

VICTORIA GROVE HOMEOWNERS ASSOCIATION, INC.
ARC REQUIREMENTS

APPROVED MAY 8, 2026

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.

Any contractor doing work within Victoria Grove HOA (1) must be licensed, if licensure is required by federal, state, or municipal law, (2) must be insured with coverage reasonably related to the work to be performed and risk associated with the work, and (3) must provide proof of same with the ARC application, or for work not requiring ARC approval, upon reasonable demand.

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 CRITERIA	DOCUMENTS TO SUBMIT with ARC application	DEPOSIT
Front Doors	All front doors must be the same size and design as the original builder installed door on the home or any modern design not inconsistent with the general appearance of the community. Glass panel/frosted glass front doors permitted. All front doors must be painted the Association approved EXTRA WHITE color, or may be stained/refinished to look like wood pursuant to association guidelines (see HOA guidelines) and must match the exterior garage door(s) in finish/color as approved by the Association. Any stained/nonstandard approved front entrance door must be sealed/maintained ANNUALLY in order to preserve appearance.	Written detail of approved Association style/material/color together with copy of front door proposed purchase agreement. Must include color sample.	\$1,500.00
Garage Doors	All garage doors must the same size, type and design as was installed by the original builder on the home. No modifications allowed. No screens allowed on the outside of the garage doors. All	Written detail of approved Association style/material/color together with copy of garage door proposed purchase agreement. Must include color sample.	\$1,500.00

	garage doors must be painted an Association approved color of either EXTRA WHITE, the approved color of the exterior structure of the home or may be stained/refinished to look like wood pursuant to association guidelines (see HOA guidelines). The garage door(s) and exterior of the front entrance door must match in finish/color as approved by the Association. Any stained/nonstandard approved garage door(s) must be sealed/maintained ANNUALLY in order to preserve appearance.		
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.	\$1,500.00
Stack Stone Exterior Trim	Stack stone trim approved by the association may be added to the front exterior of the home pursuant to association guidelines (see HOA guidelines). All stack stone will be required to be installed by a licensed and insured contractor/professional (DIY will not be allowed). Original builders Elevation "A" or "B" will determine what specific locations/areas each specific model may have stack stone installed. Homeowner will have the option to change the current elevation as per the HOA guidelines only if they want to install the stack stone option for that specific elevation,	Plans drawn by licensed contractor including specification of material and color(s) to be used, contract which includes color drawings that meet HOA requirements including documentation showing compliance with the Florida Building Code as applied or modified by building official in the Village of Royal Palm Beach, Florida and must be submitted for approval prior to commencement of work.	\$1,500.00
Decorative Shutters	Must be approved Association. Must be the same size, style, material as the original builder. Must be approved Association color and color scheme.	Written detail of approved Association style/material/color together with a copy of the decorative shutter proposed purchase agreement.	\$1,500.00
Hurricane Shutters	New hurricane shutters must be accordion style installed. All hurricane shutters must be white in color.	Photos of windows where the shutters are to be installed and product brochure showing style, material and color of	\$1,500.00

		proposed hurricane accordion shutters to be newly installed.	
Windows/Sliding Doors	All exterior windows and sliding doors must be white trim any modern design not inconsistent with the general appearance of the community. Front window grids are not mandatory. Glass block (privacy) windows must remain as originally delivered by developer. Any replacement of windows or sliding doors must be with exact style and material as originally delivered by developer or as approved by the Association. Original single hung windows and horizontal windows are permitted upon approval of ARC.	Photos of windows/sliding doors where to be replaced/installed and product brochure showing style, material and color.	\$1,500.00
Retractable Awnings	Only allowed on rear of home. Color must be solid and match either the approved roof color or the approved house color, no striped material allowed. Awnings must be in good condition and kept in good condition at all times, no rips, no faded cloth, etc.	Plans drawn showing exact location to be installed and proof of approved color of material together with copy of retractable awning proposed purchase agreement.	\$1,500.00
Exterior Home Paint Color	Must be approved color pursuant to the Association's approved color scheme of houses as determined by the BOD from time to time. Colors and Color Scheme are available in the Association office. Homes side by side cannot have the same exterior color.	Written detail of approved Association color including sample of paint color if the Association deems necessary.	\$1,500.00
Screen Enclosure	Must be white aluminum with standard charcoal colored screen. Maximum 6" kick plates and must be white aluminum. No half walls allowed. Roofs must be structurally attached to home as if built as part of the home by the original builder. Cannot extend past the physical dimensions of the side of the home. Pavers are required to be installed inside of the pool enclosure. All screen doors installed within the screen enclosure must open into the	Plans drawn by licensed contractor including specification of material and color(s) to be used.	\$1,500.00

	enclosed area and not open onto another home's property.		
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. No plantings allowed on the exterior of the fence. All plantings must be placed on the inside of the fence. Landscaping hedges must be planted no closer than 2' from the fence. No landscaping may be placed where the gate is installed. No landscaping or landscaping material may be attached to the fence or gate. Fences must be placed behind any front porch of an adjoining home, if any.	Survey, style, color(s) to be used, drawing showing proposed installation.	\$1,500.00
Patios	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. Patios cannot extend past the physical dimensions of the house structure.	Survey, plan drawn with accurate measurements showing material and color to be used.	\$1,500.00
Adding Patio Roof	Must be of same style/color/material as if roof had been installed by builder. Must be approved Association style/material/color pursuant to the Association's Color Scheme.	Plans drawn by licensed contractor including specification of material and color(s) to be used.	\$1,500.00
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.	\$1,500.00

	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. Pavers must be an approved Association color.		
Roof	Must be approved Association style/material/color pursuant to the Association's Color Scheme, see Exhibit 1 of the ARC Guidelines. Profiles and colors of approved tiles are kept at the Association's onsite office. No structural changes to the original roof design allowed. No additional roof cuts, roof vents, etc., No rake tile on gable ends of roof allowed. All vents must be same size and place as original builder. Mortar color must match roof tile color. Goose neck vents must be galvanized and not painted to match roof color tile.	Survey, proposed contract or estimate showing Association approved style, material and color.	\$1,500.00
Solar Panels	May be installed on the roof within an orientation to the south or within 45 degrees east or west of due south. Provide detail of material.	Provide detail of material to be used. Survey, plan drawn with accurate measurements showing material and area of roof to be installed on.	\$1,500.00
Landscape Improvement	No plantings allowed between houses in the front yard. Privacy hedges may be planted in the rear and side yards inside the property line but may not be attached to the fence. Hedges must never exceed the height of the fence or 5' and must be maintained neat and tidy, no overgrowth allowed. No plantings on easements. No plantings outside your property line. Owner obligation to maintain new plantings. No Ficus hedges, areca palms, coconut palms fishtail palms or citrus palms or citrus trees allowed. Must obtain prior written permit from Village of Royal Palm Beach for tree removal and/or replacement when required. Must	Survey, drawing showing what is to be removed, if any, and what is to be planted, installed or replaced including the type of plant/tree/shrub, etc. and height of maturity and location of any landscape lighting.	\$1,500.00

	comply with the Village of Royal Palm Beach requirements which may be amended from time to time. Living walls, trellis and arbors are allowed as long as they are continuously maintained to a tidy condition, no overgrowth allowed. Trees planted on front lawn must be a minimum of 6' trunk length not including canopy. The original three (3) builder palms are required to be on the front lawn of each home. All A/C unit, standby generators and water softening equipment must be adequately shielded from the road and neighbors by association approved hedges. Note limitations on landscaping in fences/gates herein.		
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 of home and shielded from view by approved shrubs.	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
Hot Tubs	Hot tubs may only be installed in the back yard in the corner inside privacy wall and shall be installed on a paver foundation.	Survey, brochure of product showing style, color and location of placement of equipment in rear yard only.	\$1,500.00
Playground Equipment	No trampolines allowed. No basket hoops allowed to be kept outside overnight. No inflatables or bounce houses are allowed overnight regardless of size within the confines of a lot.	Survey, brochure of product showing style, color and location of placement of equipment in rear yard only.	\$1,500.00

	Swing sets must be approved prior to installation.		
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.	\$1,500.00
Standby Generators	Must be permanently installed on the side of the home and not on the middle of the sideyard and approved landscape shrubs must be planted around the installed generator to shield from view of street and neighbors. All necessary and required permits must be obtained by the homeowner prior to installation and prior to ARC approval.	Survey, drawing depicting accurate location of where generator is to be installed.	\$1,500.00
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.	\$1,500.00
Potted Plants in front of garage(s).	Potted plants in front of garage(s) are limited to a maximum of 2 potted plants for homes with 2 car garages and 3 potted plants for homes with 3 car garages and may only be placed in front of each home and can only be placed on each side of the garage within twelve (12) inches of the house structures.	N/A	N/A
Potted Plants by front door, front porch or walkway to front home.	Potted plants by the front door, on the front porch or on the walkway to the front door are limited to a maximum of 2 potted plants for homes with 2 car garages and 3 potted plants for homes with 3 car garages and may be placed near the front door, on the front patio or on the walkway to the front door, as long as the potted plant does not interfere with ingress/egress to the front door of the home.	N/A	N/A
Security Cameras	Maximum of five (5) security cameras may be installed on the home – on the front door and one at each corner of the home. Cameras should not be a nuisance to next door neighbor(s).	Drawing depicting accurate location of where security cameras are to be installed.	N/A
EV Chargers and Power Walls	Must be located within a home's garage.	N/A	N/A

Coach Lights	Coach lights must be "Lantern" style not inconsistent with the general appearance of the community and in a color approved by the Association.	Picture(s) of coach light(s) fixture(s) with specific detail of the coach light(s), written detail of approved Association color including sample of paint color if the Association deems necessary.	N/A
House Numbers	The correct house numbers must always be on the home and must match the same size, style and black color as originally installed by developer. Must be attached above the garage in the exact place as originally delivered by developer.	Written detail of approved Association color including sample of paint color if the Association deems necessary.	N/A
Mailboxes	Only mailboxes as installed by the Association are allowed. Replacement mailboxes must be the exact same as which was installed by the Association at the exact same place.	Copy of invoice showing the correct design and placement.	N/A
Gazeboes Soft Top ONLY	One (1) soft top removable non-permanent gazebo per home is allowed to be erected in the back yard upon approval by the Association. May not be bolted down or otherwise made permanent or semi-permanent. Must be taken down during any named storm.	Documentation and picture showing exact soft-top gazebo.	N/A
Hurricane (windstorm) Protection	Items such as doors, windows, sliding glass doors, awnings, roofs, generators, and other items the purpose of which includes windstorm protection or convenience in the aftermath of a windstorm must meet the above criteria as well as comply with the Florida Building Code as applied or modified by building officials in the Village of Royal Palm Beach, Florida.	Documents as indicated above and, if not already included, documentation showing compliance with the Florida Building Code as applied or modified by building officials in the Village of Royal Palm Beach, Florida	\$1,500.00
Common Property	NO USE OF ASSOCIATION COMMON PROPERTY IS PERMITTED. DO NOT USE COMMON PROPERTY AS PERSONAL STORAGE AREA AT ANY TIME.	N/A	N/A

	DO NO PLANT ANY LANDSCAPING INCLUDING, BUT NOT LIMITED TO, TREES OR BUSHES ON COMMON PROPERTY.		
--	--	--	--

EXAMPLES OF ITEMS NOT PERMITTED (NOT AN EXHAUSTIVE 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 permanent kitchens allowed to be installed in garage.
- NO BARE FLOWERBEDS ALLOWED.
- No enclosed garages.
- No enclosing of windows.
- No plantings or edging down the driveway.

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.

HURRICANE PROTECTION. Nothing contained in these ARC Requirements or in the Association's ARC Guidelines is intended to prohibit or unreasonably impair an Owner's statutory rights under section 720.3035, Florida Statutes regarding hurricane protection, subject to:

- **Reasonable Aesthetic Standards.** Consistent with Florida law, the ARC may require that any hurricane-resistant roofing material or system, including impact-resistant products, be of a color, profile, and appearance that is substantially similar to the original cement slate roof installed within the Community, provided that such requirement does not prevent the Owner from installing a code-compliant hurricane-protective roof.
- **Building Code Compliance.** All roof replacements shall comply with the current Florida Building Code, all applicable governmental permitting requirements, and all manufacturer installation specifications.
- **Approved Colors.** Roof colors shall be limited to those approved by the ARC that closely match the original cement slate roof color palette established by the developer. The ARC may maintain and periodically update an approved manufacturer and color list.
- **No Waiver.** Approval of one roofing product or application shall not constitute approval of any other roofing product or create a precedent requiring approval of future applications.