SONOMA ISLES HOMEOWNERS' ASSOCIATION, INC
205 Sonoma Isles Circle
Jupiter, FL 33478

ARC GUIDELINES

All exterior building modifications are subject to prior review and approval by the Architectural Review Committee (ARC). All approved exterior building modifications and property improvements are to be in accordance with all Florida laws, as well as all County, City and local regulations and Florida Building Codes.

Project construction/installation must be in accordance with the approved application. Homeowners are responsible for following all stipulations stated on the application. Any changes or additions to the approved application must be submitted as an amendment and approved by the Architectural Review Committee prior to implementation of changes/additions.

Strictly prohibited:

Modifying any grading on any property that is detrimental to any adjacent property pursuant to DCCR Section 5, Subsections 5.6 and 5.8. Installation of any landscaping, improvements, or structure that impairs the storm water management system pursuant to DCCR Section 5, Subsections 5.6 and 5.8.

APPLICATION REVIEW PROCESS:

- An Application shall not be considered complete until all portions of the Application have been completed, all supporting information is included, and the required non-refundable application fee is received.

- The Architectural Review Committee reserves the right to request information in connection with the review of any Application, including but not limited to contacting the Homeowner, seeking additional information and documentation, and/or conducting a site visit of the Parcel.

- Completed Applications will be scheduled for consideration during meetings open to members of the Sonoma Isles

Homeowners Association, Inc. Open meetings will be held as often as reasonably necessary to achieve timely review, discussion, and decision on completed Applications.

- At open meetings, the Architectural Review Committee can either approve an application with no conditions, approve an application with conditions, defer ruling on an application, or deny an application. The open meeting will be duly noticed including the agenda, applicant name, address, and project. Public discussion will be permitted.

- Once a decision on an application is rendered by the Architectural Review Committee by majority vote, the Homeowner shall be notified in writing of the committee's decision within 7 business days through a letter to be issued by the Management Company.

- If an application is denied, the Homeowner is not precluded from re-submitting a new Application addressing, modifying, or rectifying any prior grounds for denial.

- Should a Homeowner wish to appeal the denial of an application by the Architectural Review Committee, timely written appeal must be made within 14 calendar days of receipt of the denial letter. All appeal requests shall be in writing, addressed to the Board of Directors of the Sonoma Isles Homeowners Association, Inc., and submitted to the Management Company. The Board of Directors will act as the Architectural Reviewer for purposes of any appeal.

- Architectural Review Committee members or the Property Manager may conduct an inspection of your property to determine whether there was compliance with the application.

- Architectural applications are valid for six (6) months from the date of approval. Approval extension requests must be made in writing by the homeowner and submitted to management for review and consideration by the Architectural Review Committee or Board of Directors.

- Engineering Reports: Should a homeowner be in violation of an Architectural Review Committee or DCCR requirement and an engineer or other industry professional is deemed necessary to

hire to resolve the issue, all cost/fees associated with the evaluation will be charged to the homeowner unless the homeowner prevails in their appeal, in which case the cost will be the responsibility of the Association.

Contents

ADDITIONS – ROOMS 5
ADDITIONS – WALKWAYS/Walkway Extensions 5
ADDRESS NUMBERS 6
AIR CONDITIONERS 6
CLOTHESLINES 6
EXTERIOR DOORS 6
DRIVEWAYS 7
FENCES 7
FENCE - PET 8
FLAGS 8
INGROUND FLAGPOLES 8
GARAGE DOORS 9
GUTTERS 9
GENERATORS 9
LANDSCAPING 10
LIGHTING – CARRIAGE 13
LIGHTING - LANDSCAPING 13
LIGHTING – SECURITY 14
LIGHTING – TRIM LIGHTING/HOLIDAY 14
PAINTING-EXTERIOR 15
PATIO EXTENSIONS 16
PERGOLA, TIKI HUT, OR THE EQUIVALENT 17
PLAY STRUCTURES, RECREATIONAL EQUIPMENT, AND SWING SETS 17
POOL/SPA/POOL and SPA EQUIPMENT 18
ROOF 20
SATELLITE DISHES and ANTENNAS 20
SCREEN ENCLOSURES 21
SEWER AND DRAINS 21
SIGNS 22
SOLAR COLLECTORS 23
STORM SCREENS AND SHUTTERS 23
SUMMER KITCHEN 23
SYNTHETIC TURF 24
WALL SURFACE – HOME EXTERIOR 25
WATER TREATMENT SYSTEMS 26
WINDOWS AND GLASS 26

ADDITIONS – ROOMS

1. All room additions are subject to ARC approval.
2. Room additions are prohibited except for the construction of a cabana bath or conversion of a rear lanai into a “Florida Room”, which is a glass-enclosed porch and is subject to ARC Approval.
3. Cabana baths shall only be permitted in the rear of the parcel connected to the existing unit or within the lanai.
4. If not contained within the lanai, cabana baths shall not exceed twenty-two (22) square feet.
5. The cabana bath shall only extend into the rear of the parcel and shall not extend into the zero or non-zero lot sides of the unit.
6. Cabana bath roof line shall not extend above the existing roof line.
7. The addition shall match the existing unit in construction, unless updated code requires additional specification, color, and roofing.
8. No garage shall be converted into residential living space or used other than as originally designed

ADDITIONS – WALKWAYS/Walkway Extensions

1. All walkways are subject to ARC approval.
2. Walkways shall be brick, natural stone, pavers, or tile. The material must be in a color to complement the color scheme of the house or otherwise in compliance with other guidelines addressing material color.
3. Wooden or composite material walkways are not permitted.
4. All utilities and irrigation lines are to be identified prior to alteration. All sprinkler heads under the walkways must be capped. The Association shall not be responsible for any failure to identify utilities and irrigation lines.
5. Walkways shall not encroach or cross any easement or setback.
6. Power washing and/or sealing of walkways in a clear, protective sealant does not require ARC approval.
7. Walkways shall not exceed thirty-six inches (36”) in width.

ADDRESS NUMBERS

1. Number color shall be black or bronze, no smaller than four inches (4”) high and two inches (2”) wide, and no larger than six inches (6”) high and four inches (4”) wide.

AIR CONDITIONERS

1. Replacement of existing Air Conditioner (AC) units and components are not subject to ARC review and approval.
2. Adding additional AC units, Mini Split AC units, and external components (compressor) are subject to ARC review and approval.
3. AC Compressors shall be set back a minimum of ten feet (10’) from the front of the house.
4. External AC components must be concealed with landscaping, so as not to be visible from adjacent streets or units.
5. No window (or through-the-wall) air conditioners are allowed on any portion of the Residential Unit (house).
6. All wire conduits affixed to the exterior walls of the home must match the exterior body color of the home.

CLOTHESLINES

1. Refer to DCCR 9.18

EXTERIOR DOORS

1. Original exterior door locations shall be retained.
2. Request for installation of additional exterior doors is subject to ARC approval
3. Door color shall be one of the following:
    a) The door shall be painted the door color of the chosen home color scheme.
    b) The door shall be painted dark bronze or black to match the window casings.
    c) Stained or varnished a dark bronze, dark brown, or black, so that the natural wood grain is shown.

d) If metal or fiberglass door is factory finished, it must be either dark bronze or black in color.

4. Door materials, manufacturing, and installation shall meet requirements of the Florida Building code.

DRIVEWAYS

1. All driveway extensions or modifications are subject to ARC approval.
2. All approved driveway extensions or modifications are to be in accordance with all Florida laws as well as all County, City, or Local regulations and codes including the Planned Urban Development guidelines for driveways.
3. Driveways shall only be constructed with either paver stone or concrete, and only one driveway material shall be used.
4. Driveway extensions shall be limited to no more than four feet (4') in width, with two feet (2') maximum on each side of the existing driveway and in accordance with the P.U.D.
5. No driveway extension shall be permitted beyond the external sidelines of the garage.
6. Power washing and/or sealing of driveways in a clear, protective sealant does not require ARC approval.
7. Painting of any paver stone or concrete is prohibited.

FENCES

1. All fencing is subject to ARC approval.
2. Only bronze aluminum rail fences shall be approved.
3. The pickets shall not be spaced closer than three inches (3") on center and shall be no thicker than one inch (1").
4. The height shall be a minimum of forty-eight inches (48") and shall not exceed sixty inches (60").
5. Yard fences must have a minimum of one (1) gate, which must be at least sixty inches (60") wide, to allow access to landscape equipment.
6. Pool fences must have a minimum of one gate, which must be at least forty-eight inches (48") wide.

7. Fencing shall be set back a minimum of ten feet (10') back from the front corner of the home that is farthest from the sidewalk.
8. Fencing shall also be set back a minimum of five feet (5') from the sidewalk and street on corner lots.
9. Fences shall not encroach or cross Association Property or common areas.
10. Fences shall not encroach or cross any easement.

FENCE - PET

1. All pet fences are subject to ARC approval.
2. Invisible fences are prohibited for use as the only means of containing pets on the homeowner's parcel
3. Invisible fences shall only be installed as a secondary containment barrier inside a physical fence.
4. Pet fences or fence coverings: the only fence covering permitted is specifically designed to ensure safety for small children and small pets. It may not exceed fifteen inches (15") in height from the ground to the top of the covering. It must be transparent and substantially like the pet fence offered by Home Depot (model #2A140073.) No other fence covering may be attached to a fence.

FLAGS

1. Refer to DCCR 9.11

INGROUND FLAGPOLES

1. In-ground flag poles are subject to ARC review and approval.
2. A flagpole shall not be used as an antenna.
3. In-ground flagpole material and installation:
    a. Shall be constructed of metal or fiberglass.
    b. Installed to meet Florida Building Code.
    c. On any portion of the homeowner's parcel, except within or upon an easement.
    d. Five-foot (5') minimum setback from property lines so as not to obstruct sightlines for intersections or driveways.

4. In-ground flagpole height:
    a. Maximum height of Twenty-Five feet (25)' for lots with less than Fifty feet (50)' of street frontage width, or Thirty-Five feet (35') for lots with more than Fifty-One feet (51)' of street frontage width. Measured from the average grade to the top of the flagpole.
5. Number of in-ground flagpoles:
    a. One flagpole for lots with Fifty feet (50') or less of street frontage or a maximum of two flagpoles for lots with Fifty-one feet (51') to One Hundred Fifty (150') of street frontage.

GARAGE DOORS

1. Garage door installation or modifications are subject to ARC approval.
2. The garage door must be painted the garage door color designated in chosen color scheme.
3. Garage door windows may be permitted, subject to ARC approval.
4. Door materials, manufacturing, and installation shall meet the Florida Building Code.
5. Refer to room addition guidelines.

GUTTERS

1. Refer to Sewer and Drain Guidelines.

GENERATORS

1. All generators are subject to ARC approval.
2. Permanent standby generators must be installed and mounted on a concrete pad on the non-zero lot line side of the house unless otherwise required by the Florida Building Code.
3. Generators shall be powered by the home's natural gas line. No propane or fuel tanks are permitted.
4. Generators shall be concealed with landscaping, so as not to be visible from the street or adjacent units.
5. The generator must only be operated when there is a power outage or for

the briefest possible time to test or maintain it, as required by the manufacturer.

6. Portable generators shall be stored in the garage and only placed outside during periods of power outage. They shall be operated in accordance with the manufacturer's directions and located as far as possible from all adjacent houses.
7. Generators shall not be operated inside the home or garage.
8. All exterior wires and conduits affixed to the home must be painted to match the exterior body color of the home. Permissible wiring must be contained in conduits.

LANDSCAPING

1. Any material modification to existing landscaping, including the installation, removal, or relocation of plants, trees, hedges, sod, mulch, or hardscape, or any change to the landscaping design or plant layout, is subject to ARC approval. Routine maintenance and trimming does not require ARC approval. ARC approval is also not required where a homeowner replaces a dead, dying or damaged plant with an in-kind plant in a substantially same location.
2. Proposed changes must be consistent with the look of the community, and removal of most, or all of the landscaping is not allowed.
3. The homeowner is responsible for the maintenance and upkeep of all additional landscaping unless otherwise specified in the community landscaping contract.
4. The homeowner must maintain all landscaping per DCCR requirements if they have chosen to opt out of the landscaping service provided by the HOA.
5. All hedge material over eight feet (8') in height must be maintained at the sole expense of the homeowner.
6. Landscaping beds and trees must be mulched with black, brown, or natural color mulch, pine bark, cypress wood chips, or rocks. If using rock, the size must be between three-eighths inches (3/8") to three-inch (3") pieces. All rocks must be earth tone colors. Any rocks larger than three inches (3")

shall be subject to ARC approval. All rock must be contained with natural color rigid landscape edging or paver stone.

7. Landscaping shall be planted inside the property line or easements by a minimum of six inches (6”).
8. On corner lots, hedging must be set back at least five feet (5’) from sidewalks and roadways.
9. All utilities and irrigation lines must be identified prior to alteration. The Association shall not be responsible for any failure to identify utilities and irrigation lines.
10. Fountains, water features, and sculptures are not permitted unless contained within an enclosed lanai or pool area.
11. Synthetic turf is permitted in accordance with the synthetic turf guideline.
12. Artificial plants are prohibited in landscaping beds.
13. Owner may not remove, alter, or add any landscaping in any public utility, drainage easement or right of way.

Note: Additional watering during drought season is at the homeowner’s expense.

The following is a list of plant material not permitted in the community.

Prohibited Plants - The following list of plant species are defined as Category 1 nuisance and invasive exotic vegetation but the Florida Exotic Pest Plant Council.

1. Rosary Pea (Abrus precatorius)
2. Earleaf acacia (Acacia auriculiformis)
3. Mimosa, silk tree (Albiza julibrissin)
4. Woman’s tongue (Albizia lebbeck)
5. Coral ardisia (Ardisia crenata)
6. Shoebutton ardisia (Ardisia elliptica)
7. Asparagus fern (Asparagus densiflorus)
8. Orchid tree (Bauhinia variegat a)
9. Bischofta (Bischofia javanica)
10. Santa Maria, Mastwood (Calophyllum antillanum)
11. Australian pine (Casuarina equiesetifolia)
12. Suckering Australian pine (Casuarina glauca)

13. Day jessamine (Cestrum diurnum)
14. Camphor tree (Cinnamomum camphora)
15. Taro, wild taro (Colocasia esculenta)
16. Carrotwood (Cupaniopsis anacardiodes)
17. Winged yam (Dioscorea alata)
18. Air potato (Dioscorea bulbifera)
19. Water-hyacinth (Eichornia crassipes)
20. Surinam cherry (Eugenia uniflora)
21. Laurel fig (Ficus microcarpa)
22. Hydrilla (Hyrdrilla verticillate)
23. Green hygro (Hygrophila polysperma)
24. West Indian marsh grass (Hymenachne amplexicaulis)
25. Cogan grass (Imperata cylindrica)
26. Water spinach (Ipomoea aquatica)
27. Gold-Coast jasmine (Jasminum dichotomum)
28. Brazilian jasmine (Jasminum fluminense)
29. Lantana (Lantana camara)
30. Chinese privet (Ligustrum sinense)
31. Japanese honeysuckle (Lonicera japonica)
32. Japanese climbing fern (Lygodium japonicum)
33. Old world climbing fern (Lygodium microphyllum)
34. Cat's claw vice (Macfadyena unguis-cati)
35. Melaleuca (Melalueca quinquenervia)
36. Chinaberry (Melia azerdarach)
37. Catclaw mimosa (Mimose pigra)
38. Heavenly bamboo (Nandina domestica)
39. Sword fern (Nephrolepis cordifolia)
40. Asian sword fern (Nephrolepis multiflora)
41. Burma reed (Neyraudia renaudiana)
42. Sewer vine (Paederia cruddasiana)
43. Skunk vine (Paederia foetida)
44. Torpedo grass (Panicum repens)

45. Napier grass (Pennisetum purpureum)
46. Water lettuce (Pistia stratiotes)
47. Strawberry guava, cattley guava (Psidium cattleianum)
48. Guava (Psidium guajava)
49. Kudzu vine (Pueraria montana)
50. Downey rose-myrtle (Rhodomyrtus tomentosa)
51. Oyster plant (Rhoeo spathacea)
52. Chinese tallow tree (Sapium sebiferum)
53. Beach naupaka (Scaevola sericea)
54. Schefflera (Schefflera actinophylla)
55. Brazilian pepper (Schinus terebinthifolius)

LIGHTING – CARRIAGE

1. Carriage lighting is subject to ARC approval.
2. Original locations of carriage lights shall be retained.
3. Lights not to exceed twenty-four (24") in height.
4. Light fixture color shall be black or bronze.
5. The bulb color shall be a soft white or cool white shade.
6. Light shall be directed to illuminate driveways and walkways.

LIGHTING- DECORATIVE/HOLIDAY

Decorative/Holiday lights do not need ARC approval but must comply with DCCR 9.16, which provides seasonal decorative lights may be displayed on Halloween, and between the day after Thanksgiving and January 10th only.

LIGHTING - LANDSCAPING

1. All landscape lighting is subject to ARC approval.
2. Landscape lighting, solar or wired, may only be installed in landscaping beds or along walkways.
3. Landscape lighting wire shall be buried at least six inches (6") deep.
4. Individual lights shall be black, bronze, or copper in color. The bulb color must be a shade of white.

5. Post mounted lights shall not exceed 12 inches (12”) in height. Hanger mounted lights shall not exceed 24 inches (24”) in height from the top of the light fixture to ground level.
6. Lighting shall be low voltage and recessed to shield the source of the light. Low voltage fixtures shall be located and aimed so as not to shine on neighboring properties. Tree mounted lights are not allowed.
7. Wiring will be placed below grade. Other lighting Hardware (i.e., Junction boxes) will be screened by landscape material to minimize daytime visibility.
8. All utilities and irrigation lines are to be identified prior to installation. The Association shall not be responsible for any failure to identify utilities and irrigations lines.

LIGHTING – SECURITY

1. All Security lighting is subject to ARC approval.
2. Original locations of security lights shall be retained unless additional lights are installed, in which case they shall only be permitted under the roof overhang.
3. Light fixture color shall be black or bronze.
4. The bulb color shall be soft white or cool white.
5. Lights shall be directed to illuminate driveways, walkways, and yards. Lights shall not be directed onto the neighboring properties, adjacent unit or street.

LIGHTING – TRIM LIGHTING/HOLIDAY

1. All Trim lighting is subject to ARC approval.
2. Trim lights shall only be permitted inside the soffit behind the existing fascia or beneath eaves and must be concealed from ordinary street view.
3. Lights shall not be directed onto the neighboring properties, adjacent units or street.
4. Trim lights may only be “ON” on Halloween, and between the day after Thanksgiving and January 10th as stated in Section 9.16 of the DCCR.

LIGHTING- TRIM LIGHTING/SECURITY

1. All Trim lighting is subject to ARC approval.
2. Trim lights shall only be permitted inside the soffit behind the existing fascia or beneath eaves, and must be concealed from ordinary street view.
3. Lights shall not be directed onto the neighboring properties, adjacent units or street.
4. Permanent Trim lighting systems being used for security purposes shall be soft white or cool white only and shall be programmed to solely illuminate from the corners of the home only.
5. The following are prohibited: flashing lights, strobe effect, rapid color changes, animated chasing patterns, excessively bright displays, and neon or glaring colors.

PAINTING-EXTERIOR

1. All exterior painting is subject to ARC approval.
2. Homeowners must utilize one of the approved Sonoma Isles paint schemes.
3. Sonoma Isles paint schemes are on the Sonoma Isles Homeowner Portal. Homeowners may purchase paint from any retailer.
4. Each Sonoma Isles paint scheme consists of pre-selected colors for the house body, trim, garage door, front door & shutters, roof tile, and stone options.
5. Once a Sonoma Isles paint scheme is selected by a Homeowner, the entire paint scheme must be utilized. Homeowners are not permitted to mix and match colors from different paint schemes.
6. Exterior Door color shall be one of the following.
    a) The door shall be painted the door color of the chosen home color scheme.
    b) The door shall be painted dark bronze, dark brown, or black to match the window casings.

c) Stained or varnished dark bronze, dark brown, or black so that the natural wood grain is shown.
d) If metal or fiberglass door is factory finished it must be either dark bronze or black in color

7. The same Sonoma Isles paint scheme cannot be used on consecutive homes on the same side of the street, or on homes directly across the street from each other.
8. When painting a roof, Homeowners must utilize paint that is specifically designed and manufactured for roof use.
9. Gutters must be dark bronze or match the house trim color of the Sonoma Isles paint scheme selected for the residence.
10. Downspouts must be dark bronze in color or painted to match the house body color of the Sonoma Isles paint scheme selected for the residence.
11. All exterior wires and conduits affixed to the home must be painted to match the exterior body color of the home. Permissible wiring must be contained in conduits.

PATIO EXTENSIONS

1. Patio extensions are subject to ARC approval.
2. Patios must be built in accordance with all Florida laws as well as all County, City, or Local regulations and codes.
3. Patio extensions are only permitted in the rear of the home.
4. Patio extensions cannot extend more than ten feet (10') beyond the exterior wall of the home into the non-zero lot side.
5. Patios shall be brick, natural stone, pavers, synthetic turf, or tile. The material must be in a color to complement the color palette of the house or otherwise in compliance with other guidelines addressing material color.
6. Wooden or composite material decks are not permitted.
7. All utilities and irrigation lines are to be identified prior to alteration. All sprinkler heads under the patio extension must be capped. The Association shall not be responsible for any failure to identify utilities and irrigation lines.
8. Patio extensions shall not encroach or cross any easement.

9. Homeowners are prohibited from modifying any grading on any property that is detrimental to any adjacent property.
10. Homeowners are prohibited from installing any landscaping, improvements, or structures that impair the storm water management system.

PERGOLA, TIKI HUT, OR THE EQUIVALENT

1. All designs, sizes, and locations are subject to ARC approval.
2. All materials, manufacturing, and installation shall meet the Florida Building Code.
3. A picture and the dimensions of the structure must be submitted with the ARC Application.
4. The overall height of the structure may not exceed ten feet (10') in height. However, the height may be reduced by the ARC based on the lot size and impact on neighboring lots. This will be determined by a site visit, if deemed necessary by the ARC.
5. Walls, either slotted or solid are prohibited as per DCCR 9.12 and 9.15.
6. Applications for the structure must include the survey showing its intended placement. The structure shall be screened with landscaping, so as not to be substantially visible from any adjacent unit or street.
7. Structure must be securely anchored and installed according to the Florida Building Code.
8. Any detachable parts on the structure must be removed and stored in a safe location once a tropical storm or more severe storm warning is in effect.
9. Structures shall only be placed in the rear of the parcel.
10. Refer to Patio Extensions, Screen Enclosures, and Room Additions Guidelines.

PLAY STRUCTURES, RECREATIONAL EQUIPMENT, AND SWING SETS

1. All play structures, recreational equipment, and swing sets are subject to ARC approval.
2. Play structures, recreational equipment, and swing sets include, but are not

limited to, gym and/or swing sets, slides, playsets, soccer nets, playhouses, tetherball poles, etc.

3. A picture and the dimensions of the play structure must be submitted with the ARC Application.
4. ARC applications for in-ground trampolines must include proper drainage system plans.
5. The overall height of play structures may not exceed twelve feet (12') in height. However, the height may be reduced by the ARC based on the lot size and impact on neighboring lots. This will be determined by a site visit if deemed necessary by the ARC.
6. Applications for the structure must include the survey showing its intended placement. The structures shall be concealed with landscaping, so as not to be visible from any adjacent units or street.
7. Canopies and "roofs" of play structures shall be of earth toned colors—tan, brown, olive or forest green.
8. Play structures must be securely anchored and installed in a manner so that strong or tropical force winds, or higher, will not carry it to other properties, causing damage or bodily injury.
9. Any detachable parts on play structures must be removed and stored in a safe location when a tropical storm or hurricane warning is in effect.
10. Play structures shall only be placed in the rear of the unit or on the non-zero lot side.
11. Play structures shall not be placed in the front of the unit and must be set back a minimum of ten feet (10') from the front corner of the home that is farthest from the sidewalk.

POOL/SPA/POOL and SPA EQUIPMENT

1. All pools and spas are subject to ARC approval.
2. Above-ground pools and spas are prohibited.
3. Pools are prohibited on side and front of lots.
4. Pools may not encroach into or alter the slope of any lake maintenance easement.

5. All swimming pools, spas, and equipment must be built in accordance with Chapter 515, Florida Statutes, Residential Swimming Pool Safety Act, effective October 1, 2000, and all applicable amendments, as well as all County, City, or Local regulations and codes.
6. Pools and spas are to have either a screen enclosure or fence, according to screen enclosure and fencing guidelines.
7. Pool equipment shall be walled in or placed in sight-screened or fenced-in areas and concealed with landscaping at least the same height as the equipment, so as not to be visible from any adjacent streets or any units.
8. Pool deck/screen enclosure cannot extend more than ten feet (10') beyond the exterior wall of the home, onto the non-zero lot side.
9. Diving boards, spring boards, slides, or any other device designed to propel an individual into a pool are subject to prior review and approval by the ARC.
10. All utilities and irrigation lines are to be identified prior to construction. The Association shall not be responsible for any failure to identify utilities and irrigation lines.
11. Irrigation lines and heads that run through pool or deck area must be capped and/or rerouted to prevent water flow under the pool and deck area.
12. Adequate irrigation coverage for all landscaping is required after project completion subject to inspection by the community landscaper.
13. All additional or replacement landscaping completed at the time of pool installation must be included in the pool application and must be in accordance with the landscaping guidelines.
14. Pool permit submittals are to indicate the expected elevations and property slopes upon completion of pool and deck installation.
15. The pool overflow (if fitted) must be clearly marked on the pool piping schematic and its location clearly marked on the pool permit survey when both documents are submitted to the town of Jupiter for approval.
16. The overflow line must be led into a drywell or equivalent retention facility located on the homeowner's parcel. In no event shall the drywell, or equivalent retention facility be in the LME or drain onto adjacent lots.
17. If no overflow line is installed, a signed statement from the installing

contractor must be provided with the application.

18. Homeowners are required to maintain the area around the drywell to keep it free from erosion.
19. Under no circumstances shall a contractor make penetrations or punctures into, or trench through the repaired sections of the LME.
20. Any deck drains, grading drains, downspout drains added to or moved on the property during the pool construction are to be located such that they overflow into existing swales.
21. Existing Builder installed swale drain boxes are not to be altered, relocated or encumbered by new landscaping.

Note: Project construction/installation must be in accordance with the approved application. Homeowners are responsible for following all stipulations stated on the application. Any changes or additions to the approved application must be submitted as an amendment and approved by the Architectural Review Committee prior to implementation of changes/additions.

ROOF

1. Replacement, Modifications or additions to roofs are subject to ARC approval.
2. Roofing materials shall be limited to concrete roofing tiles or other fire-resistant roof covering materials.
3. Roof color shall be consistent with the community palette.
4. See Exterior Painting Guideline.

SATELLITE DISHES and ANTENNAS

1. All satellite dishes and antennas are subject to ARC approval.
2. All approved satellite dishes and antennas are to be in accordance with all Florida laws as well as all County, City, or Local regulations and codes.
3. All satellite dishes and antennas not covered by the Federal Communications Commission (FCC) rules are prohibited.
4. No such equipment may interfere with the internet, radio, or television

reception of other homes.

5. All satellite dishes must be no larger than one meter or thirty-nine and three-eighths inches (39.37”) in diameter.
6. Satellite dishes shall be mounted on the rear wall or rear half of the sidewall of the house.
7. Satellite dishes are not to be placed on top of roofs and shall not extend above the roof line.
8. All exterior wires and conduits affixed to the home must be painted to match the exterior body color of the home. Permissible wiring must be contained in conduits.

SCREEN ENCLOSURES

1. All screen enclosures are subject to ARC approval.
2. Framing must be anodized or electrostatically painted aluminum bronze color. All support cables, screws, and fasteners shall be of a non- corrosive material, such as stainless steel.
3. Screening shall be charcoal, and at standard mesh size or smaller, including screened roofs. No opaque or decorative screening is permitted.
4. Roof lines may not exceed the peak height of the house.
5. Screen enclosure cannot extend more than ten feet (10’) beyond the exterior wall of the home into the non-zero lot side.

SEWER AND DRAINS

1. All drain modifications are subject to ARC approval.
2. Gutter, downspout, and pool deco drain water modifications directing the water away from the homeowner’s unit shall not direct the water onto an adjacent unit but must instead direct the water along the swale into the developer installed drains.
3. Gutters shall be dark bronze, or painted trim color of the home.
4. Downspouts shall be dark bronze or painted body color of the home.
5. Underground downspouts shall direct the water into an already installed drain or disperse the water through a pop-up gutter drain emitter.

6. Stormwater or sewer drains shall not be modified.

SIGNS

1. All signs are subject to ARC approval except for those categories of permitted signs listed below.
2. No sign, poster, notice, advertisement, display, endorsement, or directional information shall be erected, including, without limitation, those of realtors, homeowner businesses or activities, contractors, subcontractors, or campaign material. “For sale,” “For rent,” and “By owner” signs are strictly prohibited.
3. Signs must be portable and removable and shall not be nailed or otherwise permanently attached to the unit, fence, street signage, lamp poles, trees or other landscaping.
4. Signs shall not be obscene in nature or design.
5. Signs shall be maintained in good condition.
6. Signs shall be placed a minimum of five feet (5’) back from the sidewalk.
7. Signs shall not be placed on common property. Builders, contractors, or subcontractors shall be permitted to erect and post signage that is required by legal or zoning requirements. This signage shall be removed upon completion of the project.
8. The Board of Directors and Management Company shall be permitted to post signage as needed in the course of their duties.
9. Homeowners shall be permitted to post temporary celebratory signs for 72 hours.
10. Homeowners shall be permitted to post temporary holiday signs for the duration of the holiday or within the timelines permitted by the Management Company.
11. “Children at play” free-standing signs may be utilized only while the children are at play. These signs shall not impede the sidewalk or roadway.
12. Home security signs shall be permitted to be posted.
13. “Beware of dog” or similar pet warning signs shall be permitted to be posted on the fence indicating the area of containment.

SOLAR COLLECTORS

1. Solar Collector installation are subject to ARC approval.
2. Solar Collectors shall only be mounted on the rear roof of the unit.
3. Solar Collectors shall not extend beyond the roof line at the highest point or beyond the edge of the roof.
4. Based on roof design and unit directional layout, if adhering to items 1 and 2 reduces effectiveness of the solar collectors, a variance may be granted based on Fla. Stat. 163.04 (2024), as amended from time to time.
5. All exterior wires and conduits affixed to the home must be painted to match the exterior body color of the home. Permissible wiring must be contained in conduits.

STORM SCREENS AND SHUTTERS

1. All storm shutters and screens are subject to ARC approval.
2. Permanent metal accordion shutters or panels are prohibited.
3. Bahama, Colonial, or Clamshell Shutters are prohibited.
4. Metal and Clear storm panels are prohibited.
5. Roll down hurricane screens and shutters are permitted. Roll down hurricane screens and shutters should be black or match body color of the home. The housing should be bronze or match the house color scheme.
6. Roll down hurricane screens are only permitted on the rear lanai and front entryway.
7. Roll down hurricane shutters are only permitted on the rear lanai.

SUMMER KITCHEN

1. Summer Kitchen installation is subject to ARC approval.
2. Summer kitchens can only be constructed within the lanai or connected to the rear of the unit.
3. Supply a detailed drawing or picture of the proposed kitchen. Include the dimensions of the kitchen and materials to be used.

4. The kitchen must have sufficient landscaping so as not to be visible from the street or adjacent units.

SYNTHETIC TURF

1. All synthetic turf is subject to ARC approval.
2. Synthetic turf is permitted in the back and non-zero side yards. The synthetic turf is to be a natural green color. The synthetic turf must be set back a minimum of ten (10') feet from the front edge of the house toward the rear. There must be a buffer zone between the synthetic turf and neighboring natural grass.
3. The transition must be one of the following:
    a. Mulch or Rock to create a twelve (12") inch wide barrier between the turf and natural grass If using rock, the size of the rocks must be three-eighths of an inch (3/8") to three-inch pieces (3"). All rocks must be contained with a natural color rigid landscape edging or paver stone.
    b. Paver Stone may be used to create a twelve (12") inch buffer (paver sample must be submitted)
    c. Plants
    d. A Metal barrier is to be installed at the bottom rail of a fence. The metal barrier must be attached to the bottom rail of the fence on the inside and must extend downward into the ground. The metal barrier must be bronze in color to match the fence and may not be any higher than the bottom rail of the fence. If option (d) is selected, a paver pad must be installed for transition purposes at any gate location. The paver pad must match the width of the gate and must extend a minimum of one foot (1'). The homeowner must keep the chosen transition in good condition and repair. The HOA and its contracted landscape company are not liable for damage to the synthetic turf, metal barrier, or fence.
4. The pile height is to be a minimum of one and a one half to two inches (1

½" to 2"), excluding decorative accent turf. Putting green turf is subject to review and approval by the ARC.

5. Turf backing must be permeable.
6. Turf seams must not be visible. Turf that is wrinkled or uneven must be repaired or replaced. All turf that has not maintained a natural color or upright position must be replaced. Patching is prohibited.
7. Adequate base drainage must be provided beneath the turf. Turf is not allowed directly under trees with surface roots.
8. All utilities and irrigation lines are to be identified prior to alteration. All sprinkler heads under the turf must be capped. The Association shall not be responsible for any failure to identify utilities and irrigation lines.
9. A turf sample no larger than twelve inches (12") x twelve inches (12") in size shall be submitted for ARC review.

WALL SURFACE – HOME EXTERIOR

1. Any modification to the original wall surface covering is subject to ARC approval.
2. All Units shall be covered with a non-combustible material such as, but not limited to, stucco exterior wall surface covering.
3. The addition or modification of existing exterior decorative wall elements such as medallions, quoins, or metal structures are subject to ARC approval.
4. Wood products are expressly permitted for trims, soffits, doors, door jambs, windows, and residential accessories.

WALLS

1. No wall shall be constructed on any parcel pursuant to DCCR 9.15, except as otherwise stated in this section.
    1. A wall can be constructed to conceal all oil tanks, bottled gas tanks, swimming pool equipment, housing and sprinkler pumps and other such outdoor equipment pursuant to DCCR 9.12; however, such wall shall not exceed the height of the equipment sought to be concealed

and must be shielded by adequate landscaping so as not to be visible from the street or adjacent unit.

2. A wall can be constructed as part of a pool/spa design; however, such pool/spa wall shall not exceed a height of three (3') feet.
3. A wall can be constructed within the existing lanai footprint for the purpose of structural support for a summer kitchen and/or modifying the lanai into a "Florida room."
4. No wall, whether solid or slotted, shall be constructed in a pergola, tiki hut or equivalent structure.

WATER TREATMENT SYSTEMS

1. All water treatment systems are subject to prior approval of the ARC.
2. All water treatment systems must be in accordance with all applicable Florida laws as well as all County, City and local regulations and codes.
3. The water treatment system shall be concealed with landscaping material so as not to be visible from any adjacent streets or units.
4. All exterior wires and conduits affixed to the home must be painted to match the exterior body color of the home. Permissible wiring must be contained in conduits.

WINDOWS AND GLASS

1. Window modifications or additions are subject to ARC approval.
2. Original window locations of the home shall be retained.
3. Laminated glass and window film architecturally designed to function as hurricane protection which complies with the applicable building code may be used.
4. Reflective glass or reflective film is prohibited.
5. Exterior decorative window coverings such as shades, shutters, or awnings are subject to ARC approval.