

Palm Beach Plantation HOA ARC Property Improvement Guidelines

All changes or additions to the exterior of your house must be requested through the submission of an Architectural Review Committee (ARC) Application.

Applications from homeowners who are not in good standing will not be reviewed.

Applications From Renters: Applications MUST be received from the homeowner.

Applications That Require Permits: A copy of the county permit and final inspection approval must be provided prior to ARC's final inspection. This is required to receive the deposit refund from the HOA.

Building Permits: All building additions require ARC approval and county permits. It is the homeowner's responsibility to provide documentation that a county permit is not required for construction projects.

Construction Projects: A 48-hour notice to the Association through the management company is required before the start of any construction projects. For pools, decks, walls, fences, etc.; the homeowner(s) must use the Association's irrigation and/or landscaping company to cap off lines and reconstruct after completion. The Association must have confirmation from the irrigation and/or landscape company that this has been done.

Codes: Please be advised that all approvals are subject to County Codes, setbacks, and permit conditions required. If at a later point, it is found that you have not complied with these procedures or ordinances, **you will be held responsible** for all changes and associated costs that would be required.

Deposits: All ARC projects require a deposit and application.

Easements: Please be advised that the Association does not have the power to change the conditions related to the use of any easements that may exist on your property. Architectural approval *does not* supersede the rights granted by an easement. Easements are typically granted to utility companies. Government Agencies such as Water Management Districts, and other persons who have been granted access to, on and below your lot. In the event that you install plants, fences or other items on any easement, you accept the responsibility for the removal of those items if the party who has the easement wants access to the property. Persons or Companies that hold easements have the right to free access to those areas where easements exist and are not responsible for items that you may have placed on the easement. We caution you to examine your deed and survey to determine where any easements may exist. Work within an easement may require the Owner to submit a letter to the County stating that the HOA/ARC has approved the application for the proposed work. Your contractor will advise you if a letter is required.

Approved Paver Colors: Installation of pavers anywhere on the lot requires ARC approval. Earth or brick tones may be used (tan, stone, browns, or reds) and are specified in the house paint color palette. Painting of pavers is no longer permitted. Stained or discolored pavers must be replaced with a similar color/appearance paver. New pavers for patios/walkways must be distributed evenly throughout the existing field of pavers. This requires old pavers to be taken out and reinstalled distributing the new pavers throughout the old in a scattered formation. A sample of the new pavers must be submitted with the ARC application.

Driveways: All expansion of driveways require ARC approval and a county permit. Expansion is limited to the width of the garage. ARC-approved expansions require existing pavers to be removed as the pavers are discontinued and all new pavers are required to be installed. No existing pavers will be allowed for any driveway expansion. A full-size sample of pavers must be submitted.

Front Patio: Require ARC approval. Must align with the existing pavers at the front entrance and not extend past the side wall of the existing house. The new pavers must match the existing front entrance pavers in shape and color. There must be a front planting bed that shall, as a minimum, extend to the front of the existing planting bed. The bed shall be landscaped with the same quantity and type of plants removed. See the approved plant list on the website.

Fences: Require a deposit, ARC approval and county permits. New fence installations require a good neighbor letter as part of the ARC application. No privacy fences. Fences shall be 5' high or as required by Palm Beach County ordinances. Gates shall be a minimum of 52" wide. Front yard fences are not permitted. Front yard fences are considered to be any fence or barrier that is located closer to the property line than the frontmost element of the house. Artificial plants to be hung on the sides and back portion of a fence are not guaranteed; but, instead will be considered on an individual basis depending on the size and location of the artificial plants to be hung and **MUST NOT** be seen from the street view of the home.

For Any New Equipment or Fencing Installation: A reasonable effort should be made to detract from its street visibility by adding hedges or other plantings. Black chain link fencing may be used on non-lake-facing property. All other properties must be white, smooth top aluminum fencing matching existing community fencing. Off-property fences, if approved, are subject to the homeowner's maintenance solely. This includes any repairs, replacement, and/or removal that may be required by the Association, or any municipality. All affected landscaping, fencing, sod, and associated areas will be inspected by ARC upon completion and the applicable deposit withheld pending satisfactory results.

Pool, Patio, and Fence Installations: Require ARC approval and county permits, if applicable. If you install a pool, patio, or fence, please be advised that you are responsible for ensuring that the grading profile of the lot is restored to its original condition to provide for proper drainage. In addition, as required by the EPA, a "Silt Barrier" must be installed around the entire excavation area in order to prevent runoff. You are responsible for any landscaping changes and restoring the landscaping back to its original state. The homeowner is responsible for the irrigation. If any of the lines need to be moved or capped prior to any installation, the irrigation work must be performed by the Association's irrigation contractor. The irrigation will be inspected and must be in the proper working order before any deposit will be returned. All affected landscaping, fencing, sod, and associated areas will be inspected by ARC upon completion and the deposit withheld pending satisfactory results. **NOTE: Lack of water and proper grading could cause sod, plantings bushes, etc. to die. Equipment being driven over the property can cause severe damage. No equipment or materials are to be stored on the roadway. Any damage to common property is also your responsibility. Pool Excavation equipment cannot exceed 29,000 lbs. and must have rubber tracks.** All fence gates must be a minimum of 52" wide.

Backyard Patio/Pool Screen Enclosures: Require ARC Approval and county permit.

Roof Installation/Major Modification: Requires a deposit, ARC approval, and county permit. Only flat, solid-colored concrete tile or standing seam metal roofing with concealed fasteners will be permitted. Metal roofing with exposed fasteners is not permitted. Asphalt roof shingles and barrel-style tile are not permitted. **Existing roof tiles or existing metal roofs may not be painted, stained, or have any protective coating applied that will alter the color or appearance of the existing roof tiles or existing metal roofs. New roofing shall be compatible with the color scheme of the house.** Roofing colors can be selected from the roofing book or approved samples located in the office. A large sample of the roofing material must be submitted, the sample must match the color in the book or approved sample as closely as possible.

Roofs: You agree to minimize the length of time a roof cover/tarp is used to the best of your ability and choose a construction plan to best accomplish this. Only white shrink-wrapped tarps are allowed. No blue tarps. Overall construction shall not exceed three months after receiving ARC approval. Additionally, I/we agree to minimize the duration of debris and/or dumpster that is located at or near the site to two weeks without special ARC approval.

Gutters/Downspouts: Require ARC approval. Must be installed using white aluminum only. After installation, the gutters can be painted the trim color and downspouts can be painted the body color of the home. Painting of the Gutters/Downspouts requires ARC approval before doing so.

Electrical Related Installations: All exposed conduits, boxes, panels, piping, and fittings must be painted to match the existing color of the house.

Decorative Light Fixture Bulbs: Light bulbs used in decorative lighting fixtures, coach lights, post lights and light fixtures at the exterior doors must be clear or frosted. Light bulbs that are colored or tinted may only be used during the holiday season for ornamental purposes. Yellow “Bug Lamps” are permitted in all outdoor lighting fixtures. The use of energy-efficient bulbs is permitted and is encouraged.

Approved Light Fixtures: Require ARC approval. Carriage style is strongly recommended. Dimensions must be within 25% of stock fixtures installed by the builder, style must be similar and complement existing fixtures, and color. Colors must be white, bronze, black, pewter, silver (brushed), or gold (brushed or dull).

Light Posts and Fixtures: Require ARC approval. Light poles and light fixtures should match the home's existing coach and/or garage lights in style, material, and finish as closely as possible. Light poles shall be permitted along driveways, walkways, and patios. The poles must be located on the homeowner/applicant's property. The maximum number of light poles on a property is 2. The maximum height to the highest part of the pole or light fixture is 8'-0". Each pole shall have only 1 light fixture. A property survey must be provided with the application showing the location of each pole. Manufacturer's information must also be provided showing the pole and light fixture; the size of the light fixture; the height of the pole and fixture; the material and the finish. All work must be done in accordance with the requirements of Palm Beach County.

Outdoor Camera(s) and/or Lighting: Good Neighbor Agreement – I/we agree that any home security camera installed or planned for installation, be placed in the least intrusive or visible location. The camera(s) are to be focused within the boundaries of my property; never directed at windows of adjacent neighboring structures or property: including neighboring backyards, patios, pools, etc. I/we also agree that any lighting associated with any security camera(s) installed on my property will illuminate my property only, using a minimum brightness, so as to not disturb any neighbor or adjacent property.

Approved House Color Palette: Painting requires ARC approval. All exterior house painting projects require ARC approval. The current color palette books with additional color schemes are available at the clubhouse for use. House color schemes should be chosen from the appropriate Palm Beach Plantation/Greenwood Manor Color Book. When choosing your paint scheme, the three homes across the street, as well as, to the left and right of your home may not use the same color scheme. Paint must be applied as indicated per scheme relative to trim, accents, quoins, shutters, and doors. ARC inspection approval will be required upon completion before a deposit may be returned.

Front and Garage Door Faux Painting: Require ARC approval. The faux finish shall be a tan, medium, or dark brown. Black tone will not be permitted. A color sample of the finish shall be submitted with the application. ARC may ask that a sample panel be applied to the door for final review. The faux painting finish MUST HAVE wood-like graining. Information describing the application method must also be supplied. It is highly recommended that the finish be applied by a painting professional to avoid a possible violation. ARC inspection approval will be required upon completion. Please note that faux painting does require maintenance every 3 years. **All affected landscaping, fencing, sod, and associated areas will be inspected by ARC upon completion and the deposit withheld pending satisfactory results.**

General

Basketball Hoops, Children's Playground Equipment, Flagpoles, etc.: Require ARC approval and deposit if permanent (i.e., ground is broken). No basketball hoops/backboards may be attached to the house.

Display of flags:

- **Flag Types:** USA no limit; Military, Sporting +/-1 day; Holiday +/-10 days; others by the discretion of ARC
- **Pole and Flag size:** y the discretion of ARC
- **Flags and Banners:** Must not be displayed on fences.

House numbers: Must be 5" in either black or antique bronze and located above the garage door.

Hurricane Shutters & Windows/Doors: Require ARC approval and county permit. Whenever possible, existing architectural shutters must remain; shutter colors must match house paint as closely as possible. Replaced windows in front must match the current window style (e.g., double-hung with 4 by 4 grids). All hurricane and decorative shutters must be open at all times, unless within the cone of a storm.

Permanent Emergency Generator or Underground Propane Tank: Requires ARC Approval and County permit.

Satellite Dish: Require ARC approval. Should accommodate HD style 24" X 36" elliptical---consideration for multiple dishes.

Solar Panels: Require ARC approval and County permit. Shall be permitted on the sides and rear roof surfaces of the house. The panels shall be minimally visible from the street. All exposed conduits, panels, boxes, piping, and fittings shall be painted to match the color of the house.

Storage Containers: Shall be permitted in rear yards and must not be visible from the street. The container must be longer than tall. Storage closets will not be permitted. Containers made of wood and metal may not be permitted. The owner shall maintain the permitted container.

Shade Structures: Fabric Roofed Structures, Gazebos and Pergolas: Require ARC Approval and County permit and must be properly anchored.

Tiki Huts: Require ARC approval. Must be permitted in the rear yard only and located in a position that is minimally visible from the street. Landscaping may be required to screen the hut from the street and adjoining properties. The design and installation must be by the Seminole and Miccosukee Indians using Cypress wood for columns, beams, rafters, and ribs. Traditional Sable Palms shall be used for the thatched roof. Artificial thatch roofing material may be considered. The maximum height of the hut roof shall be 12'.

Huts must be maintained and thatched roofs replaced when necessary.

Landscape

Landscaping: Requires ARC approval. Should you remove any landscaping, you agree to bring it back to its original condition, at your cost, within 10 days of receiving any notice for this purpose. This includes, but is not limited to, the removal of trees or any plant material when installing a pool, fence, patio, screen, or playground; or removing/relocating any landscaping anywhere on the property as part of a landscape plan. When installing Clusia hedges, they must be maintained by the homeowner as Clusia is not included in the Association's landscape contract.

Landscaping Not Approved: All properties will be inspected for landscaping and planting that has not been approved by the ARC. When found the following steps will be taken.

- First notice to the property owner. The owner will have 14 days to submit an ARC application.
- Letter sent to the property owner describing ARC disposition.
- All homeowner-planted trees in common areas must be removed. The owner will receive written notice to remove trees in the common area and have 14 days to remove trees.

Landscape Light Fixtures: The use of light fixtures in any planting bed will be permitted using the following conditions. The number of lighting fixtures in a planting bed shall be limited to 8 fixtures. Fixtures can be wired or solar-powered. Bulbs in fixtures shall not be colored or flashing. Fixtures shall not be greater than 18" tall. Broken and dislodged fixtures must be removed or replaced. When landscape lighting fixtures are not in accord with this guideline an ARC application must be submitted.

Landscaping/Hardscapes: Planting within existing beds requires a deposit and an ARC application to be sent to the committee for preliminary review. See guidelines for plant requirements and details on approved plants.

Front Yard Landscape Beds: Palm and tree height shall be measured from the top of the plant crown, the point at which roots start to extend from the trunk to the top of the plant. New landscaping requires ARC approval. When existing beds are replanted a minimum of 30% of the bed ground area must be covered with plants. Plants shall be trees or shrubs that are included on the list of approved plants. Annual plants do not meet this requirement and will not be included in the coverage requirements.

Landscape Edging: Requires ARC approval. Landscape bed edging with pavers, blocks, or concrete must be earth or brick tones (tan, stone, brown, or red).

Planting Bed Ornaments: Ornamental objects for this guideline include (but are not limited to): pots, pottery, plant containers, statues, figurines, artificial plants, sculptures, animal statues, bird baths, bird feeders, fountains, light fixtures, lighthouses, structures, rocks, boulders, benches, globes, and gnomes.

The use of any objects and/or ornaments within landscaping beds: on the front or sides of the residence will be permitted using the following conditions. Ornaments shall not be greater than 12" in any direction. The quantity of objects and/or ornaments in any bed shall be limited to two (2) per home. Ornaments must be maintained and kept neat & clean. Any broken or damaged ornaments must be removed. Any ornaments that are offensive to neighbors or the community must be removed. A limited amount of landscaping lighting (wired or solar) is permitted. When ornaments are not in accordance with this guideline, an ARC application must be submitted for approval.

Replacing Palms and Trees: Require ARC approval. Dead or damaged palms and trees must be replaced. Palms and trees that are overgrown may be replaced. Palms and trees must be replaced 1 for 1; each removed palm or tree removed palm or tree must be replaced. Palm and tree height shall be measured from the top of the plant crown (the point at which roots start to extend from the trunk) to the top of the plant.

Recommended Palms:

One-story homes: shall be Pygmy Date Palm or Spindle Palm, a minimum of 5'tall at planting.

Two-story homes: shall be Foxtail Palm, Christmas Palm, Majesty Palm or Pindo Palm, a minimum of 7' to 8' tall at planting. Additional palms may be submitted for consideration.

Recommended Trees:

Japanese Fern Tree
Magnolia Grandiflora 'Little Gem'
Tropical Mahogany
Dahoon Holly
Queens Crepe Myrtle
Cassia

Inground Planting Inside a Screened Enclosure: Shall be permitted with an ARC application providing that the homeowner contacts the irrigation contractor and has the irrigation system checked for leaks after the planting is complete.

Fruit Trees: Require ARC approval. No new Citrus trees shall be permitted. Non- Citrus trees shall be permitted and may only be planted in rear yards at the ARC's discretion considering available space and maintenance. Owners are responsible for all maintenance and pruning associated with fruit trees planted on their property. Fruit trees will be properly maintained and pruned, keeping all branches on the homeowner's property. The homeowner must not allow the fruit to litter the ground.

Planting In Ground: Only non-citrus fruit and nut trees will be permitted. Only 1 in-ground fruit or nut tree is permitted on each property. All fruit and nut trees must be located in the property's rear yard and must not be visible from the street. A banana tree can only occupy a maximum base area of 30" x 30".

Planting In Above Ground Decorative Pots: All pots must be decorative type made from concrete or ceramic to contain the roots of the trees. All fruit and nut trees in pots must be located in the property's rear yard and must not be visible from the street. The maximum size of a pot is 45 gallons. Citrus trees are only permitted when planted in a 45-gallon pot. 3 fruit or nut trees are permitted when planted in above-ground pots.

Raised Vegetable Beds: Shall be permitted in rear yards.

Artificial Grass: Requires ARC approval. Is permitted in rear yards only. An application for an entire rear yard filled with turf is not guaranteed; but, instead will be considered on an individual basis depending on the overall size of the yard. Where necessary, the homeowner must contact the irrigation contractor for inspection and modification. No installation of artificial turf will be permitted in the front yard. Installation applications for the side yards will be considered on an individual basis, however, the visibility of the installation must be minimized from the street. The owner is responsible for the cleaning, mold removal, and maintenance of the installation.

Artificial Plants Planted In Ground: Are not permitted anywhere on the Lot.

Plant List

Approved Trees and Plants **Trees – large over 25'mature**

Bronze Loquat

Calophyllum

Clusia

Dahoon Holly

Florida Red Maple

Green Buttonwood

Gumbo Limbo

Hong Kong Orchid (pink, purple or white flower)

Live Oak (not recommended)

Laurel Oak

Magnolia Virginiana 'Green Shadow'

Geon Plum

Queens Crepe Myrtle - pink, purple or white flower

Royal Poinciana (red/orange flower large spreading)

Sea Grape

Tropical Mahogany

Tabebuia (yellow or pink flower)

Wild Tamarind

Yellow Poinciana

Trees - medium under 25'mature

Bougainvillea - standard; assorted colors

Cassia (yellow flower)

Cattley Guava

Desert Cassia - yellow flower

Dwarf Poinciana - orange/red flower

Jamaica Caper

Japanese Fern Tree

Jatropha - standard - red flower

Ligustrum

Magnolia Grandiflora 'Little Gem'

Oleander - "Calypso" pink - toxic

Orange Jasmine - standard - white flower

Silver Buttonwood - standard

Tibuchina - standard - deep purple flower

Weeping Podocarpus

Fruit bearing trees: (see Property Improvement Guidelines)

Banana

***All other fruit trees are not permitted**

Palms:

Adonidia - Christmas Palm

Alexander Palm

Canary Date Palm

Chinese Fan Palm

Coconut Palm

Date Palm (Medjool)

Fishtail Palm

Foxtail Palm

Macarthur Palm

Majesty Palm (Majastick)

Montgomery Palm

Phoenix Roebellini (Pigmy Date)

Pindo Palm

Queen Palm (not recommended)

Royal Palm

Sabal Palm

Spindle Palm (Marron)

Washingtonia Palm

<u>Shrubs</u>
Arboricola "Capella" - light/medium shade
Arboricola "Trinette"
Bougainvillea bush - "new river" - purple
Cape Honeysuckle - Tecoma - orange flower
Clerodendron - large to 1' - pink/burgundy flower
Cocoplum - red tip
Croton Corkscrew
Croton Mamey
Croton Petra - low light / shade
Duranta - gold mound
Duranta - beach berry - purple flower
Eugenia
Fire Spike - red flower
Firebush - red/orange flower
Florida Gardenia - not related to that above
Gardenia - Miami Supreme - very fragrant white flower
Golden Shrimp Plant - light/medium shade -gold flower
Green Arboricola
Green Buttonwood Shrub
Ilex Schillings
Ixora - Maui Dwarf - yellow flower
Ixora - Nora Grant - pink flower
Jatropha - red flower
Ligustrum Recurve
Necklace Pod
Orange or Lakeview Jasmine - white flower
Pinwheel Jasmine - white flower
Plumbago Imperial blue - deep blue/violet flower
Podocarpus - med.-hi light
Ruellia - purple showers - purple flower
Silver Buttonwood Shrub
Simpson Stopper
Thryallis - yellow flower

Thunbergia - kings mantel - purple w/ yellow throat flower
Viburnum "Awabukii"
Viburnum Suspensum
Wax Myrtle - large to 10'
Wax Jasmine - white flower
Wild Coffee

<u>Ground cover & smaller shrubs</u>
African Iris
Carissa "emerald blanket"
Daniella - blueberry flax
Dwarf Chenille
Dwarf Ixora - Taiwanensis
Dwarf Mondo Grass Foxtail Fem
Dwarfcrown of Thorn - Fireball -has thorns/toxic
Fishtail Fem
Jasmine Minimum - Asiatic
Juniper Parsonii
Kimberly Fem
Liriope "evergreen giant"
Mexican Heather
Mondo Grass
Shore Juniper - blue pacific
Society Garlic
Walking Iris - shade – indirect light
Wax Jasmine
Wort Fem - indirect not full sun

<u>Vines</u>
Bleeding Heart - red, purple, white unique flower
Bougainvillea - various colors
Carolina Jasmine - yellow flower
Confederate Jasmine - fragrant white flower
Pandorea Jasminoides - white w/ pink throat flower

Passion Vine - red, white or purple flower

Thunbergia - "Blue sky vine" purple flower

Prohibited Pursuant to State Ordinance

Invasive Non-Native Vegetation

Common Name	Scientific Name	Type
Melaleuca, Punk Tree or Paper Tree	<i>Melaleuca Guinquenervia</i>	Tree
Brazilian Pepper	<i>Schinus Teribinthfolius</i>	Tree
Australian Pine	<i>Casuarina Spp.</i>	Tree
Earleaf Acacia	<i>Acacia Auriculiformis</i>	Tree
Kudzu	<i>Pueraria Montana</i>	Vine
Old World Climbing Fern	<i>Lygodium Microphyllum</i>	Vine
Air Potato Vine	<i>Dioscorea Bulbifere</i>	Vine
Carrotwood	<i>Cupaniopsis Anacardioides</i>	Tree
Schefflera	<i>Schefflera Actinophylla</i>	Tree

Invasive Non-Native Vegetation

Common Name	Scientific Name	Type
Banyan	<i>Ficus Bengalensis</i>	Tree
Bishop-wood	<i>Bischofia Javanica</i>	Tree
Cat's Claw	<i>Mimosa Pigra</i>	Shrub
Chinese Tallow Tree	<i>Sapium Sebiferum</i>	Vine
Portia Tree or Seaside Mahoe	<i>Thespesia Populnea</i>	Tree
Downey Rose Myrtle	<i>Rhodomyrtus Tomentosus</i>	Shrub
Jasmine	<i>Jasminum Dichotomum</i>	Shrub
Java Plum	<i>Syzygium Cumini</i>	Tree
Lather Leaf	C	
Lofty Fig	F	
Mahoe	H	
Shoe Button Ardisia	A	
Woman's Tongue	A	