

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.

General Conditions and Restrictions

The ARC's approval of any application is subject to the following conditions and restrictions:

1. The ARC's approval is subject to all rights, restrictions, conditions and obligations set forth in the Association's governing documents, the ARC's application, any applicable easements, and all applicable law.
2. The homeowner shall be responsible and liable in the event that any approved improvement or modification interferes with or obstructs any easements (whether on the homeowner's Lot or on an adjoining property), the improvement or modification results in damage to landscaping or other personal or real property (whether on the homeowner's Lot or on an adjoining property), the improvement or modification results in damage to irrigation lines or drainage systems or related equipment, the improvement or modification creates or causes a nuisance or interference with the peace or privacy of other residents and guests in the community, and/or the improvement or modification results in the violation of the Association's governing documents or the ARC's application or applicable law.
3. The improvement or modification must be in compliance with the requirements of all controlling governmental authorities, and the homeowners is required to obtain an appropriate building permit (or other documentation of governmental approval as may be required from time to time) from the applicable governmental authority when required by controlling governmental requirements.
4. The homeowner shall not proceed with the improvement or modification until the homeowner has submitted to the ARC a copy of the applicable building permit(s) or written evidence that a building permit is not required by the controlling governmental authorities.
5. The improvement or modification must comply with all local building codes, setback requirements and any other restrictions or conditions as may be required by any and all controlling governmental authorities.
6. Should any digging, dredging, drilling, excavation or similar activity be necessary in order to place, install or construct the improvement or modification, then prior to undertaking such activities, the homeowner shall be responsible for coordinating any such activities with any and all utility companies or other entities or persons which may be impacted by such activities.
7. The improvement or modification shall only be placed, installed and constructed in strict conformance with the specific plans, specifications and plot plans that were approved by the ARC and/or in strict conformance with any conditional approval granted by the ARC.
8. The homeowner shall be required to provide the ARC with written notice of any proposed change, modification or deviation of any type or nature whatsoever to the plans and/or

specifications for the improvement or modification that were specifically approved by the ARC.

9. Any and all changes, modifications or deviations of any type or nature whatsoever to the plans and/or specifications for the improvement or modification that was approved by the ARC shall be subject to the approval of the ARC in the same manner required for approval of the original plans, specifications, documents and/or information.
10. The Association and the ARC reserve the right to enter the homeowner's Lot for the purpose of making routine inspections of the progress of the improvement or modification, to determine whether the homeowner is in compliance with the conditions and restrictions set forth in the Association's governing documents, to determine whether the homeowner is in compliance with the conditions and restrictions set forth herein, and/or to make a final inspection of the improvement or modification to ensure that it strictly conforms with the specific plans, specifications and plot plans that were approved by the ARC.
11. The failure of the ARC or the Association to exercise any of their respective rights set forth herein or in the Association's governing documents, to object to the improvement or modification prior to the completion of the improvement or modification and/or to object to any other violation of the Association's governing documents, shall not constitute a waiver of the ARC's or the Association's rights to do so thereafter.
12. Neither the ARC, the Association, the Members of the Board of Directors of the Association, the Members of any Committee of the Association, nor any other person, shall be liable to a homeowner in connection with the exercise or non-exercise of architectural control, or the approval or disapproval of the improvement or modification. Any review or approval of any plans or specifications by the ARC shall not be deemed to be an opinion or determination, nor impose upon the ARC, the Board of Directors or the Association any responsibility that such plans or specifications are complete or do not contain defects, or in fact meet any standards, guidelines and/or criteria of the ARC, or are in fact architecturally, structurally or aesthetically appropriate, or comply with any applicable governmental requirements, and the ARC, the Members of the Board of Directors and the Members of any Committees shall not be liable for any deficiency, or any injury resulting from any deficiency, in such plans and specifications. The scope of any review and approval of plans or specifications by the ARC is limited solely to whether the plans meet certain requirements, standards and guidelines established in the Association's governing documents and/or by the ARC relating primarily to aesthetics and the harmony and compatibility of the improvement or modification with other improvements in the community, and such review specifically excludes any determination by the ARC, the Board of Directors or the Association regarding whether the improvement or modification satisfies any governmental requirements.

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

Applications That Require Permits: The HOA requires a copy of the County permit and County final inspection document to close the project and issue any refund that may be owed (if any).

Building Permits: All building additions, and many other types of projects and modifications, require ARC approval and County permits even if not expressly stated herein. If requested by the Association, it is the homeowner's responsibility to provide documentation that a County permit is not required for a particular project or modification.

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 before the commencement of any work on the project. **All affected landscaping, fencing, sod, and associated areas will be inspected by ARC upon completion.**

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.

Non-Returnable Application Fee: Deposits are no longer required; a non-returnable application fee is required for all applications. Multiple applications for one overall project, (example: roof, exterior paint, and gutters), must be submitted at the same time. No work may begin until approval of all project applications. The combined project will require only the highest applicable application fee, not multiple separate fees. Work must be completed according to the approved combined project.

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 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.

Pavers: Installation of pavers anywhere on the lot requires ARC approval. Owner must provide a sample of the pavers. Paver area can be all one color or a mixture of approved color shades (tans, stone, browns, reds, gray and charcoal), as specified in the house paint color palette. The maximum size of pavers is 9"x 9". Square, rectangular or hexagons shapes are permitted. Patterns combining square and rectangular paver shapes are permitted, but the proposed pattern must be submitted for review. Other shapes can be submitted for consideration, but their approval is not guaranteed. **Painting or repainting of pavers is no longer permitted, and any pavers that are painted or repainted must be replaced.** Sandblasting of pavers may be tried to completely remove the paint. In addition, any discolored pavers must be removed and replaced. When pavers require replacement due to being painted, repainted or discolored, the homeowner may either replace the entire paved area or, if the ARC determines that full replacement is not necessary, the homeowner may use the existing border pavers to replace the affected pavers and then install a new border that is compatible with the existing pavers. A sample of the new pavers must be submitted with the ARC application.

Staining of Pavers: Severely weathered or worn pavers can be refinished with a paver stain, but the

stain color must match the original paver color as much as possible and must be approved by the ARC. A sample/color chip from the vendor must be provided with the application. Finish must be uniform and slip resistant. Clear sealer gloss level can be matte, semi-gloss or gloss.

Concrete patios: Stamped concrete patio is only permitted in the rear yard and must be approved by ARC. A site plan showing the exact location of the stamped concrete patio is required showing all dimensions. The stamping pattern must also be provided. A drainage plan, including installation details, must be provided indicating the direction of the drainage off the patio and the rear yard.

Driveways: All expansion of driveways and reconfiguration of driveways require ARC approval and a County permit. Expansion is limited to the width of the garage. Approved expansions and reconfigurations require all existing pavers to be removed, and all new pavers are required to be installed. For minor expansions a new border of a compatible color may be used. A full-size sample of pavers must be submitted.

Front Patio and Walkways: Require ARC approval. Front Patios 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, at 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. All walkways from driveway to gate or back yard must be approved by ARC. Walkways are not permitted to connect a side yard walkway directly to the sidewalk.

Fences: Require ARC approval and county permits. Lake properties shall have white smooth top fences; non-lake properties can be black chain link fence. New fence installations require a good neighbor letter as part of the ARC application. No solid privacy fences are permitted. Fences shall be 5' high or as required by Palm Beach County ordinances. 4' high fences may be considered in special cases, but their approval is not guaranteed; County approval is still required. One gate shall be a minimum of 52" wide, this gate must be fully accessible to the landscape contractor for access to the rear yard. An additional gate, 42" wide, shall be provided. Front yard fences are not permitted. Front yard fences or any fence or barrier that is located closer to the property line than the frontmost element of the house. All fences must be maintained any broken or missing pieces must be replaced. Approval of 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 visible from the street. This is the only case where artificial plants may be permitted. All artificial plants must be replaced when the colors of the plants become faded or discolored. All pools must be enclosed with a permanent fence meeting the County requirements providing a child-safety barrier is not sufficient. Only 1 fence is permitted on each property, a second or temporary fence (other than an approved child-safety barrier) is not permitted.

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. One fence gate must be a minimum of 52" wide. It is required that all fencing have a 12" border of mulch or rocks. The border must have a 4" high edge to contain the mulch or rocks. The Association's landscapers are not responsible for accidental damage to fencing, screen enclosure or equipment if no protective barrier is provided. The homeowner is responsible for maintaining the protective border to prevent damage from lawn mowing and trimming equipment.

Pool, Hot Tub, Patio, and Fence Installations: Require ARC approval and County permits, if applicable. If you install a pool, stand-alone hot tub, 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 to prevent runoff. You are responsible for any landscaping changes or damages and for 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 at the homeowner's sole cost. The irrigation will be inspected and must be in the proper working order before the project is considered complete. All affected landscaping, fencing, sod, and associated areas will be inspected by ARC upon completion. NOTE: Lack of water and proper grading could cause sod, plantings bushes, etc. to die, the restoration of which will be the homeowner's responsibility. Equipment being driven over the property can cause severe damage, the restoration of which will be the homeowner's responsibility. 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.** A drainage plan, including installation details for the patio, must be provided indicating (among other things) the direction of the drainage off the patio and the rear yard.

Backyard Patio/Pool Screen Enclosures: Require ARC Approval and County permit. Lake property screen enclosures shall be white, non-lake properties enclosures can be bronze. The walls of the screen enclosure must have a 12" wide border with mulch or rocks. The border must have a 4" high edging to contain the mulch or rocks. Planting is permitted within the border. The Association's landscapers are not responsible for accidental damage to screen enclosure or equipment if no protective barrier is provided. The homeowner is responsible for maintaining the protective border to prevent damage from lawn equipment.

Roof Installation/Major Modification: Requires ARC approval and County permit. Only flat, solid-colored concrete tile or 1-1/2" standing seam metal roofing with concealed fasteners will be permitted. Metal roofing (5V Crimp) with exposed fasteners is not permitted. Asphalt roof shingles and barrel-style tile is not permitted. **Existing roof tiles or existing metal roofs can only be painted, stained, or have any protective coating applied that will not alter the appearance of the existing roof tiles or existing metal roofs, without ARC Approval. All Glazing Colors must match approved color of roofing samples. All Color Changes must have a written explanation attached to ARC APPLICATION. ANY PROTECTIVE COATING MUST HAVE A MATTE OR LOW GLOSS FINISH TO NOT ALTER THE TILE APPEARANCE. New roofing shall be compatible with the color scheme of the house.** Roofing colors can be selected from the approved samples located in the office. A large sample of the roofing material is not required. The color of the roofing material must be indicated using the approved sample name and numbers. If a dumpster is being used, it must be in the driveway, and it is not permitted to be in the street, sidewalk or grass. The driveway must be protected with plywood or similar material to prevent damage to the pavers.

Roofs: Homeowners shall minimize the length of time a roof is covered with a tarp or other material to the best of their ability and choose a construction plan to accomplish this best. Only white or matching the color of the existing roofing material tarps are allowed. Overall construction time shall not exceed three months. Additionally, homeowners shall minimize the duration of time that a dumpster or other debris collector is placed or located at or near the site, but in no event shall such a dumpster or collector be placed or located at the site for more than two weeks without special ARC approval.

Gutters/Downspouts: Require ARC approval. Downspouts can be white or the body color. Gutters can be white, trim color or the metal roof color that is on the house, Approved metal colors are

displayed in the office. After installation, the gutters can be painted the trim color and downspouts can be painted the body color of the home. Painting and repainting of the Gutters/Downspouts requires ARC approval.

Electrical Related Installations: All exposed conduits, boxes, panels, piping, and fittings must be painted to match the existing color of the house. It is not required to paint any conduits installed on the roof.

Wall Light Fixtures: Require ARC approval. The style of the light fixtures can be traditional, contemporary, lantern. The fixture color can be white, black, silver, or bronze with bright, brushed or matte finish. The maximum size of the fixture is 22" x 8", the minimum size is 10" x 6", although linear fixtures can be 31" x 6". The maximum lamp wattage is 60 watts. LED lighting /bulbs are preferred, 3000K warm white. Amber can be used. Light bulbs, having any other color or tint, may only be used during the holiday season for ornamental purposes.

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, unless the driveway is a horseshoe driveway in which case the ARC may approve a maximum of 3 depending on the length of the property frontage. 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 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: Homeowners shall install or place security cameras in the least intrusive and least visible location reasonably possible. All camera(s) must be aimed solely within the boundaries of the homeowner's property and may not be directed toward any neighboring windows, structures or property, including neighboring yards, patios, pools, etc. All lighting associated with any security camera(s) must only illuminate the camera owner's property, using only the minimum brightness necessary for functionality, and be positioned so as to not disturb any neighboring residents or adjacent property.

Security Lighting: Security lighting requires ARC approval and must be installed to illuminate the owner's property only, using only the minimum brightness for functionality, and be positioned so as to not disturb any neighboring residents or adjacent property.

Approved House Color Palette: Painting and repainting 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, you may not choose a color scheme that matches any of the three homes across the street from your property or any of the homes immediately adjacent to your property. Paint must be applied as indicated per scheme relative to trim, accents, quoins, shutters, and doors. Original color schemes used by the developer are no longer permitted.

Front and Garage Door Faux Wood Finishes: Require ARC approval. The faux wood finish shall be tan, medium, dark brown, or black. All Aluminum doors must be on the approved per ARC or match with approved colors on Display in Clubhouse. 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 wood finish MUST HAVE wood-like graining. Information describing the application method must also be supplied. It is highly recommended that the faux wood finish is 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.

Garage Door Options- Standard doors and insulated standard garage doors are permitted for replacement. New Style doors with Window or glass inserts must all be square glass. Glass can be tinted Colored Low E with ARC approval.-

Miscellaneous

Basketball Hoops, Children's Playground Equipment, Flagpoles, etc.: Require ARC approval and deposit if permanent (i.e., ground is broken). Details of the anchor system for the playground equipment and basketball hoop must be provided showing that it will withstand a 140-mph wind force. No basketball hoops/backboards may be attached to the house.

Display of flags:

- **Flag Types:** United States flag or official flag of the State of Florida, United States Army, Navy, Air Force, Marine Corps, Space Force, Coast Guard, or a POW-MIA flag, Sporting event +/-1 day: Holidays 2 weeks prior to 2 weeks after; others by the discretion of ARC
- **Pole and Flag size:** At the discretion of ARC
- **Flags and Banners:** Must not be displayed on fences.

House numbers: Must be a minimum of 3.5" in height and a maximum of 6" in height, either black, antique bronze or white and located above the garage door. In addition, the color of the number MUST be contrasting to color where located. House numbers must be visible from the street. In certain cases where numbers above the garage door is not visible from incoming traffic the number can be located near the front door and be a maximum of 8" in height.

Hurricane Shutters & Windows/Doors: Require ARC approval and County permit. Whenever possible, existing decorative shutters must remain; shutter colors must be compatible with the house paint color. Replaced windows must match the current window style (e.g., single-hung and may have 4 by 4 grids in the front windows). Samples of hurricane shutters and impact windows and doors are not required. All windows and sliding glass doors must have the same frame color. Frame Color must be either white or bronze. Exterior door color must match the house color scheme door color as close as possible and must be selected from the standard color samples available at the office. The owner can ask for an exception, but no such exception is guaranteed.

All hurricane and decorative shutters must always be open, unless within the cone of a storm.

Permanent Emergency Generator or Underground Propane Tank: Requires ARC Approval and County permit. The emergency generator shall not be located in the front yard and must be screened from the street with landscaping. The generator must meet required County noise limits, and all manufacturer documentation indicating that the equipment meets County noise levels must be provided. Above ground fuel storage tanks are not permitted.

Solar Panels: Require ARC approval and County permit. Shall be permitted on the sides and rear roof surfaces of the house or by Solar Company recommendations; provided, however, that 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. It is not required to paint any conduits installed on the roof or the inverter box.

Storage Containers: Shall only be permitted in rear yards and must not be visible from the street. The container must have a greater length than height. Tall storage containers will not be permitted. Only plastic storage containers are permitted. Containers made of wood or metal are not permitted. The owner shall maintain the permitted container in good condition.

Shade Structures: Fabric Roofed Structures, Gazebos and Pergolas: Require ARC Approval and County permit and must be properly anchored. The owner must provide anchor drawings indicating that the structure can withstand 140-mph wind force. The gazebo and pergola solid roofing must be similar in style/type to the roofing of the house. The color of the gazebo and pergola frame must be selected from the house color scheme.

Tiki Huts: Require ARC approval. Tiki huts are only permitted in the rear yard and must be 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, but its approval is not guaranteed. The maximum height of the hut roof shall be 12'. **Huts, and the connected thatched roofs, must be maintained in good condition and replaced when necessary.**

Landscaping

Landscaping: Any change 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. The maximum height of rear and side yard hedges for lake properties is 5' to allow property owners a view of the lake – for all other properties, the maximum height for rear and side yard hedges is 8'. The homeowner is responsible for any hedge trimming over 8' in height. Homeowners may not trim or remove any trees or palms on common property. The homeowner is responsible for trimming/pruning of trees over 8' or palms over 10'. Trees must not be Ornamental (shaped) pruned, as this is harmful to the tree. Hat rack tree trimming (pruning) is not permitted, as this is also harmful to the tree.

Replacement Landscaping: Replacement planting of the same or similar type of plant within existing landscape beds does not require ARC approval, provided that the new plantings are limited to ground-cover ornamental plants and shrubs. Replacement of palms and trees requires ARC approval. See guidelines for plant coverage requirements and approved plant list.

Front Yard Landscape Beds: New landscaping requires ARC approval. Landscape beds are required to maintain a minimum of 30% of the bed area to be covered with plants. The planting within the bed must be maintained in good condition. 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. 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. The maximum height of plants and

shrubs in front yard beds is 4'.

Replacing Palms and Hardwood Trees: Require ARC approval. Dead or damaged palms and hardwood trees must be replaced. Palms and trees that are overgrown must be properly maintained and may be replaced. Each removed palm or hardwood tree must be replaced. Palms and trees can be replaced with 1 for 1, or 1 hardwood can be removed and replaced with 3 palms, or 3 palms can be removed and replaced with 1 hardwood. 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. If a hat-racked-style tree is declining, damaged or misshapen, replacement may be required.

Recommended Palms:

One-story homes: shall be Pygmy Date Palm or Spindle Palm, a minimum of 6' tall at planting.

Two-story homes: shall be Foxtail Palm, Christmas Palm, Majesty Palm or Pindo Palm, a minimum of 10' tall at planting.

Recommended Trees:

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

Additional trees and palms may be submitted for consideration, but their approval is not guaranteed.

One-story homes: shall be a minimum of 6' tall at planting.

Two-story homes: shall be a minimum of 10' tall at planting.

Landscape Edging: Requires ARC approval. Landscape bed edging is permitted with pavers, blocks, concrete (which must be earth or brick tones, such as tan, stone, brown, or red), metal or plastic. Edging must be maintained so it remains upright, neat and clean.

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

The use of objects and/or ornaments within landscaping beds on the front or sides of the residence will be permitted only in landscape beds (and not in turf areas), subject to the following conditions. Ornaments shall not be greater than 24" in any direction. The quantity of objects and/or ornaments in any bed shall be limited to two (5) 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 or lighting are not in accordance with this guideline, an ARC application must be submitted for approval.

Pots shall be decorative/ornamental, no plain plastic nursery pots are permitted. A maximum of 5 decorative pots and decorative containers are permitted in the front yard. Ornamental-empty pots are permitted in landscape beds. The maximum number of pots with or without planting is 5.

Landscape Light Fixtures: Landscape lighting is only permitted within landscape beds. **Lighting**

may not be installed within the turf areas to prevent interference with lawn maintenance.

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.

Inground Planting Inside a Screened Enclosure: Shall be permitted with an ARC application, provided that the homeowner contacts the Association's 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 must 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 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 in the property's rear yard and must not be visible from the street. The maximum size of a pot is 45 gallons. 3 fruit or nut trees are permitted when planted in above-ground pots.

Raised Vegetable Beds: Requires ARC approval. Shall only be permitted in rear yards and side yards. Planting beds in side yards must be screened from the street with landscaping. There must be a minimum of 5' clearance around Raised Beds for the landscaper's access.

Artificial Grass: Requires ARC approval. It is permitted in rear yards only. An application for an entire rear yard filled with turf is not guaranteed; but instead, it will be considered on an individual basis depending on the overall size of the yard. Where necessary, the homeowner must contact the Association's 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 property.

Plant List

Additional plants, trees and palms can be added to the approved plant list at the discretion of the ARC.

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)

Cattleya Guava

Desert Cassia - yellow flower

Dwarf Poinciana - orange/red flower

Jamaica Caper
Japanese Blueberry

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>Scheffiera 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	