

VICTORIA GROVE HOMEOWNERS ASSOCIATION, INC.
ARC INFORMATION AND REQUIRED DOCUMENTS/DEPOSITS TO BE SUBMITTED

Effective January 31, 2019

All changes and/or additions to the exterior of any Lot and/or House within Victoria Grove HOA must not commence until approved in writing by the Victoria Grove Architectural Review Committee ("ARC"). All requests for changes and/or additions to the exterior of any Lot and/or House within Victoria Grove must be made via the Association's approved ARC application together with all required documentation and deposit, if any, as required by the Association. No work shall commence unless and until the ARC approves same in writing. The ARC currently meets twice a month (the second and last Wednesday of each month).

Any contractor doing work within Victoria Grove HOA must be licensed and insured and provide proof of same. In addition to the ARC Application and subject to ARC criteria and approval, please submit the following document and deposit, if necessary:

TYPE OF REQUEST	ARC INFORMATION	DOCUMENTS TO SUBMIT	DEPOSIT
Screen Enclosure	Must be white aluminum with standard charcoal colored screen. Maximum 6" kick plates and must be white aluminum. No half walls allowed. Screening only - no permanent roofs including, but not limited to aluminum, fiberglass and/or corrugated roofs allowed.	Plans drawn by licensed contractor including specification of material and color(s) to be used.	\$1,000.00
Fence(s) / Gate(s)	No front fences allowed. Must be white aluminum, minimum 4' tall and maximum of 5' tall. At least one (1) gate must be 60" wide to accommodate commercial lawn mowers.	Survey, style, color(s) to be used, drawing showing proposed installation.	\$1,000.00
Patio	No pavers/stone/walkways are permitted in the front and/or side/between houses. Patios must be brick pavers in Association approved style and color only. Must be original builder style/material/color. No concrete slabs allowed. Homeowner is responsible for all irrigation including, but not limited to, damage and/or re-routing of irrigation lines to accommodate patio.	Survey, plan drawn with accurate measurements showing material and color to be used.	\$1,000.00
Driveways	Must be original builder style/material/color. No concrete slabs allowed. Homeowner is responsible for all irrigation including, but not limited to, damage and/or re-routing of irrigation lines. No	Survey, plan drawn with accurate measurements showing material and color to be used.	\$1,000.00

Driveways Cont'd	plantings or other landscaping/edging is/are allowed along the driveway. No widening of driveways is allowed. Driveways must remain the same size as originally delivered by developer.		
House/Trim Painting	Must be approved Association Color and Color Scheme within the community. Exterior Paint Colors are kept on file at the Association's Office. Trim must be color "EXTRA WHITE".	Written detail of approved Association color including sample of paint color if the Association deems necessary.	N/A
Shutters	Must be approved Association style/material/color pursuant to the Association's Color Scheme.	Written detail of approved Association style/material/color.	N/A
Pool Installation	All patios and pool decks must be brick pavers or an approved concrete surface such as spray deck or colored or stamped concrete in approved style/material/color. No plain concrete/cement will be approved. Pool equipment must be located on the side/back of home and shielded from view by approved shrubs. Homeowner is responsible for all irrigation including, but not limited to, damage and/or re-routing of irrigation lines to accommodate pool.	Survey, plan drawn with accurate measurement showing material and color to be used. Screen enclosure, fence and/or landscape plan require separate submission(s).	\$1,500.00
Hurricane Shutters	New installation must be accordion type and white in color.	Photos of windows where the shutters are to be installed and product brochure showing style, material and color.	N/A
Windows/Doors	Must be white in color and must be of the identical design (style and size) of the original builder installed windows and/or doors.	Photos of windows/doors where to be replaced/installed and product brochure showing style, material and color.	N/A
Solar Panels	Provide detail of material.	Provide detail of material to be used.	N/A
Landscape Improvement	No plantings allowed between houses. No plantings on easements. No plantings outside your property line. When removing trees, Village of Royal Palm Beach requires replacement of 2 trees to each 1 tree removed. Owner obligation to maintain new plantings. No citrus trees allowed.	Survey, drawing showing what is to be removed and what is to be replaced including the type of plant/tree/shrub, etc. and height of maturity and location of any landscape lighting.	\$500.00
Playground Equipment	No trampolines allowed.	Survey, brochure of product showing style, color and location of placement of equipment in rear yard only.	N/A

Fountains/Statues	Must be confined within the builder's original flower beds when in front yards. Bird baths maximum of 3' tall. Fountains maximum of 5' tall.	Survey, drawing depicting what is to be removed, if anything, and what is being placed including design with color/material depicted.	N/A
Standby Generators	Must be permanently installed towards the front side of the home and approved landscape shrubs must be planted around the installed generator to shield from view.	Survey, drawing depicting accurate location of where generator is to be installed.	\$500.00
Adding Patio Roof	Roof must be structurally attached to home as if built as part of the home by the original builder. Must be same style/color/material as original builder installed roof. Must be approved Association style/material/color pursuant to the Association's color scheme and existing house roof.	Plans drawn by licensed contractor including specification of material and color(s) to be used.	\$1,500.00
Retractable Awnings	Only allowed on rear of home. Color must match either the roof or the house.	Plans drawn showing exact location to be installed and proof of approved color.	N/A
Roof	Must be approved Association style/material/color pursuant to the Association's Color Scheme.	Survey, proposed contract or estimate showing Association approved style/material/color.	\$1,000.00
Water Softeners	Must be located on the front side of home and shielded from view by approved shrubs.	Plans drawn by licensed contractor including specification of material and color(s) to be used.	\$1,000.00

EXAMPLES OF ITEMS NOT PERMITTED (NOT AN EXHUASTIVE LIST):

-NO MODIFICATIONS TO THE ORIGINAL STRUCTURE INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

- No cutting into the original structure.
 - No roof exhaust fans are allowed to be installed.
 - No walls or half walls allowed to be built on lots.
 - No pavers/stone/walkways permitted in front &/or side yard (between homes).
 - NO BARE FLOWEBEDS ALLOWED. NO LIVING WALLS / NO TRELLISES OR ARBOR IN FRONT OR SIDE YARDS.
 - SATELLITE DISHES SHOULD BE PLACED IN THE REAR OF THE HOME.
 - In addition to the above, it is the Owner's obligation to assure that all Village of Royal Palm Beach ordinances, codes, etc. are complied with including, but not limited to, obtaining Permit(s) when required by the Village of Royal Palm Beach.
- No enclosed garages.
 - No enclosing of windows.
 - No plantings or edging down the driveway.