

EFFECTIVE 1/27/2022

**VICTORIA GROVE HOMEOWNERS ASSOCIATION, INC.
ARC CRITERIA AND REQUIREMENTS**

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 CRITERIA	DOCUMENTS TO SUBMIT	DEPOSIT
Front Doors	All front doors must be the same size, type and design as the original builder installed door on the home in the Victoria architectural style of the community. Glass panel/frosted glass front doors permitted. No wood doors allowed. All front doors must be painted the Association approved EXTRA WHITE color.	Written detail of approved Association style/material/color together with copy of front door proposed purchase agreement.	N/A
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 garage doors must be painted an Association approved color of either EXTRA WHITE or the approved color of the exterior structure of the home.	Written detail of approved Association style/material/color together with copy of garage door proposed purchase agreement.	N/A
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

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.	N/A
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 proposed hurricane accordion shutters to be newly installed.	N/A
Windows/Sliding Doors	<p>All exterior windows must be single hung as originally delivered by the developer. Must be white trim in color and must be of the identical design (style and size) of the original builder installed windows. Sliding doors must be white trim and must be exact style and size of the original builder installed.</p> <p>Glass block (privacy) windows must remain as originally delivered by developer. Any replacement of same must be with exact style and material as originally delivered by developer.</p>	Photos of windows/sliding doors where to be replaced/installed and product brochure showing style, material and color.	N/A
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.	\$1,000.00
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.	N/A
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	Plans drawn by licensed contractor including specification of material and color(s) to be used.	\$1,000.00

	<p>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 enclosed area and not open onto another home's property.</p>		
Fence(s) / Gate(s)	<p>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.</p> <p>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.</p> <p>Fences must be placed behind any front porch of an adjoining home, if any.</p>	<p>Survey, style, color(s) to be used, drawing showing proposed installation.</p>	<p>\$1,000.00</p>
Common Property	<p>NO USE OF ASSOCIATION COMMON PROPERTY IS PERMITTED.</p> <p>DO NOT USE COMMON PROPERTY AS PERSONAL STORAGE AREA AT ANY TIME.</p>	<p>N/A</p>	<p>N/A</p>
Patios	<p>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.</p>	<p>Survey, plan drawn with accurate measurements showing material and color to be used.</p>	<p>\$1,000.00</p>

	Patios cannot extend past the physical dimensions of the house structure.		
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 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.	Survey, plan drawn with accurate measurements showing material and color to be used.	\$1,000.00
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. No structural changes to the original roof design allowed. No additional roof cuts, roof vents, etc., No rain caps/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.	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.	N/A
Landscape Improvement	No plantings allowed between houses. No plantings on easements. No plantings outside your property line. Owner obligation to maintain new plantings.	Survey, drawing showing what is to be removed and what is to be replaced including the type of plant/tree/shrub,	\$500.00

	<p>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 comply with the Village of Royal Palm Beach requirements which may be amended from time to time.</p> <p>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.</p> <p>All A/C unit, standby generators and water softening equipment must be adequately shielded from the road and neighbors by association approved hedges.</p> <p>Note limitations on landscaping in fences/gates herein.</p>	<p>etc. and height of maturity and location of any landscape lighting.</p>	
<p>Pool Installation</p>	<p>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.</p>	<p>Survey, plan drawn with accurate measurement showing material and color to be used. Screen enclosure, fence and/or landscape plan require separate submission(s).</p>	<p>\$1,500.00</p>
<p>Hot Tubs</p>	<p>Hot tubs may only be installed in the back yard in the corner inside privacy wall and shall be installed on a paver foundation.</p>	<p>Survey, brochure of product showing style, color and location of placement of equipment in rear yard only.</p>	<p>N/A</p>
<p>Playground Equipment</p>	<p>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.</p>	<p>Survey, brochure of product showing style, color and location of placement of equipment in rear yard only.</p>	<p>\$500.00</p>

	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.	N/A
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.	\$1,000.00
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
Potted Plants	Maximum of two (2) potted plants are allowed for homes with 2 car garages and three (3) potted plants are allowed 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
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	The black coach lights installed by the original developer must remain on the home/lot at all times. Same shall be the exact style as originally installed by developer. Must be black.	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.	Written detail of approved Association color including sample of paint color if the Association deems necessary.	N/A

	Must be attached above the garage in the exact place as originally delivered by developer.		
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

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 FLOWERBEDS ALLOWED.
- NO LIVING WALLS / NO TRELLISES OR ARBOR IN FRONT OR SIDE YARDS.
- SATELLITE DISHES SHOULD BE PLACED IN THE REAR OF THE HOME.
- No enclosed garages.
- No enclosing of windows.
- No plantings or edging down the driveway.

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.