

**LAKES OF WESTCHESTER COUNTRY CLUB
HOMEOWNERS' ASSOCIATION, INC.**

**ARCHITECTURAL CONTROL
GUIDELINES**

**Adopted by the Board of Directors:
July 1, 2002 / June 2, 2015 / February 4, 2019/ October 5, 2020/ August 2, 2021,
April 4, 2022 / August 5, 2024**

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LAKES OF WESTCHESTER ARCHITECTURAL GUIDELINES

1. BOARD OF DIRECTORS

The Declaration of Covenants and the bylaws of the Association empower the Board of Directors to appoint members to the Architectural Committee for terms decided by the Board. The Board has the responsibility to establish and adopt architectural guidelines and delegate back to the Architectural Committee the responsibility to implement and enforce these guidelines.

2. ARCHITECTURAL COMMITTEE

The Architectural Committee derives its authority from the Lakes of Westchester Declaration of Covenants, Section XIV, Pages 20-21, which specify that Architectural Committee approval is required for any repair or maintenance to the exterior of the building or any other improvements to the parcel. The foregoing approval is intended to specifically apply to the painting of a dwelling or any other maintenance or repair which changes the exterior appearance of a dwelling or other improvements on a parcel. Many of the responsibilities in this document are spelled out elsewhere in the Declaration of Covenants. Others have been added by the various Architectural Committees over time. The Architectural Committee has developed these guidelines to promote the health, safety, and security within our community as well as to protect property values. Personal tastes or preferences are to be avoided.

3. HOMEOWNERS

All homeowners have the responsibility to familiarize themselves with the functions and responsibilities of the Architectural Committee and the Board of Directors as defined above and are required to comply with these guidelines. Submission of Architectural Request forms must be specific with respect to color, dimensions, specifications, and location. The submission must also include an annotated site plan and manufacturer's brochures or specifications, where applicable. Approval must be obtained from the Architectural Committee prior to proceeding with any work. Applications are to be obtained from and returned to the appropriate box in the clubhouse. All questions should be directed to the Property Manager. Verbal requests will not be considered.

4. LANDSCAPING

Replacement of installed trees, shrubs, hedges and flowers are the responsibility of the homeowner. These may be revised or replaced in existing beds WITHOUT Architectural Committee approval. However, the burden to ensure against excessive maintenance, unsightly appearance or other undesirable conditions rests with the homeowner. Also, IT IS THE HOMEOWNER'S RESPONSIBILITY to ensure that adequate watering takes place so that plants do not die or lawns do not turn brown.

All Parcels must conform to the number and type of trees required by Palm Beach County. Trees originally planted by the builder may not be removed without Architectural Committee approval and Architectural Committee approval is required for replacement of those original trees. Replacement trees must be those on the Palm Beach County approval list. Fruit trees and vegetable gardens are not allowed as they attract vermin and insect infestation.

Rock gardens and flower beds containing decorative rocks or stones must contain bordering if they are located in areas where they will come in contact with lawnmowers and edgers. No bordering is to exceed 8 inches in height. Homeowners will have sole responsibility for the weeding and caring of these areas and will assume all liability for personal injury or property damage caused by flying rocks or stones. Areas around trees, shrubs and beds require either grass, rocks, stones or mulch so that there are no bare spots or roots visible.

Any permanent wiring, such as that used for landscape lighting, must be buried deep enough as to not interfere with landscaping maintenance.

5. EASEMENTS

There is a three-foot easement running parallel to the property line on the zero-lot line side of each parcel. This easement is provided for in the declaration of Covenants, Article VIII, Section 2. Permission for landscaping in the easement area must be obtained, in writing, from the homeowner whose parcel runs parallel to the easement. When requesting landscaping approvals or modifications in the easement area, a copy of the written permission must be submitted with the Architectural Request Form. Homeowners, before granting this permission, should consider the fact they are possibly subjecting their homes to insect infestation, discoloration, deterioration, painting obstruction and other maintenance difficulties.

6. SIGNS AND OTHER ATTACHMENTS

No sign or other attachment is permitted on dwelling exteriors or hung from roof overhangs, trees or mailboxes unless otherwise exempted. This includes hanging plants, ornaments, signs, exterior wall plaques, pennants, or flags, excepting one American Flag, displayed per Florida Statutes. No markings of any kind should be added to mailboxes or mailbox posts.

"For Sale" and "For Rent" signs no larger than 18" x 18" are specifically allowed in the documents. They should be displayed only inside the window of the home.

Hoses hung on the house must not be visible from the street.

House number signs will be permitted only on homes with corner lots on the side of the house facing the street on a side entry home. However, these must be approved by the

Architectural Committee and must be uniform throughout the community. No other signs will be permitted.

Appropriate ornaments or decorations may be displayed during the holiday season after which time they must be removed no later than January 15th of the following year.

7. STORM SHUTTERS AND PANELS

The Architectural Committee must approve the installation of all types of storm shutters. The permanent rails and attachments must conform and blend into the color of the part of the house to which they are attached.

Temporary protection (plywood, etc.) can be installed upon the issuance of a hurricane watch or warning and must be taken down within 48 hours of the removal of these warnings. The house must be returned to the condition it was in before the installation of the temporary protection. [The 3-week rule, outlined in the Architectural Guidelines, does not apply to temporary protection.] During hurricane season (June 1 - November 30), the shutters to the windows above front entry doors and to rear cathedral windows are allowed to be hung or closed for said duration of hurricane season. Further, clear Lexan panels may be installed permanently on the windows above front entry doors and to rear cathedral windows. The rear cathedral windows refer to the high curved windows on the rear of the home. With regard to the rear cathedral window, the exception applies only to the high curved window portion which is more difficult to access - shutters cannot be left hung or closed or Lexan panels left mounted on any lower window.

All other shutters can be hung or closed when a Hurricane or Tropical Storm Watch or Warning has been issued. These shutters must be opened/removed within 72 hours after the Hurricane or Tropical Storm Watch, or Warning has been lifted. Homeowners who are temporarily not in residence may activate their shutters for a maximum period of (3) weeks, but only when the Management Company is notified of the first date the shutters will be closed. This three-week rule applies only to permanently installed type of shutters. Plywood or other temporary protective devices must follow the 72-hour rule. Seasonal residents are required to make arrangements to abide by the same rules.

APPROVED BY THE BOARD 02/04/2019

Within 48 hours of a hurricane warning, any unattached outdoor articles such as flower pots, ornaments, chairs, tables, umbrellas or debris, must be removed and placed indoors. If not, the homeowner will be responsible for any expenses incurred due to damage caused by these articles.

8. FLOWER POTS

(Revised 8/2/2021), A maximum of four flowerpots, visible from the street, are permitted subject to the following conditions:

- a. the homeowner will maintain acceptable plant material in the pots
- b. no pot is to exceed 24 inches in height.

Architectural Committee approval is not required

9. STATUES, SCULPTURES AND DECORATIVE OBJECTS SUCH AS LAWN FURNITURE, FOUNTAINS AND BIRD FEEDERS AND BATHS

None of the above items are permitted.

10. BUILDING EXTENSIONS, ADDITION, ENCLOSURES, FENCES, POOLS, JACUZZIS, ETC.

The Architectural Committee, in accordance with ARTICLE XIV of the declaration of Covenants, must approve all additions or revisions to the structures. Any request for a patio enclosure or patio roof extension will be considered to be a request for a room addition. Therefore, the enclosure must conform to the following guidelines:

1. The construction must be to the same standards as the house itself; using the same materials as in the original construction (concrete block, stucco, glass etc).
2. The paint used must be identical in color to the house.
3. The windows must be clear, shatterproof material and permanently installed.
4. The support structure for the windows must be white aluminum framing consistent with that already in the community.
5. The roof must conform to the original contour of the house and be constructed of the same material and color of the existing roof, must be low profile tile.
6. The addition cannot exceed the width or height of the original house and the depth cannot obscure the lake and/or golf view of a neighboring house.
7. The entire structure must meet or exceed the hurricane requirements established by Palm Beach County.
8. Florida and/or Palm Beach County licensed contractors must be used for the construction. Copies of all building permits must be submitted to the Architectural Committee prior to the start of construction.

OUTSIDE MECHANICAL EQUIPMENT – The Architectural Committee must approve outside mechanical equipment, including wells. Mechanical equipment must be shielded from view by shrubs or hedges to be installed at the homeowner's expense.

FENCES (adopted 06/02/2015) – All ARC approved fences, other than Privacy Fences, on parcels must be white aluminum picket that is no higher than 5'. The fence cannot encroach on a neighbor's three (3) foot easement and cannot be attached to their neighbor's home, unless there is a signed, notarized letter from that neighbor. A self-latching gate must be installed providing access to landscapers, and for maintenance of sprinklers.

PRIVACY FENCES AND MAILBOXES (adopted 06/02/2015 rev 02/04/2019 revised 8-2-2021) – Privacy Fences and Mailboxes are to be maintained by the homeowner. Mailboxes should conform to the original as to dimensions, construction, color and materials. Privacy Fences are to be a minimum of 8' and a maximum of 10' in length. From the ground up, they are to be a minimum of 5' and a maximum of 6' in height, Privacy Fences may be constructed of natural wood in Shadowbox style or white vinyl PVC in Shadowbox or Stockade style. Privacy Fences require ARC approval.

ROOFS: Any roof revision must conform with the original contour of the existing roof as now exists within the community. The material selection and color palette must conform with the existing roof, must be low profile tile only. ARC approval is required prior to any total roof

Total Roof Replacement must conform with the existing roof line as it now exists in the community. Type of tile must be either low profile or high profile and the tiles must conform with the color palette and material that now exists within the community. A sample of the tile must be placed near the front door on the driveway so that it is available for inspection. The vendor must verify the profile of the tile on the application. Approval by the ARC committee is required prior to total roof replacement. Revised - April 4, 2022

- 1) Replacement of individual tiles: Must conform with these guidelines as they now exist within the community.
- 2) Total roof replacement: Must conform with these guidelines as they now exist within the community.

11. SPORTING, LEISURE OR RECREATIONAL EQUIPMENT

Architectural Committee approval is required for all equipment of this type that is permanently installed on the individual parcels. Temporary equipment of this type can be in view only between the hours of 8:30 A.M. and 8:30 P.M.

12. HOUSE EXTERIORS AND DRIVEWAYS

Even though the Homeowners Association is responsible for painting the exterior of homes on planned cycles, the homeowner is responsible for maintaining the exterior of the home in a clean condition between painting cycles. The homeowner has the sole responsibility for the maintenance of the driveway in the same clean condition. These requirements include, but are not limited to, stains, mildew, molds, etc.

COACH LIGHTS (adopted 06/02/2015) – Color: Black, Bronze, White or color of house. Size: Not to exceed 15” in height and 9” in width. Style: Similar to original coach lights provided by the builder. The entire unit must be affixed to the house without any parts that could swing. Also acceptable is the updated version of the original coach lights.

REPLACEMENT OF DRIVEWAYS: (adopted 8-5-24) require ARC approval and must be of the same color palate and material as originally provided by the builder.

TOTAL DRIVEWAY REPLCEMEN: must confirm with the color palette of and pattern of the existing driveway as it now exists within the community. However, if the pavers are no longer available, homeowners may use a similar paver color palette and pattern for replacement. This refers to individual pavers as well. Prior ARC approval is required

REPLACEMENT OF GARAGE DOORS; (adopted 5-5-24) require ARC approval and must be the same color palette choices for painting and similar in style as originally provided by the builder.

13. GARBAGE CANS

(Adopted 06/02/2015)

Garbage cans must be stored out of sight from the street on non-pickup days. Household Trash and recycle items are collected on Tuesday and Friday. Bulk is collected on Friday only. Neither can be placed outside prior to 6PM the day before pickup, per Palm Beach County rules.

14. COMPLIANCE

1. Approval of any request by the Architectural Committee does not waive the necessity to obtain the required local permits.
2. Obtaining the local permits does not waive the need to obtain Architectural Committee approval.
3. The Architectural Committee will not knowingly approve a project that violates local zoning or building codes.

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