

VICTORIA GROVE HOMEOWNERS ASSOCIATION, INC.

Architectural, Aesthetic, and Landscape Guidelines

(Effective August 29, 2025) (extensive rewrite, please see current Guidelines for comparison.)

These Architectural, Aesthetic, and Landscape Guidelines of Victoria Grove Homeowners Association, Inc. (“Guidelines”)¹ summarize the general criteria for the most frequently requested modifications. All Improvements and Changes must adhere to the Village of Royal Palm Beach Municipal Code, these Guidelines, and decisions of the Architectural Review Committee (ARC). These Guidelines are a subset of the Rules and Regulations of Victoria Grove.

AUTHORITY

Florida Statutes, Chapter 720, FLA.STAT. (2007), generally and §§ 720.303 and 720.305, specifically. **Declaration of Covenants and Restrictions of Victoria Grove** (“Declaration”) generally, and §§ 3.2, 6, 7, 8, 10.1, 10.1, 10.2, 10.3, 11, and 16.2, specifically. **Articles of Incorporation for Victoria Grove Homeowners Association, Inc.**, generally, and § 3.2.4, specifically. **ByLaws of Victoria Grove Homeowners Association, Inc.**, generally, and § 8.1, specifically. **Amended/Restated Rules and Regulations of Victoria Grove Homeowners Association, Inc.**, generally, **Plat of Anthony Groves Phase 1**, and **Plat of Anthony Groves Phase 2**, each of the foregoing Victoria Grove Documents as amended from time to time.

TABLE OF CONTENTS

Guideline 1. General.....	2	Guideline 14. Roofs	7
Guideline 2. Definitions & Construction	2	Guideline 15. No Hard Top Gazebos, No Tiki Huts.	7
Guideline 3. ARC Control & Approval	2	Guideline 16. Gutters.	7
Guideline 4. Damage Responsibility.	4	Guideline 17. Hurricane Shutters.	7
Guideline 5. Maintenance	5	Guideline 18. Satellite Dishes & Antennas	7
Guideline 6. Irrigation, Utilities, & Drainage.....	5	Guideline 19. Screen Enclosures.	8
Guideline 7. Awnings.....	5	Guideline 20. Equipment & Other Items.....	8
Guideline 8. Sports & Recreational Equipment	5	Guideline 21. Landscaping & Related Features.....	8
Guideline 9. Driveways.	6	Guideline 22. Pools, Spas, Hot Tubs & Patios.	10
Guideline 10. Flags & Flagpoles.....	6	Guideline 23. Energy Devices.	10
Guideline 11. Painting.	6	Guideline 24. Fences.	11
Guideline 12. Garage Doors & Exterior Doors	6	Guideline 25. Change History (thru __/__/__).....	11
Guideline 13. Other Exterior Areas	7		

Guideline 1. General. These Guidelines do not cover every possible situation requiring Architectural Review Committee (ARC) approval. The ARC may exercise sole discretion in imposing conditions, approving, or disapproving a specific proposal. The Board and ARC may construe and interpret any guideline that may be capable of more than one construction. The ARC, at its sole discretion, may withhold consent or impose conditions to any proposed project if the ARC finds the proposed modification, alteration, or addition would be inappropriate for a particular Property or incompatible with the design standards that the ARC intends for Victoria Grove. Prior approvals or disapprovals are not binding upon the ARC for later requests for approval. No Change resulting in a commercial or business appearance or character will be approved.

Guideline 2. Definitions & Construction . Terms used in these Guidelines are defined, in this descending order, as follows: defined below, defined in-line in the text in which the term is used, defined in the Declaration and By-Laws, defined in relevant customary usage, subject to and consistent with the Declaration.

- A. Construction . The terms “including” and “such as” do not indicate exclusive lists, but mean “including, but not limited to.” The terms such as “prohibited,” “not allowed,” “not permitted,” mean that the object or action is never allowed at any time, unless the context indicates time restriction or other modifying condition. “ARC” means the Architectural Review Committee (“ARC”) which, together with the Board and Management, implements these Architectural, Aesthetic, and Landscape Guidelines.
- D. “ARC Approval” or “Association Approval” means prior written approval by Victoria Grove communicated by a Person with authority to communicate such approval and on forms promulgated by Association.
- E. “ARC Control” means the ongoing authority to require removal or modification of Improvements made without ARC Approval or in conflict with these Guidelines, including Improvements made under Guideline 3.A below.
- F. “Home” means the residential dwelling on the Lot (the Declaration uses “Unit” to describe the Home”).

Guideline 3. ARC Control & Approval. Generally, no Improvements of any kind, including any building, wall, fence, sign, mailbox, landscaping, lawn items, planting, swimming pool, tennis court, basketball structure, outdoor play equipment, screen enclosure, driveway, sidewalk, sewer, drain, or water area may be placed, installed, modified, or removed (“Change”) without ARC Approval.

- A. Changes not Requiring Pre-Approval. Only the following Improvements may be made, under these Guidelines without prior ARC Approval, but remain subject to ARC Control and subject to removal or modification if not in conformance with these Guidelines:
 - 1. Outside lighting and security cameras, provided that:
 - a. no Home/Lot may have more than 5 exterior security camera(s) and/or exterior lights installed at any time,
 - b. security camera(s) and/or exterior light(s) must be secured to the structure of the home, and
 - c. no security camera(s) and/or exterior light(s) shall interfere with or otherwise create a nuisance to a neighbor or other resident within the community.

2. Signs provided by the Owner's or Tenant's security service contractors (maximum of one sign per entrance, each measuring no more than 1 sq. ft.),
 3. Temporarily placement of certain flags detailed in Guideline 10.A below,
 4. Replacement of a mailbox with identical model,
 5. Seasonal and annual flowering plants, and
 6. Display of ornaments and lights commemorating a holiday during and for a reasonable time before and after the holiday.
- B. Other Lots and Non-Conformities are not Tantamount to Approval. Owners must comply with these Guidelines even if another Property does not conform, whether such non-conformity is due to prior approvals, prior guidelines, Changes not approved, or any other reason.
- C. Procedure for Obtaining Approval.
1. Before beginning any Change-related work, the Owner must obtain approval from Association under these Guidelines. Such approval must be requested on a form promulgated by Association which, when accompanied by the following and other required information is called the "ARC Request":
 - a. copy of the Owner's final survey indicating the location of the proposed Change,
 - b. engineering plans, specifications, 'blueprints,' and the like for any Changes requiring a permit, changes to a building structure, or other significantly engineered change,
 - c. any required Supplement Information, and
 - d. for these types of improvements, a Change-Related Damage Deposit Form and a \$500.00 refundable deposit:
 - (1) swimming pools & spas,
 - (2) roofs,
 - (3) energy collection devices (solar panels, solar pool heaters, etc.),
 - (4) generators and other outside equipment other than existing air conditioner units and existing pool equipment,
 - (5) electric vehicle charging and natural gas fuel equipment,
 - (6) major landscaping, or
 - (7) other Changes designated by the ARC.
 - e. a Removal Agreement for fences and other Changes inside any, Lake Maintenance Easements, Lake Maintenance Access Easements, Drainage Easements, conservation easement, or other easement.
 2. The Board or ARC may condition approval of Changes not listed in Guideline 3.C.1.d above on a \$500.00 deposit even if not otherwise required, in their respective sole discretion and, in the case of the ARC, subject to Board approval.
 3. Before beginning any Change-related work, the Owner must obtain a permit from the Village of Royal Palm Beach, if required by ordinance.
 4. Upon completing the Change-related work, the Owner must submit a *Request for Final Inspection* form with a copy of the closed-out permit of the Village of Royal Palm Beach, if applicable.

5. If Victoria Grove approves the Change as completed and no uncompensated damage to Common Areas or Facilities exists, Victoria Grove will return any Deposit to the Owner within 30 days.
 6. Victoria Grove may inspect Changed-related work while in progress and Owners must cease such work upon demand by Victoria Grove if Victoria Grove's representative reasonably believes such work will cause a covenant violation, material deviation from the ARC Request approval, or poses a danger to the health, safety, or welfare of any person.
- D. Committee. The ARC is governed by Committee Charters and other Governing Documents.
- E. Contractors may not access individual Lots through landscaped Common Areas.
- F. All Change decisions must be under these Guidelines unless provided otherwise herein.
- G. Options. Where these Guidelines present options to Owners for the type, size, color, texture, appearance, material, or other characteristic of an appearance, the ARC retains sole discretion to deny the use of an option if the ARC deems the option will contravene these Guidelines or the original or current scheme of development and appearance or any other reasonable basis.
- H. These Guidelines are subject to specific application of the Fair Housing Amendments Act. Accommodations and modifications may be conditioned on restoring Common Areas, and Lots to a prior condition. Failing to restore results in the Owner's Damage Responsibility. See Guideline 4 below.
- I. Forms. The ARC or Management, in consultation with General Counsel may promulgate forms to aid the ARC or Owners in following these Guidelines and related provisions of the Victoria Grove Documents.
- J. Easements. Where an Improvement or Change will be constructed or modified within any easement in favor of Victoria Grove or any easement provided in the Declaration, the Owner must enter a recordable easement agreement addressing future removal or modification to the Improvement or Change consistent with Victoria Grove's easement rights.
- K. Management. The Board may assign certain ARC duties for routine decisions including denials/rejections for lack of a complete Change Request or for situations where the Change Request seeks a change in clear and direct conflict with the Governing Documents including these Guidelines. However, no statement, representation, denial, approval, or otherwise shall be binding on Victoria Grove unless and until such is reduced to writing on a ARC form promulgated by the Board.

Guideline 4. Damage Responsibility. Owners are solely responsible for damage (including restoration costs and related costs incurred by Victoria Grove for architects, engineers, attorneys, managers, adjusters, contractors, suppliers, laborers, and other professionals) to streets, sidewalks, irrigation and utility lines, adjacent land, other Lots, Lake Maintenance Easements, Lake Maintenance Access Easements, nor Drainage Easements, and other Common Areas related to the Change, except contractors and vendors shall be jointly and severally liable with the Owner to Victoria Grove. Such liabilities will exist despite any ARC Request approval, ARC-imposed conditions or restrictions, or Final Inspection approval. All Damage Responsibilities if not paid in full by Owner will be deemed and Individual Assessment against the Owner(s) of the Lot and the Lots of those Owners.

Guideline 5. Maintenance. Maintenance is a continuing obligation before, during, and after any Changes made to the exterior appearance or structure of the Lots, Homes, and their parts. Owners must maintain their Lot and Home in a first-class, neat, and tidy condition, and avoid the accumulation of weeds, mold, mildew, discoloration, staining, disrepair, overgrowth, unhealthy landscape, or dilapidated appearances. Owners must proactively act to avoid such accumulation including cleaning, power washing, trimming, maintaining, and all other relevant preventative measures. Owners must still seek ARC approval for all replacements and significant repairs even if one might consider such efforts as ‘maintenance.’

Guideline 6. Irrigation, Utilities, & Drainage.

- A. Irrigation and Utilities. Because (i) irrigation and utility lines may be in the area of proposed Changes and (ii) proposed Changes could interfere with sprinkler head spray patterns:
1. The ARC Request must include any necessary relocation or addition of irrigation lines and heads at the Owner’s expense.
 2. If such lines are discovered or damaged during the Change work, Owners must:
 - a. cease all work and report such discovery or damage to Victoria Grove,
 - b. not move, adjust, or re-route any main and secondary irrigation or utility lines, and
 - c. refrain from resuming work until approved by Victoria Grove.
- B. Drainage easements exist on the sides and rear of each Lot. The Lot and Common Area grading levels are essential for proper drainage of the Lot, adjacent Lots, and Common Areas.
- C. No Change shall alter a Lot’s elevation, existing grading levels of the Lot, or water flow toward drains or lakes, nor affect Lake Maintenance Easements, Lake Maintenance Access Easements, nor Drainage Easements including their contour, slope, and landscaping, and such mal-altering Changes are the Owner’s Damage Responsibility. See Guideline 4 above.

Guideline 7. Awnings. Retractable awning(s) are only allowed to be attached to the rear of the Home, the color of which must match either the color of the Home or the color of the roof of the Home.

Guideline 8. Sports & Recreational Equipment.

- A. No Installation. Basketball hoops and other sports nets or apparatus (“Sports Equipment”) must not be installed on any part of the Home exterior, the Lot, nor any Easement or Common Area.
- B. Portable Sports Equipment must be stored inside the Home overnight or when not in active use.
- C. Trampolines are prohibited.
- D. Play Equipment. No Person shall install or allow to be kept overnight on any part of the exterior of their Lot any sports, recreational, toddler/children equipment or bounce houses without Association approval.
- E. Personal Property. Personal property of any resident shall be kept inside the Unit. No personal property other than approved patio furniture, and accessories, BBQ grills, approved non-permanent removable soft top Gazeboes, and approved playground equipment in good condition may be kept in the back yard of a LOT. The Association shall have the sole discretion in approving any personal property to be kept or stored on a LOT. All patio furniture, BBQ grills and approved soft top gazeboes must be removed from the exterior of the home within 24 hours of a named storm.

- F. Outdoor patio furniture is only allowed in the back of Homes/Lots. No patio furniture is allowed on/in the front and/or side of any Home/Lot except and unless the Home has a covered patio (paver or concrete) area under the original roof structure in the front (“front porch area”) and if so, then only outdoor patio furniture approved by the Association is allowed in this front porch area only.

Guideline 9. Driveways. No widening or extending of driveways is permitted. Driveways must remain the same size as originally delivered to the first owner by the developer.

Guideline 10. Flags & Flagpoles.

- A. Flags. Without ARC Approval, Owners, in a respectful manner, (i) may display no more than two flags, each from the list of flags contained in §720.304(2)(a), FLA. STAT.(2023).
- B. Flagpoles.
1. Without ARC Approval, such flags may be flown from one flagpole no longer than 7 feet mounted to the front of the Home, or
 2. With ARC Approval, flags listed in §720.304(2)(a), FLA.STAT. (2023) may fly from one ARC-approved freestanding flagpole solely to display such flags:
 - a. no more than 20 feet high on any portion of the Lot,
 - b. no more than 3 inches in diameter,
 - c. not within or upon any easement,
 - d. not used as an antenna,
 - e. in compliance with the Municipal Code and the County Code including noise and lighting ordinances, and
 - f. between setback lines and the Home.

Guideline 11. Painting. ARC Approval is required for ALL paintings, including repainting using the original or existing color, and including the Home or any other Property Improvement.

- A. Lot Owners must repaint the Home’s or Improvement’s exterior according to Victoria Grove-approved Color Schemes (which includes a Color Scheme for roof color/exterior paint/shutter combinations) contained in Exhibit 1 to these Guidelines.
- B. If proposed paint on a Home differs from the existing, approved color, it also must differ from the Homes adjacent and directly across the street from the Lot.
- C. Lot Owners must paint the color assigned for each specific part of the Home or Improvement as indicated on the approved Color Scheme.
- D. Supplemental Information. Lot Owners may be required to submit color photos of Homes adjacent and across the street from the Lot, labeling each photo with the street address and position relative to the Subject Lot.

Guideline 12. Garage Doors & Exterior Doors. Lot Owners must (A) ensure replacement exterior doors meet applicable building codes including windstorm ratings and (B) paint or stain doors per assigned Victoria Grove Color Scheme. Front entrance doors and trim on Homes must be in the approved color “Extra White” or approved wood look stain. Front entrance doors and garage doors must match in an approved finish/color. If the front entrance door and garage door(s) are stained, they must be re-stained or sealed annually by a licensed professional, a receipt of the paid invoice must be provided to the Association within 15 days of the annual work performed.

Guideline 13. Other Exterior Areas.

- A. Trim. All approved front exterior stack stone trim must be installed by a licensed and insured contractor/professional. The stack stone trim may only be installed at specific areas around the garage to be shown on the Change Request. No DIY (Do it Yourself) is allowed.
- B. Windows. Replacement windows must match the original developer-installed style or be horizontal-style windows, either with the white grid pattern or as clear glass, subject to ARC approval.
- C. Balconies. Balconies are not allowed.
- D. Other Structures and Modifications. No additional permanent or semi-permanent structures are to be erected on any Lot or within the community including, but not limited to, no additional living space allowed such as no enclosed garages and no enclosed patios. No modification(s) to the original Home structure as originally delivered to the first owner by developer including, but not limited to, cutting into the original structure such as adding exhaust fans to the roof and/or enclosing windows, altering/adding onto the side of the home, etc., without prior ARC approval is permitted.

Guideline 14. Roofs. Roof tiles must be approved by the Association/ARC in style, make and color. The Association maintains specifications and color chart / color schemes contained in Exhibit 1 to these Guidelines.

Guideline 15. No Hard Top Gazebos, No Tiki Huts. No hard top gazebos, no Tiki Huts, No other structure or personal property may be placed or put on a Lot, except for approved soft top Gazebos that are no permanently installed which must be removed from the outside of the Lot within 24 hours before a named storm is the predicted by an applicable government agency or established local media to make landfall anywhere in Palm Beach County.

Guideline 16. Gutters. Gutters and downspouts must drain towards rear or front of the Lot. Color photographs of the proposed gutter and downspout must accompany ARC Request. Gutters must match fascia color, and downspouts must match the Home body color. No tubes may be exposed or visible on the ground, but must be buried or downspouts must terminate in an approved French drain.

Guideline 17. Hurricane Shutters. Storm shutters

- A. must meet applicable windstorm standards,
- B. must be (accordion-type,
- C. must be white in color,
- D. may be closed no sooner than 48 hours before a named storm is the predicted by an applicable government agency or established local media to make landfall anywhere in Palm Beach County and
- E. must be removed within 7 days after later of (1) the passing of said named storm or (2) any applicable state of emergency is lifted.

Guideline 18. Satellite Dishes & Antennas. Satellite dish (Antenna) must not be placed on front section of the Home and must be installed at rear of Home or at least halfway back on the side of Home.

Guideline 19. Screen Enclosures. Any areas with screen enclosures must

- A. be entirely screened in extending from floor to ceiling,
- B. not have a kick-plate over 6” tall measured from the ground and, if installed, such kick-plate must be white aluminum.
- C. have support beams made of white aluminum,
- D. have charcoal colored screens,
- E. not have roofs, walls or half walls, but a roof is allowed if structurally attached to the existing home made out of the same material and be painted and have roof tiles to both match the current home (must be the same as if the original developer constructed same).

Guideline 20. Equipment & Other Items.

- A. Only central air conditioning systems are allowed; no window, wall, mini-split, portable or similar air conditioning units are permitted. Central air conditioning systems must be free-standing and not attached (for support) to the Home, wall or other structure other than a code-complaint, approved concrete pad.
- B. Equipment to be Screened from View and Placed Toward Rear of Lot. All tankless water heaters, air conditioner component, pool heater components, pool pumps and filter systems, generators, or externally installed appliances must be (1) installed behind the midway point of a side of the Home not facing a street and (2) screened from the road and neighboring Lots by hedges or shrubs.
- C. Storage Sheds are not permitted.

Guideline 21. Landscaping & Related Features.

- A. Definitions.
 - 1. “Landscaping” includes grass, sod, lawns, plants, hedges, trees, vines, and beds for hedges or trees, and means the reasonable absence of weeds or other prohibited species or items.
 - 2. “Lawn Items” include fallen fruit, rocks, borders, edging, statuary, fountains, pots, planters, gardens, “living walls,” trellises, and arbors, and also including plants planted or growing on or in such Lawn Items.
 - 3. “Special Landscaping” includes
 - a. Lawn Items,
 - b. Trees planted by the Owner,
 - c. Hedges planted by the Owner,
 - d. other Landscaping installed by the Owner which makes landscaping the Owner’s Lot materially more expensive to maintain than other Lots.
- B. Generally. All Landscaping and Lawn Items, including additions, modifications, removals, and even identical replacements, require ARC Approval. Landscaping and Lawn Items, except sod, may
 - 1. Not extend beyond Lot line.
 - 2. Not be installed between Homes, in the Front Yard, or on any Easement.
 - 3. Not be installed adjacent to the driveway.

- C. **“Builder Beds”**. Owners may not remove flower beds as existed at original builder turnover of unit to first Owner of the Lot.
- D. **Hedges are Special Landscaping** unless otherwise designated by Association, and
1. may be planted in the rear and side yards inside the property line,
 2. must not be of the *ficus* genus of plant material.
 3. must not be attached to, nor allowed to grow through, any fence,
 4. must never exceed the height of the fence it is adjacent to,
 5. must always be maintained in a first-class, neat, tidy,, not-overgrown condition, and
 6. must follow these additional guidelines as applicable:
 - a. front-yard hedges are limited to 3’ in height and 3’ in diameter
 - b. side- or back-yard hedges are limited to 5’ in height and 3’ in diameter. Hedges must be maintained in first class condition at all times including trimming.
- E. **Trees.**
1. **Prohibited Trees.** No areca palms, coconut palms, fish palms/fishtail palms, nor citrus trees, other fruit-bearing trees are allowed.
 2. Original **Builder Palms** (and proper, ARC-approved replacements which have already occurred) must remain in the “Builder’s Beds” installed on Lots by the Developer, and be promptly replaced (a) when dead, diseased, damaged, or removed for any other reason or (b) upon Association’s demand.
 3. Any **Tree that is deemed Special Landscaping** must be:
 - a. installed at a minimum 6’ tall (trunk of tree, not including canopy),
 - b. branch-pruned
 - (1) using the pollarding method
 - (2) so that that the canopy is not (nor by its placement, reasonably expected to grow to be) overhanging any Lot boundary line,
 - c. root-pruned to keep roots at least 12” from sidewalks at all times,
- F. **Lawn Items.**
1. **Potted Plants.** No more than 1 potted plant per garage may be placed in each of these described locations:
 - a. in front of each home placed on each side of the garage within 12”of the Home structure AND
 - b. by the front door, on the front porch or on the walkway to the front door but may not interfere with ingress/egress to the front door of the home.
 2. No **Landscape Edging or Borders**, including concrete or brick pavers is allowed along driveways.
 3. **Fallen fruit** must be picked up promptly.
 4. **Statutes and/or Fountains** may be in developer original flower beds in the front yard or in the back yard and be no more than 3” in height for bird baths and no more than 5” in height for fountains and must be kept in first class condition at all times and otherwise maintained in good working order and free of debris, mold, etc. at all times.

- G. Replacement Landscaping must be installed promptly after the landscaping item's death or disease, or after demand for replacement for any other reason by Association, and ARC approval.
- H. Special Landscaping must be maintained:
 - 1. at the Lot Owner's expense, whether by (1) the Owner or (2) Association with such Association-incurred additional expense individually assessed to the Owner and Lot as an Assessment (in the Association's sole discretion) , and
 - 2. in a first-class, neat, and tidy condition, without overgrowth, disease, mold, mildew, discoloration, or disrepair.
 - a. Trees and shrubs may not contact adjacent structures or drop branches, leaves, or fruit on adjacent Lots.
 - b. Owner must haul away all debris and trimmings or comply with the Victoria Groves Rules and Regulations about vegetation/trimming pick up.
- I. Prohibited Areas. No Landscaping, other than sod, may be installed or allowed in the apron area between sidewalk and street, Lake Maintenance Easements, Lake Maintenance Access Easements, or any other Common Areas. Removing such landscaping and restoring those areas will be the Damage Responsibility of the Owner who (or whose Vendor, Guest, or Tenant) planted same.

Guideline 22. Pools, Spas, Hot Tubs & Patios.

- A. Prohibited. Above-ground pools and wood decks are not permitted.
- B. Pool Equipment must be screened visually by hedges or shrubs.
- C. Pool Location. There is a 3-foot drainage easement at the rear of the Lot. The pool and deck must not be placed in this or in any Lake Maintenance easement and must be at least 5 feet from the rear and side Lot lines, and behind the rear building line of the Home. Owner must correct any adverse effects caused by the Change to drainage of the Lot, adjacent Lots, or Common Areas, after seeking additional ARC Approval.
- D. Solar Pool Heaters. See Guideline 23.E below.
- E. Portable/Above Ground Hot Tubs. ARC Request must include a current survey. Hot tubs may only be installed in the corner inside privacy wall and shall be installed on a paver foundation.
- F. Patios. Patios are only allowed in the rear of Homes and must be made with concrete pavers. No solid concrete or other material will be allowed.
- G. Pool Deck. Pool decks can be concrete pavers or approved poured concrete with color and/or stamping around pool areas in back yards.

Guideline 23. Energy Devices. Energy Devices based on renewable resources are permitted as follows:

- A. Solar collectors, including those used for producing electricity or heating water must not be installed on the front of the Home roof or any portion of the roof visible from the street, unless such front portion is within an orientation to the south or within 45° east or west of due south. If a Owner claims that the foregoing limitation impairs the effective operation of the solar collectors, the Owner must exhaust all other allowable alternatives (subject to ARC and Royal Palm Beach approval) including removing trees or reducing tree heights.

- B. ARC may approve solar collectors which resemble or mimic roof tile material (“solar tiles”) on the front of the Home roof if the solar tiles are a color, style, and design that would otherwise be approved hereunder.
- C. All conduit must match the Home body color consistent with location of each conduit section, like gutters and downspouts.
- D. Energy storage devices and equipment must be located inside the Home or behind the midway point of a side of the Home not facing a street and screened by hedges or shrubs
- E. Solar Pool Heaters. All piping must match exterior Home and roof colors. Panels must not be visible from the front of the Home.
- F. Electric vehicle charging stations must be installed inside the Home garage. No electric vehicle charging cables may be or extend outside the Home (garage) nor connect to any electrical outlet outside the Home (garage).
- G. Natural gas fill stations must be installed inside the Home or behind the front corner of the Home closest to the driveway.
- H. Generators must be (1) on the side of Home, and shrubs must be installed around generator to visual screening it, and (2) run for no more than 15 minutes/week between 8:00 AM and 6:00 PM, Monday through Saturday, except during power outages not caused by the Owner.
- I. All other energy devices based on renewable resources must be installed behind the midway point of a side of the Home not facing a street and screened by hedges or shrubs.

Guideline 24. Fences. White aluminum fences, with a minimum of 4’ and a maximum of 5’ in height, are permitted on the side or back yard(s) having at least one (1) gate that is at least sixty (60”) inches in width are allowed after approval by the ARC. No fences are permitted within the front yard(s). Nothing may be attached to fences.

Guideline 25. Change History (thru __/__/__) (Added language is indicated in bold and stricken language is indicated in ~~light font strikeouts~~. Other grammatical corrections may have been made.).

- A. General. These Guidelines were revised substantially August 29, 2025, and completely overhauled, amended, and restated. A history of changes to the Guidelines going forward will follow.

Victoria Grove Association-

Approved Color Schemes: Greek Villa – 7551 (White)

ROOF TILE: Slate Black Antique

Exterior Paint color Greek Villa – 7551 (White)
Decorative shutter Black of Night #6993
Roof tile color Slate Black Antique
Stack Stone color(s) Silver Lining, Dark Rundle
Garage/Front Door wood Colors Medium Grey/Cool tones

Exterior Paint color- Greek Villa – 7551 (White)
Decorative shutter Down Pour (Blue) #6516
Roof tile color Slate Black Antique
Stack Stone color(s) Silver Lining, Dark Rundle
Garage/Front Door wood Colors Medium Grey/Cool tones

Exterior Paint color Greek Villa – 7551 (White)
Decorative shutter Extra White - 7006
Roof tile color Slate Black Antique
Stack Stone color(s) Silver Lining, Dark Rundle
Garage/Front Door wood Colors Medium Grey/Cool tones

ROOF TILE: Cedar Tan Black & Brown Antique

Exterior Paint color Greek Villa – 7551 (White)
Decorative shutter Grounded (Brown) #6089
Roof tile color Cedar Tan Black & Brown Antique
Stack Stone color(s) Daybreak, Dry Creek, Koryak Ridge
Garage/Front Door wood Colors Medium Brown/Warm tones

Exterior Paint color Greek Villa – 7551 (White)
Decorative shutter Tennis Court (Green) #8444
Roof tile color Cedar Tan Black & Brown Antique
Stack Stone color(s) Daybreak, Dry Creek
Garage/Front Door wood Colors Medium Brown/Warm tones

Exterior Paint color Greek Villa – 7551 (White)
Decorative shutter Extra White - #7006
Roof tile color Cedar Tan Black & Brown Antique
Stack Stone color(s) Daybreak, Dry Creek
Garage/Front Door wood Colors Medium Brown/Warm tones

ROOF TILE: Taupe Black Antique

Exterior Paint color Greek Villa – 7551 (White)
Decorative shutter Grounded (Brown) # 6089
Roof tile color Taupe Black Antique
Stack Stone color(s) Daybreak, Dry Creek, Koryak Ridge
Garage/Front Door wood Colors Medium Brown/Warm tones

Exterior Paint color Greek Villa – 7551 (White)
Decorative shutter Extra White - # 7006
Roof tile color Taupe Black Antique
Stack Stone color(s) Daybreak, Dry Creek
Garage/Front Door wood Colors Medium Brown/Warm tones

Victoria Grove Association-

Approved Color Schemes: Dover White- 6385 (Cream)

ROOF TILE: Black Antique

Exterior Paint color Dover White- 6385 (Cream)
Decorative shutter Black of Night # 6993
Roof tile color Slate Black Antique
Stack Stone color(s) Silver Lining, Dark Rundle
Garage/Front Door wood colors Medium Grey/Cool tones

Exterior Paint color Dover White- 6385 (Cream)
Decorative shutter Down Pour (Blue) # 6516
Roof tile color Slate Black Antique
Stack Stone color(s) Silver Lining, Dark Rundle
Garage/Front Door wood colors Medium Grey/Cool tones

Exterior Paint color Dover White- 6385 (Cream)
Decorative shutter Extra White #7006
Roof tile color Slate Black Antique
Stack Stone color(s) Silver Lining, Dark Rundle
Garage/Front Door wood color Medium Grey/Cool tones

ROOF TILE: Cedar Tan Black & Brown Antique

Exterior Paint color Dover White- 6385 (Cream)
Decorative shutter Grounded-6089 (Brown) # 6089
Roof tile color Cedar Tan Black and Brown antique
Stack Stone color(s) Daybreak, Dry Creek, Koryak Ridge
Garage/Front Door wood colors Medium Brown/Warm tones

Exterior Paint color Dover White- 6385 (Cream)
Decorative shutter Tennis Court (Green) #8444
Roof tile color Cedar Tan Black & Brown antique
Stack Stone color Daybreak, Dry Creek
Garage/Front Door wood Colors Medium Brown/Warm tones

Exterior Paint color Dover White- 6385 (Cream)
Decorative shutter Extra White #7006
Roof tile color Cedar Tan Black and Brown Antique
Stack Stone color(s) Daybreak, Dry Creek
Garage/Front Door wood colors Medium Brown/Warm tones

ROOF TILE: Taupe Black Antique

Exterior Paint color Dover White- 6385 (Cream)
Decorative shutter Grounded (Brown) #6089
Roof tile color Taupe Black antique
Stack Stone color(s) Daybreak, Dry Creek, Koryak Ridge
Garage/Front Door wood colors Medium Brown/Warm tones

Exterior Paint color Dover White- 6385 (Cream)
Decorative shutter Extra White #7006
Roof tile color Taupe Black Antique
Stack Stone color(s) Daybreak, Dry Creek
Garage/Front Door wood colors Medium Brown/Warm tones

Victoria Grove Association-

Approved Color Schemes: Tea Light- 7681 (Light Yellow)

ROOF TILE: Slate Black Antique

Exterior Paint color Tea Light- 7681 (Light Yellow)

Decorative shutter Black of Night # 6993

Roof tile color Slate Black Antique

Stack Stone color(s) Silver Lining, Dark Rundle, Koryak Ridge, Alderwood

Garage/Front Door wood colors Medium Grey/Gool tones

ROOF TILE: Cedar Tan Black & Brown Antique

Exterior Paint color Tea Light- 7681 (Light Yellow))

Decorative shutter Grounded (Brown) #6089

Roof tile color Cedar Tan Black & Brown Antique

Stack Stone color(s) Daybreak, Dry Creek

Garage/Front Door wood colors Medium Brown/Warm tones

Exterior Paint color Tea Light- 7681 (Light Yellow)

Decorative shutter Extra White #7006

Roof tile color Cedar Tan Black & Brown Antique

Stack Stone color(s) Daybreak, Dry Creek

Garage/Front Door wood colors Medium Brown/Warm Tones

Exterior Paint color Tea Light- 7681 (Light Yellow)

Decorative shutter Tennis Court (Green) #8444

Roof tile color Cedar Tan Black & Brown Antique

Stack Stone color(s) Daybreak, Dry Creek

Garage/Front Door wood colors Medium Brown/Warm tones

ROOF TILE: Taupe Black Antique

Exterior Paint color Tea Light- 7681 (Light Yellow))

Decorative shutter Grounded (Brown) #6089

Roof tile color Taupe Black Antique

Stack Stone color(s) Daybreak, Dry Creek

Garage/Front Door wood colors Medium Brown/Warm tones

Exterior Paint color Tea Light- 7681 (Light Yellow)

Decorative shutter Extra White #7006

Roof tile color Taupe Black Antique

Stack Stone color(s) Daybreak, Dry Creek

Garage/Front Door wood colors Medium Brown/Warm Tones

Victoria Grove Association-

Approved Color Schemes: Guild House- 8209 (Golden Yellow)

ROOF TILE: Slate Black Antique

Exterior Paint color Guild House- 8209 (Golden Yellow)

Decorative shutter Black of Night # 6993

Roof tile color Slate Black Antique

Stack Stone color(s) Silver Lining, Dark Rundle, Koryak Ridge, Alderwood

Garage/Front Door wood colors Medium Grey/Cool tones

ROOF TILE: Cedar Tan Black and Brown Antique

Exterior Paint color Guild House- 8209 (Golden Yellow)

Decorative shutter Grounded (Brown) #6089

Roof tile color Cedar Tan Black & Brown Antique

Stack Stone color(s) Daybreak, Dry Creek

Garage/Front Door wood Colors Medium Brown/Warm tones

Exterior Paint color Guild House- 8209 (Golden Yellow)

Decorative shutter Extra White #7006

Roof tile color Cedar Tan Black & Brown Antique

Stack Stone color(s) Daybreak, Dry Creek

Garage/Front Door wood colors Medium Brown/Warm tones

Exterior Paint color Guild House- 8209 (Golden Yellow)

Decorative shutter Tennis Court (Green) #8444

Roof tile color Cedar Tan Black & Brown Antique

Stack Stone color Daybreak, Dry Creek

Garage/Front Door wood colors Medium Brown/Warm tones

ROOF TILE: Taupe Black Antique

Exterior Paint color Guild House- 8209 (Golden Yellow)

Decorative shutter Grounded (Brown) #6089

Roof tile color Taupe Black Antique

Stack Stone color(s) Daybreak, Dry Creek

Garage/Front Door wood Colors Medium Brown/Warm tones

Exterior Paint color Guild House- 8209 (Golden Yellow)

Decorative shutter Extra White #7006

Roof tile color Taupe Black Antique

Stack Stone color(s) Daybreak, Dry Creek

Garage/Front Door wood colors Medium Brown/Warm tones

Exterior Paint color Guild House- 8209 (Golden Yellow)

Decorative shutter Tennis Court (Green) #8444

Roof tile color Taupe Black Antique

Stack Stone color Daybreak, Dry Creek

Garage/Front Door wood colors Medium Brown/Warm tones

Victoria Grove Association-

Approved Color Schemes: Realist Beige -6078 (Sand)

ROOF TILE: Cedar Tan Black and Brown Antique

Exterior Paint color Realist Beige -6078 (Sand)
Decorative shutter Grounded (Brown) #6089
Roof tile color Cedar Tan Black and Brown antique
Stack Stone color(s) Daybreak, Dry Creek
Garage/Front Door wood colors Medium Brown/Warm tones

Exterior Paint color Realist Beige -6078 (Sand)
Decorative shutter Extra White #7006
Roof tile color Cedar Tan Black and Brown antique
Stack Stone color(s) Daybreak, Dry Creek
Garage/Front Door wood colors Medium Brown/Warm tones

Exterior Paint color Realist Beige -6078 (Sand)
Decorative shutter Black of Night # 6993
Roof tile color Cedar Tan Black and Brown antique
Stack Stone color(s) Daybreak, Dry Creek, Alderwood
Garage/Front Door wood colors Medium Brown/Warm tones

ROOF TILE: Taupe Black Antique

Exterior Paint color Realist Beige -6078 (Sand)
Decorative shutter Grounded (Brown) #6089
Roof tile color Taupe Black antique
Stack Stone color(s) Daybreak, Dry Creek
Garage/Front Door wood colors Medium Brown/Warm tones

Exterior Paint color Realist Beige -6078 (Sand)
Decorative shutter Extra White # 7006
Roof tile color Taupe Black antique
Stack Stone color(s) Daybreak, Dry Creek
Garage/Front Door wood colors Medium Brown/Warm tones

Victoria Grove Association-

Approved Color Schemes: Nomadic Desert-6107 (Tan)

ROOF TILE: Cedar Tan Black & Brown Antique

Exterior Paint color Nomadic Desert-6107 (Tan)
Decorative shutter Grounded (Brown) # 6089
Roof tile color Cedar Tan Black and Brown antique
Stack Stone color(s) Daybreak, Dry Creek
Garage/Front Door wood colors Medium Brown/Warm tones

Exterior Paint color Nomadic Desert-6107 (Tan)
Decorative shutter Extra White # 7006
Roof tile color Cedar Tan Black and Brown antique
Stack Stone color(s) Daybreak, Dry Creek
Garage/Front Door wood colors Medium Brown/Warm tones

ROOF TILE: Taupe Black Antique

Exterior Paint color Nomadic Desert-6107 (Tan)
Decorative shutter Grounded (Brown) # 6089
Roof tile color Taupe Black antique
Stack Stone color(s) Daybreak, Dry Creek
Garage/Front Door wood colors Medium Brown/Warm tones

Exterior Paint color Nomadic Desert-6107 (Tan)
Decorative shutter Extra White # 7006
Roof tile color Taupe Black antique
Stack Stone color(s) Daybreak, Dry Creek
Garage/Front Door wood colors Medium Brown/Warm tones

Victoria Grove Association-

Approved Color Schemes: Hinting Blue-6519

ROOF TILE: Slate Black Antique

Exterior Paint color Hinting Blue-6519 (Light Blue)
Decorative shutter Down Pour (Blue) 6516
Roof tile color Slate Black Antique
Stack Stone color(s) Silver Lining, Dark Rundle, Koryak Ridge
Garage/Front Door wood colors Medium Grey/Cool tones

Exterior Paint color Hinting Blue-6519 (Light Blue)
Decorative shutter Extra White # 7006
Roof tile color Slate Black Antique
Stack Stone color(s) Silver Lining, Dark Rundle, Koryak Ridge
Garage/Front Door wood colors Medium Grey/Cool tones

Exterior Paint color Hinting Blue-6519 (Light Blue)
Decorative shutter Black of Night #6993
Roof tile color Slate Black Antique
Stack Stone color(s) Silver Lining, Dark Rundle
Garage/Front Door wood colors Medium Grey/Cool tones

Victoria Grove Association-

Approved Color Schemes: Knitting Needles-7672 (Grey)

ROOF TILE: Slate Black Antique

Exterior Paint color Knitting Needles-7672 (Grey)

Decorative shutter Extra White #7006

Roof tile color Slate Black Antique

Stack Stone color(s) Silver Lining, Dark Rundle, Koryak Ridge

Garage /Front Door wood colors Medium Grey/Cool tones

Exterior Paint color Knitting Needles-7672 (Grey)

Decorative shutter Black of Night #6993

Roof tile color Slate Black Antique

Stack Stone color(s) Silver Lining, Dark Rundle

Garage/Front Door wood colors Medium Grey/Cool tones

Victoria Grove Association-

Approved Color Schemes: Svelte Sage-6164 (Green)

ROOF TILE: Slate Black Antique

Exterior Paint color Svelte Sage-6164 (Green)
Decorative shutter Extra White # 7006
Roof tile color Slate Black antique
Stack Stone color(s) Silver Lining, Dark Rundle, Koryak Ridge
Garage/Front Door wood colors Medium Grey/Cool tones

Exterior Paint color Svelte Sage-6164 (Green)
Decorative shutter Black of Knight #6993
Roof tile color Slate Black antique
Stack Stone color(s) Silver Lining, Dark Rundle
Garage/Front Door wood colors Medium Grey/Cool tones

ROOF TILE: Cedar Tan Black and Brown Antique

Exterior Paint color Svelte Sage- 6164 (Green)
Decorative shutter Extra White #7006
Roof tile color Cedar Tan Black and Brown antique
Stack Stone color(s) Daybreak, Dry Creek
Garage/Front Door wood colors Medium Brown/Warm tones

Exterior Paint color Svelte Sage-6164 (Green)
Decorative shutter Black of Night #6993
Roof tile color Cedar Tan Black and Brown antique
Stack Stone color(s) Daybreak, Dry Creek, Alderwood
Garage/Front Door wood colors Medium Grey/Cool tones