

GUIDELINES FOR SUBMITTING AND REVIEWING ARB REQUEST

May 2015

1. Every Aberdeen resident who desires to modify or refurbish the exterior of his unit and/or the grounds immediately surrounding the unit must complete an ARB Request on the appropriate form supplied to each Homeowner's Association by the POA Property Manager, currently Campbell Property Management, (561) 432-2703.

2. The ARB Request is submitted to and reviewed by each respective Homeowner's Association, Architectural Review Committee designated by the President of the Homeowner's Association Board of Directors. Certain ARB Request, listed below, can be acted on solely by the ARC; all others are forwarded to the POA Architectural Review Board for final determination, regardless of the action taken by the local ARC. ARB Requests that fall under the jurisdiction of the local ARC's include:
 - a. Landscaping of individual residential units and community common areas
 - b. Residential unit house numbers
 - c. Mailboxes
 - d. Residential unit outer doors, storm/screen doors, front door screened entrance enclosures
 - e. Placement of satellite dishes not to exceed one meter in diameter including screening landscaping treatment
 - f. Color of paint for residential units, outbuildings, recreational facilities and trash can enclosures
 - g. Driveway surfacing treatment
 - h. Addition of gutters and leaders

3. The POA-ARB meets once a month following the POA Board Meeting on the first Thursday of each month, except July and August. Special ARB Requests may be reviewed as received, depending on the nature and urgency of the request. The POA-ARB may approve, disapprove or return the ARB Request to the local ARC for further consideration, additional information or clarification. The Applicant and the concerned Homeowner's Association are formally notified of the results of the POA-ARB review by Campbell Property Management.

4. In almost all instances, the POA-ARB will accept the decision of the local ARC. In rare cases, after a thorough investigation, the POA-ARB may override the ARC decision due to extraordinary circumstances as determined by the POA-ARB. Homeowners may appeal the decision of the POA-ARB by contacting the President of the POA and requesting an appearance before the POA Advisory Board to present their arguments. The decision of the POA Advisory Board is final.
5. In reviewing the ARB Requests, the POA-ARB will be looking for the following specific information:
 - a. The name of the applicant's community
 - b. Signature of applicant submitting the request
 - c. Action and sign off by local ARC
 - d. Acknowledgement of neighbors residing on each side of the applicant
 - e. A site plan of the applicant's property indicating the residence, lot lines and outlining the area of work. Some older East residents may not have a Developer's supplied site plan. They should furnish a sketch showing the required information
 - f. A complete description and sketch clearly indicating the work to be done
 - g. Data showing the product meets or exceeds **Miami Dade and Palm Beach County code requirements**. This applies to hurricane related modifications i.e. hurricane shutters, hurricane windows and glass enclosures.
 - h. Outside Contractor's license and certificate of insurance. Homeowners, who elect to obtain ARB Request approval before selecting a Contractor, should check for insurance coverage before permitting him to start work.
 - i. Permanent generator Installation – refer to item number ten (10)
6. The Homeowner is responsible for obtaining all the necessary permits and approvals and compliance with all applicable codes, rules and regulations.
7. Requests for installation of solar panels for supplementary heating will be automatically approved since they are considered energy conservation devices. Also, request for a satellite dish will be automatically approved as directed by current Government regulations.

8. ARB Requests for hurricane shutters of either the accordion type or removable panel type will be approved. The color of the accordion type hurricane shutters should closely match the color of the exterior wall on which they are mounted. Accordion type shutters may be closed and panel type shutters installed when a Hurricane Watch is announced by the National Weather Service. Accordion type shutters must be opened and panel type shutters must be removed within five (5) days or the following weekend, whichever is longer after passage of a hurricane or hurricane watch. The POA will permit permanent window treatments in areas of limited accessibility of a polycarbonate material that is clear, flat (not corrugated), that meets Miami-Dade hurricane shutters standards, and is contoured to fit the window (also known as Lexan shutters).
9. All Aberdeen homeowners who desire to install new, or replace existing, screen enclosures must submit an ARB Request Form to the ARC. The ARC will approve or disapprove then forward it to the POA Architectural Review Board. The request must include drawings and specifications which meet the requirements of the Palm Beach County Building Department. County requirements are intended to produce a hurricane resistant structure. A Palm Beach County Building Permit is necessary for this project. Final inspection by an Inspector of the County Building Department is an assurance that construction complies with the engineering design and specification.
10. Permanent Generator Installation – Aberdeen homeowners who desire to install a permanent emergency electrical power generator must submit a request for approval to the POA Architectural Review Board (ARB). The submittal must include a survey which must have flood zone information on it. The installation drawings shall also show locations of all windows and doors near the generator exhaust. The generator exhaust shall be at least 10 feet (10) away from operable windows and doors, including those in neighboring houses, but excluding garage windows and doors. The generator exhaust may not discharge on to adjacent property. The generator must use propane fuel (not gasoline), be completely enclosed in a weather resistant housing, mounted outdoors on a concrete slab and securely fastened to resist

hurricane force winds. The enclosure must be located so that it will result in minimum disturbance to adjacent neighbors and must be screened by appropriate shrubbery so that the enclosure is not visible from the street or adjacent neighbors' residences. The propane storage tank must be located outdoors, buried and include provision for periodic monitoring to insure against leakage that could possibly contaminate the surrounding soil and groundwater which at Aberdeen is close to the surface. Also, the buried tank must be securely anchored to prevent it from "popping" out of the ground in the event of a prolonged rainfall which may temporarily raise the ground water level. Typically, a permanently installed emergency generator to serve selected circuits for lights, TV set, refrigerator and a 3 ton air conditioning unit, would be a 15KW unit. Generators of this size are approximately 6 feet long, 3 feet wide and 3 ½ feet high and weigh 1,000 lbs. Such generators are usually equipped with automatic start and automatic load transfer features upon power failure. Generators must be exercised once a month as a minimum to insure they will operate properly when needed. FPL must be notified that an emergency generator will be installed at this location and they may want to inspect the installation to insure that the emergency power does not back feed into the electrical distribution system and endanger power company employees. The permanent generator installation must comply with all applicable requirements of the Palm Beach County Guidelines and Florida Building Code. The homeowner is responsible for obtaining all necessary permits and inspections required by the County. The generator, fuel tank installation and electrical interconnections must be completed by an insured and licensed contractor. Noise produced by the generator must not exceed current Palm Beach County and State of Florida requirements.

11. Any exterior add-on appurtenance, which in the opinion of the POA-ARB has the potential of becoming a missile in the event of a hurricane, will not be approved.

