosures

1. All screens / enclosures require a Palm Beach County building permit, and a copy of the permit must be submitted to the ARC as part of the application prior to final approval.
2. Screens cannot extend beyond the envelope of the house.
3. Plans and specifications provided by the contractor indicating dimensions, height, screen roof type (e.g. mansard, gable or flat), location(s) of screen door(s) and accessories (e.g. kickplates) must be submitted.
4. Insulated roofs will not be permitted.
5. Screens can only be bronze in color.
6. A 12-inch mulch/rock landscape barrier **must** be installed around the exterior perimeter of the screen.

### Awnings

1. All awnings require a Palm Beach County building permit, and a copy of the permit must be submitted to the ARC as part of the application prior to final approval.
2. Awnings shall be made of cloth fabric. Metal and plastic are not permitted. However, a fabric made of woven plastic materials such as polyester is acceptable.
3. Awnings shall be installed only in the back of the house and only in a location approved by the ARC. Awnings are not permitted on the sides or front of the house.
4. Awnings may not project beyond the envelope of the house.
5. Awnings must be retracted in any predicted or occurring high-wind situation, including but not limited to notice of a Tropical Storm Warning or Hurricane Watch.
6. An awning is to provide shade to the patio, not to provide protection from the sun for the home interior so awnings must be retracted when not in use.
7. The homeowner agrees to be liable for financial responsibility for any damage caused by their awning to another home or common area property.
8. The homeowner agrees any damage to the awning including, but not limited to, holes, tears, rips and discoloration will be repaired, replaced or removed, at the homeowner's expense, no later than 30 days after receipt of written notification from the Association

### Sun Sail Shades

1. The color of the sunshade must match the color scheme of the home and the aesthetics of the community and must be a solid color.
2. **The posts for the sunshade must be permanent structures.**
3. The sunshade and posts must be maintained in like new condition and cannot be stained, faded or ripped, it must be replaced as soon as signs of wear show.
9. **The sun sail shade must be taken down and stored away in any predicted or occurring high-wind situation, including but not limited to notice of a Tropical Storm Warning or Hurricane Watch. The homeowner agrees to be liable for financial responsibility for any damage caused by their shade or posts to another home or common area property.**

### **Basketball Backboard and Hoops**

1. Basketball backboards and hoops are not permitted

### **Doors**

1. All exterior doors not within the existing jam require a permit issued by the appropriate local building authority and a copy of the permit must be submitted to the ARC as part of the application for final approval.
2. Front doors may be replaced/altered but must remain within the approved color of the home's color palette
3. No sliding doors may face the street or the side of the home (except for zero corner doors that open onto a lanai).

### **Flags and Flagpoles**

1. Both wall-mounted and freestanding flagpoles are permitted, with ARC approval, to display one (1) portable, removable official United States flag or official flag of the State of Florida in a respectful manner, or on Armed Forces Day, Memorial Day, Flag Day, Independence Day and Veterans Day, a portable, removable U.S. Army, Navy, Air Force, Marine Corps or Coast Guard flag.
2. The permitted flags shall not exceed 4.5' x 6'.
3. Only one flagpole can be installed per home
4. Freestanding poles cannot be no more than 20-feet high, nor can they obstruct sightlines at intersections or be installed within or upon an easement.
5. The flagpole and display are subject to all building codes, zoning setbacks and other applicable governmental regulations.
6. Garden Flags
  - a. Homeowners may display one (1) decorative garden flag in the front of the home and one (1) decorative garden flag in the rear of the home, per parcel, subject to the following conditions:
  - b. The flag must not exceed **8 inches by 12 inches** in dimension.
  - c. The flag stand must be black or bronze and must not exceed **36 inches in height**, measured from the ground.
  - d. The flag must be placed **within a landscaped bed** and not in turf or common areas.
  - e. Damage by landscape equipment is possible and will not be the responsibility of the Association.
  - f. Acceptable themes include **seasonal decorations, U.S. national holidays, and sports teams**.
  - g. Flags **must not** contain **offensive language or imagery**, nor may they be **political in nature**.
  - h. Flags must be maintained in **good condition** and may not be **ripped, torn, faded, or otherwise unsightly**.
  - i. The flags and stands must be removed and stored in any predicted or occurring high-wind situation, including but not limited to notice of a Tropical Storm Warning or Hurricane Watch.
  - j. The Association reserves the right to require removal of any flag not in compliance with these standards.



### **Pergolas**

1. Pergolas may be installed in a homeowner's backyard if the following conditions are met:
  - a. All pergolas require a permit issued by the appropriate local building authority and a copy of the permit must be submitted to the ARC as part of the application for final approval.
  - b. Pergola placement must comply with Palm Beach County building codes and setback requirements.
  - c. The pergola must be secured to the home and in concrete to ensure its ability to withstand hurricane-force winds
  - d. The pergola cannot extend past the envelope of the home.
  - e. Pergolas must be constructed of durable, weather-resistant materials such as aluminum, composite, or pressure-treated wood. All materials must be finished in a neutral tone or a color that complements the home's exterior. Vinyl, fabric, plastic, or temporary materials are not permitted.

### **Gazebos**

1. No freestanding gazebos, either wood or fabric, are permitted

### **Generators**

1. All generators require a Palm Beach County building permit, and a copy of the permit must be submitted to the ARC as part of the application prior to final approval and all specifications and rules set forth by Palm Beach County must be adhered to.
2. The generator must be placed on the same side of the home as the A/C unit.
3. The generator must be screened from view by landscaping. The homeowner also assumes the maintenance/replacement responsibility of new landscaping.
4. Any pipes required for the generator must be painted to match the home.
5. Any soil removed must be transported and disposed of outside of the community.
6. The homeowner is responsible for ensuring that all areas affected by the project construction (i.e. landscaping, irrigation, grading, common areas, etc.) are restored to their original condition. This includes all grading on the homeowner's property regardless of area of improvement.

### **Patio Extensions**

1. Pavers must match existing pavers in material and color. If choosing an alternative material or color of flooring, please be sure all exterior flooring remains uniformed to one type of material & color. This includes the removal of existing pavers to match the new pavers or travertine as needed.
2. Any soil removed must be transported and disposed of outside of the community.
3. Homeowner is responsible for ensuring that all areas affected by the project construction (i.e. landscaping, irrigation, grading, common areas, etc.) are restored to their original condition. This includes any and all grading on the homeowner's property regardless of area of improvement.
4. The pavers/patio must match HOA guidelines as outlined in the ARC application.
5. All specifications and rules set forth by Palm Beach County must be adhered to.
6. If grading or drainage for this home or the neighbors' homes is affected by the patio extension, the homeowners is responsible for the repairs to alleviate the issue.
7. If an irrigation revamp is required after these changes have been made to provide adequate irrigation coverage or removal of irrigation pipes from beneath the project area, the revamp will be at the homeowner's expense including the assumption to hand watering landscaping during the process.

### **Driveway Extensions**

1. Front driveway extensions are **not** permissible.

### **Walkway Extensions**

1. Pavers must match the existing pavers in both material and color.
2. The configuration and pattern of the extension must closely resemble the original.
3. Any soil removed during the project must be transported and disposed of outside the community.
4. The homeowner is responsible for ensuring that all areas impacted by the construction (i.e., landscaping, irrigation, grading, common areas, etc.) are restored to their original condition. This includes any grading on the homeowner's property, regardless of the area being improved.
5. All specifications and rules set forth by Palm Beach County must be strictly adhered to.
6. If grading or drainage issues arise that affect this property or neighboring properties, the homeowner is responsible for addressing and repairing these issues.
7. If an irrigation overhaul is necessary to provide adequate coverage after the extension, the homeowner will bear the cost, including the responsibility for hand-watering landscaping during the process.

### **Solar Panels**

1. Solar energy devices shall be permitted with ARC approval on single family homes.
2. Solar panels must be black in color.
3. These solar energy devices shall be installed in a manner that limits the view of it as much as possible from the street and from other lots and the location must be approved by the ARC.
4. Given a choice of installation locations with similar functionality and installation costs, a homeowner shall use the following considerations listed in priority order in deciding the placement of the solar energy devices:
  - a. Choose the location that is the least obvious from the street
  - b. Choose the location that is the least obvious from a lot of adjacent neighbors.
5. If any equipment is required to be installed at ground level & attached to the home; it must be screened in by landscape hedges completely on all sides.
6. Any wires or pipes installed along the side of the home must be painted to match the homes exterior.
7. Cranes or heavy lift equipment utilized which may block roadways must be accompanied by identified flag personnel for traffic. This includes the use of safety devices to block sidewalks & roadways as needed.
8. If the mentioned equipment is used, sidewalks must be covered by protective items to not damage sidewalks, any compacted or damaged landscape & grading materials due to the traffic of the heavy equipment used must be replaced.

### **Play Equipment/Trampolines**

1. All play sets and trampolines must be approved by the ARC
2. They must be located in the backyard and may not be visible from the street
3. Landscape hedges **MUST** be installed along the interior of any fencing to shield the play set/trampoline from view from neighboring properties. Homeowner is responsible for maintenance and replacement of new plants including trimming, fertilization, replacement, etc. New plants must be maintained at the same quality level or better than HOA maintained landscaping.
4. The play set/trampoline **MUST** be placed within a mulch bed to avoid grass growing out of control underneath the equipment and the mulch bed **MUST** extend 12 (twelve) inches beyond the base of the equipment.
5. Any soil removed must be transported and disposed of outside of the community.



6. Homeowner is responsible for ensuring that all areas affected by the project construction (i.e. landscaping, irrigation, grading, common areas, etc.) are restored to their original condition. This includes any and all grading on the homeowner's property regardless of area of improvement.

#### **Built-in Outdoor Kitchen**

1. Outdoor kitchen must match existing style/theme in material and color of your home.
2. All utilities, lines or conduit must be concealed & hidden.
3. Outdoor Kitchen must remain directly to the rear of the home & must not be able to be viewed from street view.
4. Should any hoods be installed, the hood exhaust must be directed away from neighboring lots, must not be directed towards landscaping on the property or common area, must be always maintained & appear clean including regularly cleaned to avoid scent.
5. Landscape screening must be installed at the rear of the property to provide a barrier from neighboring lots.
6. Outdoor kitchen/backyard must be maintained to avoid vermin/rodents due to the outdoor kitchen.
7. Any soil removed must be transported and disposed of outside of the community.
8. Homeowner is responsible for ensuring that all areas affected by the project construction (i.e. landscaping, irrigation, grading, common areas, etc.) are restored to their original condition. This includes any and all grading on the homeowner's property regardless of area of improvement.

#### **Antennas and Satellite Dishes**

1. Antennas and satellite dishes are prohibited, except for antennas or satellite dishes designed to receive direct broadcast satellite service such as those designed to receive video programming services via multi-point distribution services or designed to receive television broadcast signals.
2. Satellite dishes must one (1) meter or less in diameter
3. Dishes must be mounted near or at the rear of the home and will not be approved on the front of the home.
4. Upon review of the application, the homeowner may be required to paint or screened the satellite dish or antenna with landscaping in order to have it blend into the home and removed it from view from the street and other properties.

#### **Air Conditioning and Heating Equipment**

1. All air conditioning and heating units must be on the same side of the home and shall be shielded and hidden so that they shall not be readily visible from any adjacent streets or Units.
2. Any components or parts on the outside walls of the home must match in color to the existing color of the home.
3. Window or wall air conditioning units are prohibited.

6. Homeowner is responsible for ensuring that all areas affected by the project construction (i.e. landscaping, irrigation, grading, common areas, etc.) are restored to their original condition. This includes any and all grading on the homeowner's property regardless of area of improvement.

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6/19/25  
SHANNY PETERSANDER