

ARCHITECTURAL GUIDELINES

For The La Vida Community

Boca Raton, FL

Adopted February , 2022

By The Board of Directors

for La Vida Homeowners Association



Architectural Guidelines for the La Vida Community

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REVISION HISTORY

Date Approval/Changes by BOD	Subject
July 15 th , 2019	Approval of Original Guidelines Document by BOD
August 19 th , 2019	<ul style="list-style-type: none">• Page 3 – Inclusion ACC public meeting• Page 15 – Hurricane Shutters / removal / plywood damages
February 2022	Sections III.2, IV.4, IV.5, IV.6, IV.9, IV.17, IV.22, Attachment 3, 9 and 10.

Architectural Guidelines for the La Vida Community

The La Vida Home Owners Association (HOA) Board of Directors with the assistance of the La Vida Architectural Control Committee (the “ACC”), is pleased to present the Architectural Guidelines for consideration by La Vida Community. These guidelines give residents a consistent standard to follow as the foundation to use in planning any exterior changes to your property.

We hope this document helps continue to build a community that will allow freedom for individual tastes, while maintaining the overall aesthetic tone of a vibrant, engaged, supportive and welcoming neighborhood.

Clearly defined guidelines outlining standards in writing for acceptable and approved behavior, that is readily accessible is crucial in maintaining consistent expectations.

In drafting these standards, the Board of Directors and the ACC had to consider some inconsistencies over the previous years that have occurred for one reason or another. What resulted from those considerations, are the allowing for some limited individual choices as outlined by the ACC standards wherein.

This guidelines document will now reflect those limited individual choices for selected and approved options for personal properties that may or may not have formally existed, that may or may not have been clearly outlined or enforced prior to July, 2019.

In those cases, the identified limited individual choices now are included as an approved option.

Same allowances now must adhere to parameters being established by this updated document; adopted and approved for revision and modification by the La Vida HOA board of Directors and ACC accordingly. Violations of these standards as outlined will be subject to every allowable enforcement action that governs La Vida’s Declaration of Covenants, Conditions, Restrictions, and Easements.

Please retain this copy as part of your permanent papers to refer to now and in the future. These guidelines should also be made available to prospective buyers of your home.

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Please read and follow these guidelines. Written approval from the ACC is required, and may also require certain permits by Palm Beach County prior to the start of any exterior changes. Do not commit to labor or materials until you have received this written approval.

The Architectural Control Committee has the right to approve or deny plans. Absent an approval from the ACC the proposed alteration or improvement may not be commenced. Architectural Control Committee decisions may be appealed to the Board of Directors if a homeowner disagrees with an ACC decision.

Please direct your questions regarding these guidelines to the La Vida Homeowners Association (HOA) Board.

The La Vida Homeowners Association Board of Directors and the Architectural Control Committee reserve the right to modify or amend these guidelines from time to time as it deems desirable or necessary.

Sincerely,

The La Vida Homeowners Association Board of Directors

Architectural Guidelines for the La Vida Community

I. PURPOSE

The Declaration of Covenants, Conditions, Restrictions, and Easements for La Vida (1987), Article X (See Attachment 1) establishes the formation of an Architectural Control Committee, which shall consist of three (3) or more members, selected yearly from the homeowners membership by the Board. (Note: Members of the Board may form part of the ACC if not enough homeowner members are available to serve, but their number cannot be a majority in said committee).

As is mentioned in the above document:

- “The ACC is to provide a systematic and uniform review of all proposed improvements and construction of any type or nature...
- “The construction contemplated hereunder shall include but not be limited to any building, fence, wall, swimming pool, screen enclosure and screening of any type, sewer drains, disposal system, decorative building, landscaping, and any and all types of structure or improvements...”
- “The ACC shall promulgate such rules and regulations as it deems necessary and proper, setting forth guidelines and procedures to be followed by an applicant seeking its approval as required...”

The purpose of this document is to compile a set of architectural guidelines and application procedures for both the community to follow in soliciting approval, and for the ACC and Board in reviewing, approving or denying such project.

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II. REVIEW CRITERIA

The intent of the ACC and these guidelines is to continue to maintain a community that will allow freedom for individual tastes, within guidelines approved by the ACC and the Board, while maintaining the overall aesthetic and cultural tone of a vibrant, engaged, supportive, welcoming neighborhood. Each application will be evaluated on its individual merits.

PLEASE NOTE: In general, the ACC decisions are to be based on the following standards as guidelines:

Aesthetic Considerations

The color, form, shape, style, scale, size, material, will be included in consideration.

Validity of Concept

The basic idea of the exterior change must be sound and appropriate to its surroundings.

Landscaping and Environment

The exterior change must not adversely impact the natural landscape or the man-made environment.

Relationship of Structures and Adjoining Property

The proposed change must relate harmoniously to its surroundings and to existing buildings and terrain that are visually related to the change.

Protection of Neighbors

The interests of neighboring owners must be protected by making reasonable provisions for such matters as water drainage, sound and sight buffers, privacy, preservation of views, light and air, and other aspects of design which may have substantial effects on neighboring property.

Design Compatibility

The proposed change must be compatible with the design characteristics of the applicant's home and the general neighborhood setting. Compatibility is defined as harmony in design, style, scale, materials, finish(es), color and construction details.

- A. Scale: The three-dimensional size of the proposed change must relate satisfactorily to adjacent structures and its surroundings.
- B. Materials: Continuity is established by use of the same or compatible materials as used in the home.
- C. Color: Must be consistent with the neighborhood's color scheme.

Workmanship

The quality of work must be equal to or better than that of existing structures.

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Project Completion / Timing

An approved property change may be installed either by : In the unlikely event that a project significantly exceeds the stated design, scope, or time period, the homeowner should communicate in writing to the ACC regarding these changes and provide additional information. Projects that remain uncompleted for a long period of time, are visually objectionable or can be a nuisance and safety hazard for neighbors and the community, may be subject to HOA Board action.

PLEASE NOTE: Homeowner and contractor must contractually agree on a reasonable timeframe and homeowner must include it in the application. Specifically, proposed start date (after ACC approval) and planned completion date (after the approval is granted).

The HOA Management Company will follow up on this timeline. Any delays should be communicated promptly by the homeowner to the HOA Management Company.

As stated above, all applications must contain a proposed maximum time period from start to completion of construction. If the proposed time period is considered unreasonable, the Committee may not approve the application or recommend the project be broken up into phases or reject the application. When the work is completed, the homeowner should notify the HOA Management Company, who will inform the ACC or HOA Board. A follow up inspection may be performed.

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III. APPLICATION, REVIEW, APPEAL, and CORRECTION PROCEDURES

1. APPLICATION PROCEDURES

- a. A homeowner (applicant) may, at his discretion, initially request a meeting with a member of the ACC to discuss any proposed improvement or improvements that he may contemplate for the purpose of securing information regarding any restrictions (Section 10.05 of the Covenants).
- b. Homeowner must complete the Application form and attach all required documents.
 - i. The application form is included in Attachment 2 of this document. It may also be downloaded from the community website maintained by the HOA Management Company. An ACC Guidelines Checklist is also included in the Attachment).
 - ii. Include full details of the proposed change. Submit a sketch or plan and outline specifications. Be sure to include such information as type of material, size, height, color, location, etc. The inclusion of color samples (e.g., paint chips) and relevant photographs/pictures are encouraged whenever possible.
 - iii. Include timeline of project start and completion.
 - iv. If necessary due to the proposed change, provide a sketch of the location of the improvement as it relates to your house and lot. Please provide a surveyed plot plan with exterior change clearly sketched onto it, and indicate the distance(s) of the exterior change(s) to the lot line of adjacent properties.
 - v. All requests MUST be accompanied by the contractor's valid license and current insurance, or waiver of liability. This is a protection against any liability claims for both the Association and individual home owners.
- c. No application will be accepted for consideration if not submitted via the application form and accompanied by appropriate supportive documentation.
- d. Email (preferred) or mail the application to the HOA Management Company (Forms are NOT to be delivered directly to members of the ACC or Board). In the case of incomplete applications that require additional information, this information must be submitted before the application is accepted and reviewed.

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- i. Applications accepted by the HOA Management Company will be simultaneously forwarded by email within 24 hrs. to all the members of the La Vida ACC, with copy to the Board President, for its review.
 - ii. The first day of the 30 calendar days review period (Holidays excluded) will begin one business day after the date the complete application is received, accepted, and confirmed to the homeowner by the HOA Management Company.
 - iii. The HOA Management Company will follow the Review timeline to assure the 30 day period is not exceeded by either the ACC or the homeowner. If a time waiver by either party is necessary, a request will be requested by the interested party.
 - iv. If additional information is required it will be requested by the HOA Management Company to the homeowner within 15 calendar days of the application submittal date. Unless additional time is requested by the homeowner, if the required information is not received within 15 calendar days after request is made, a Denial will automatically be issued to the homeowner and the request form returned to them.
 - v. In the event the ACC fails to respond within said thirty (30) calendar day period (or such additional time as may be allowed by the applicant, or the ACC, pursuant to a waiver), the application shall be deemed approved as submitted.
 - vi. If the application is approved, please refer to The Declaration of Covenants, Conditions, Restrictions, and Easements for La Vida (1987), Article 10.05, (attachment 1) for additional information and written notices to be provided by the applicant to the ACC.
- e. It is the responsibility of the applicant to ensure the application is received by the HOA Management Company. If the homeowner does not receive a confirmation via email or mail, please do not assume your application has been received. If the ACC has any questions, or needs clarification, the questions will be sent to the homeowner via email or mail. When the final result has been determined, homeowner will receive immediately a copy of the letter via e-mail, and the original by mail.

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2. REVIEW PROCEDURES

During the Committee's consideration of an application, Committee member(s) may wish to view the site and talk to the applicant or neighbors regarding the proposed change. Neighbors do not have "veto" authority but may provide any concerns or objections in writing to the HOA Management Company for ACC consideration. The HOA Management Company and/or the ACC may inspect work in progress and request (either orally or in writing) that the applicant correct any noncompliance.

All ACC requests will be forwarded to ACC and Board President; President will forward request to BOD members for review and recommendations for ACC to consider for FINAL approval.

The ACC will render final decisions on applications, with any BOD comments, by majority rule. One of four possible decisions will be reached: Approved, Conditionally Approved, Incomplete or Denied.

If the application is "Conditionally Approved", Incomplete or "Denied", the Committee will provide, in writing, the reason(s) why the project was not approved as submitted. Applications that are "Conditionally Approved" may proceed only if the noted conditions are completed and addressed.

The HOA Management Company shall notify the Owner the date and time of any ACC meeting to discuss the application, if required to address any dispute by homeowner, at which time the Owner may (or may not) attend. The meeting of the ACC will require a quorum. Meetings of the ACC will be publicly announced and it will be open to all members of the Association.

All submitted applications and decisions are to be retained and archived by the HOA Management Company.

3. APPEAL PROCEDURE

If the applicant disagrees with the decision of the Committee, the following appeal process is to be followed:

- a. A written appeal via the HOA Management Company to the HOA Board (with copy to the ACC) within fifteen days after receipt of a notice of disapproval.

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- b. Date and time of the appeal is established by the HOA Board, this will normally be the next scheduled Board meeting. At this time, the HOA Board and the ACC will meet with the applicant and review and discuss the application. A majority decision of the Board is required to reverse the ACC decision.
- c. The HOA Board via the HOA Management Company shall issue the written final decision no later than fifteen (15) days after the appeal meeting is held.

4. CORRECTION PROCEDURE

Remedies: An exterior change made without the required approval of the Committee, or the Board on an appeal, constitutes a violation of the Covenants.

Reports: The ACC may inspect projects in process for compliance. When the HOA Management Company receives a noncompliance report from the ACC, a notification of a violation will be made to the homeowner in order to identify the problem and work towards a resolution.

Failure to Comply: Should a homeowner fail to follow through on the agreed resolution, the homeowner may be requested to attend a Due Process Hearing with the HOA Board in order to determine the final resolution. PLEASE NOTE: Due process hearings may result in fines and/or the HOA Board may take action on the homeowner's behalf, for which the homeowner would be financially responsible.

In the unlikely event a homeowner chooses, after sufficient warning, to ignore the Guidelines or HOA Board recommendations and refuses to pay any associated fines, legal action may be undertaken to force that homeowner's compliance. Refer to Attachment 1 of this document.

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IV. DESIGN AND CONSTRUCTION GUIDELINES

This section of the guidelines provides specific guidance regarding particular design situations that have been or may be encountered in La Vida community. These guidelines are not meant to be exhaustive or all inclusive. They represent generally acceptable methods for achieving the required objectives and standards necessary for project approval.

1. Antennas and Satellite Dishes

Antennas and Satellite Dishes do not require the prior approval of the Committee if they are to be placed at the rear of the home so as not to be seen from the street. If reception is not available when the dish is placed out of view from the street, the homeowner must contact the ACC and propose an acceptable location and screening to soften the visual impact.

2. Basketball Goals

Basketball goals shall not be mounted on the house. Permanent basketball goals must be installed on the rear third of the driveway pad. The goal shall be placed so that the street is not the intended playing surface. All goals must be mounted on a single pole and backboards must be clear. Only one goal per house is permitted. Locations for basketball goals need to be approved by the Committee. Portable goals are allowed and do not require ACC approval.

3. Decks & Patios

Deck and Patio plans require the prior approval of the Committee. Decks may not exceed with width of the house. The structure should be consistent with the size of your home and yard and must not be unduly out of proportion with the rest of your home. A survey must be submitted with the application.

4. Driveways and Front Walkways

All driveways and front walkways must be painted with two (2) approved customized blended colors or pavers as referred to in Section 6 of this document. Homeowners should maintain their aesthetic appearance such that there are a minimum of cracks, mold, chipped paint, etc. The HOA

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Management Company may inspect the driveways and front walkways periodically and advise the homeowners in writing if they do not meet the minimum aesthetic criteria.

5. Emergency Generators

Emergency Generators will be allowed as long as they comply and have approval of the Palm Beach County.

Fuel Tank must be buried in a way that does not affect the landscaping and aesthetics of the home and the community.

Generators must be installed in a location and surrounded by proper landscaping so that it does not affect the aesthetics of the home and the community.

A site plan with a rendering of the tank and generator location must be supplied at the time of submitting the ACC Application.

6. Exterior Painting

All homes exterior (stucco, trim and accent) must be painted with colors as established by the HOA Board in 2021 (See Attachment 3 of this document).

Exterior paint requires prior approval of the ACC Committee.

Homeowners should maintain their aesthetic appearance such that there are a minimum of cracks, mold, chipped paint, etc.

The HOA Management Company may inspect the homes periodically and advise the homeowners in writing if they do not meet the color requirements and /or minimum aesthetic criteria.

7. Fences

No fencing shall be placed on any Lot other than those originally constructed by the Declarant, if any, without the prior approval of the HOA (Section 4.04 of the Covenants). Applications for the construction of fences will be reviewed by the ACC following the guidelines described in this document.

8. Flagpoles, Lamp Posts, and Exterior Lighting

Flags, not to exceed approximately 2' x 4', are allowed without ACC approval only when flown from holders attached to the front of the house. Free standing flagpoles either alone or part of a monument are not allowed anywhere on the property. Under no circumstances are flags with obscene or

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inappropriate wording or images allowed. Flags displayed must be maintained and worn flags should be disposed of properly.

Exterior House Coach light styles should reflect as much as possible with some variation, all displayed examples (See attachments 3 and 4). White and Black colors are only permitted.

Lamp posts must be approved by the ACC. When submitting your application please include details regarding the materials of construction, height, and approximate location on lot plan.

9. Garage Doors

Only the existing garage doors design and color (As per Section 6 and Attachment 3 of this document) are allowed. Any request for a different design or color will be denied.

10. Holiday Decorations

Consideration of neighbors should be exercised when decorating for any occasion. All holiday lighting should be considered temporary and may not be installed prior to (45) forty five days before the holiday and must be removed within 14 days after the holiday. Decorations with sound must be turned off at a reasonable time (9:00 PM) and must not be so loud as to disturb your neighbors. While holiday decorations do not have to be approved, the ACC reserves the right to take action if it is considered that these guidelines are not being met.

11. Hurricane Shutters

Permanently installed hurricane protection requires ACC Review and Approval if it consist of the following: Roll down shutters, laminated glass, hurricane glass, accordion shutters, and tracks for the purpose of fastening removable corrugated panels, fabric shields and/or any mounted fastener which act to hold any type of hurricane protection device.

- i. Tracks and covers for removable corrugated panels shall match as close as possible window frames or unit color, if available, and if not, shall white in color.
- ii. All hurricane shutters, including plywood protection, may only be installed when a storm is imminent. A storm is deemed imminent when a tropical storm or hurricane watch or warning has been issued by the National Weather Service for the Palm Beach and Broward areas. All shutters must be removed within fourteen days after the

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watch/warning is cancelled.

If another storm approaches the area within 14 days, hurricane protection may remain deployed until the second or subsequent storm passes, but it must be removed or opened within 14 days of the passing of the second or subsequent storms

- iii. Hurricane shutters are not to be used for security purposes.
- iv. Plywood may be used as emergency or temporary storm protection without ACC approval, with or without permanently installed fasteners. Plywood shall be removed at the first opportunity for safe removal. Any damages to stucco must be repaired immediately by Homeowner. Window film architecturally designed to function as hurricane protection does not require ACC approval. It may be lightly tinted with neutral color only, not reflective, with thirty-five percent (35%) visible light or higher transmitted on the front of the home and twenty percent (20%) or higher visible light transmitted on the side or rear of the home.

12. Huts, Tropical Chickee Huts and Awnings

Huts and Tropical Chickee Huts are not allowed, except for Chickee Huts if they conform to the Florida Building Code exemption that allows members of the state's Seminole and Miccosukee tribes to build chickee/Tiki huts without acquiring local building permits, provided the structure doesn't include plumbing, electrical or concrete features.

Awnings are allowed pending approval of the ACC. Color of the awning are encouraged to be as close as possible to the color of the exterior base, trim or accent of the house.

13. Landscaping

The primary objective is to have landscaping that fits with the other homes in the La Vida Community. The ACC must approve all major landscaping schemes before construction can begin. Any modifications to the new scheme must also be approved before implementation.

ACC approval is not required for most plantings or biodegradable landscaping treatments (e.g., mulch) as long as the existing landscape scheme is maintained (Refer to Attachments 5, 6, and 7 for permitted landscaping plants, mulch treatment colors and river rock options, respectively).

PLEASE NOTE (i) Whenever a ficus (*benjamina*) plant or hedge needs replacing clusia (*lanceolate*) plants are the accepted option. (ii) In the case of

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mulch, only natural colors are permitted. If in doubt, please submit an application for review by the Committee.

14. Tree Removal

Except in cases of an emergency situation that does not permit delay, no living tree larger than 6" in diameter at a point measured 3' off the ground shall be removed from any lot without ACC approval. A permit from local authorities is required. Re-planting to replace lost trees is mandatory.

15. Mailboxes

One uniform mailbox has been provided to each homeowner within the La Vida community. It is the responsibility of the homeowner to maintain the integrity of the mailbox and structure. No alteration in the exterior appearance of any mailbox shall be made without written approval of the ACC.

16. Play Equipment

All stationary play equipment (i.e. swing sets, play structures, play houses, sandboxes, trampolines, etc.) must be submitted for approval by the Committee to include appearance, size, height, and location. Such items shall be located in the rear yard behind the house. Metal play structures or structures of bright or fluorescent colors are prohibited. All play equipment must be kept in good condition or must be removed.

Slides and tube slides shall be dark green in color whenever practical.

All wooden play structures shall be stained with a tinted sealant in order to preserve the appearance/finish and to minimize the visual prominence of the structure.

Permanent skateboard, bike, and other types of recreational ramps are not allowed.

17. Roof Tiles

All homes must have roof tiles of the type and color established in Attachment 8 of this document. Roof tiles replacement do not require the prior approval of the Committee if these type and color requirements are followed. Homeowners should maintain their aesthetic appearance such that there are a minimum of dirt, mold, chipped, loss of tile, etc.

The HOA Management Company may inspect the roof tiles periodically and advise the homeowners in writing if they do not meet the type and color

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requirement or minimum aesthetic criteria.

18. Signs

Except as may be required by legal proceedings or noted below by exception, no sign (including 'Political Signs' and 'Real State Signs') shall be erected or maintained on any property without prior approval by the Committee.

"Open House" signs can be placed without ACC approval but only during the hours that the premises are open. This includes all such signs anywhere within the borders of La Vida, its entrances and streets. Open House signs, cannot be placed on the property of another homeowner without his or her permission.

19. Solar Panels

Applications are required prior to installation. Solar panels must be installed to be as inconspicuous as possible. Collectors must be placed on the rear of the home or on the side which has the least public exposure and may not be visible from the front of the home (may not rise above the roof peak). Panels must be attached only to the roof, not free standing, or ground mounted. Every effort must be taken to camouflage the plumbing and supports for the panels. This camouflaging may require completely encasing the panels. All metal parts must be painted to match roof coloring.

There must be a minimum exposure of piping running down the side of the dwelling. Any tree removal required to permit increased solar exposure to the collectors must adhere to the tree removal guidelines in section 12 of this document.

20. Swimming Pools, Spas, and Hot Tubs

In ground swimming pools are permitted pending approval and per the requirements established by the ACC and the Palm Beach County. Above ground swimming pools are not permitted. Pools shall comply with all local and state safety codes and requirements.

Pumps and motors for pools and related equipment shall be located inside the property.

Spas and Hot Tubs require Committee review and approval.

21. Temporary Marking Flags

When installing and/or marking landscaping, irrigation systems, or other items with temporary flags, such flags must be removed within a

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reasonable time following installation (not to exceed 90 days).

22. Windows and Doors

Only the existing window design and color is allowed. Windows 'With' or 'Without' interior pane design are allowed without ACC approval.

Door design replacement require the prior approval of the Committee. They must be one of the options shown in Attachment 9. Only the colors in Attachment 3 are allowed (According to the Exterior House Color Selection. Any request for a different design or color will be denied.

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VII. PENALTIES FOR NONCOMPLIANCE

The HOA and ACC will make its best efforts to find solutions to all proposed ideas. In addition, the HOA and ACC will enforce these rules fairly and uniformly.

When compliance is not followed, HOA Board action per Section 10.06 of the CC&R) may be necessary:

“For all purposes necessary to enforce this Article, the Association shall be entitled to collect reasonable attorney’s fees, court costs and other expenses, whether or not litigation is instituted.”

ATTACHMENTS

ARCHITECTURAL CONTROL COMMITTEE

Section 10.01. There shall be appointed by the Board an Architectural Control Committee ("ACC") which shall consist of three (3) or more members selected yearly from the membership by the Board at the annual meeting of the Board. Prior to the Transfer Date, the ACC will consist of the members of the Board.

Section 10.02. The ACC shall provide for a systematic and uniform review of all proposed improvements and construction of any type or nature whatsoever within the Property. The construction contemplated hereunder shall include but not be limited to any building, fence, wall, swimming pool, screen enclosure and screening of any type, sewer drains, disposal system, decorative building, landscaping and any and all types of structures or improvements, whether or not the purpose thereof is purely decorative or otherwise, and any additions, modifications and/or alterations thereof. The ACC shall review all plans for said improvements, it being the intent of the Declarant to provide for the harmonious and aesthetically pleasing development of the Property. The ACC shall evaluate the proposed improvements with emphasis upon exterior design, materials and color; location of the improvements in relationship to surrounding structures and/or improvements; topography; and conformity to the restrictive covenants imposed hereunder.

Section 10.03. The plans and specifications for any and all improvements referred to hereinabove shall be reviewed by the ACC. No improvement of any type or nature whatsoever shall be commenced unless and until the approval thereof shall be obtained in writing from the ACC. The contemplated improvements must be constructed strictly in accordance with such approval.

Section 10.04. The ACC shall promulgate such rules and regulations as it deems necessary and proper, setting forth guidelines and procedures to be followed by an applicant seeking its approval as required, which, in any event, shall not be in conflict with the provisions of this Declaration and which shall afford to each applicant a reasonable and adequate opportunity to present his proposal. The rules and regulations shall include, but not necessarily be limited to, an adequate form together with such reasonable fees for processing applications as the ACC may deem necessary. Rules and regulations shall be subject to the approval of the Board, and upon such approval, a copy thereof shall be provided to all Members. Any revisions, additions, deletions and/or amendments to the rules and regulations shall likewise have the approval of the Board and copies shall be provided to each member. In addition, such rules and regulations may include the power to require an Owner to post a bond prior to his commencement of any major construction on his Lot or Dwelling. This bond, if required, shall be in an amount deemed reasonable by the ACC to protect the Association and Owner adjoining the Lot upon which construction occurs from damages which may arise from the construction and shall name the Association and said adjoining Owners as beneficiaries.

Section 10.05. An applicant may, at his discretion, initially request a meeting with a member of the ACC to discuss any proposed improvement or improvements that he may contemplate for the purpose of securing information regarding the covenants and restrictions set forth herein. Prior to the commencement of any work on the premises contemplated for improvement, an applicant

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must submit to the ACC, together with the fully executed application form and fees as may then be required by the ACC and such additional information as the ACC may reasonably require (which may include samples of exterior materials and exterior color selections to be used in the improvement), two (2) sets of plans and, where appropriate, specifications for the proposed improvement, in sufficient detail so that the ACC may be able to make the determination required of it pursuant to this Declaration. One set of such plans shall be retained in the permanent files of plans and specifications. The ACC shall respond to the application in writing by approving said application, disapproving said application or requiring additional information within thirty (30) days from the date all required materials are furnished (unless the applicant waives this time requirement in writing). In the event that the ACC fails to respond within said thirty (30) day period (or such additional time as may be allowed by the applicant pursuant to a waiver), the application shall be deemed approved as submitted. In the event of approval of said plans and specifications, the applicant shall provide the ACC with written notice of the following:

(a) Any and all alterations, deletions, additions and changes of any type or nature whatsoever in the plans and/or specifications as approved by the ACC, which shall be subject to the approval of the ACC in the same manner as is required for approval of original plans and specifications.

(b) Completion of construction, and, where applicable, the receipt of a Certificate of Occupancy from Palm Beach County. Said improvement shall not be used, or in the instance where a Certificate of Occupancy is applicable, it shall not be occupied, until such time as the ACC has inspected the premises and approved same for compliance with plans and specifications as previously approved by the ACC. In the event the ACC fails to respond within forty-eight (48) hours (excluding Saturdays, Sundays and legal holidays) after receipt of notice to inspect, the work shall be deemed approved and the ACC inspection requirement shall be deemed waived by the ACC.

(c) Upon the completion of the improvement or improvements and final approval by the ACC, the Board shall, upon request by an applicant, direct the appropriate officers of the Association to provide the applicant with a recordable certificate executed with the formalities of a deed, certifying the approval of the ACC and the Association of the improvement made upon the premises for which said application was made.

(d) Should the Owner construct improvements in a manner inconsistent with plans and specifications approved by the ACC, the Board shall, in its discretion, issue a certificate in recordable form, expressing the ACC's disapproval of the improvements and setting forth the reason therefore.

In the event of disapproval of plans and/or specifications as submitted, no work or construction shall be commenced in furtherance of the proposed improvement. The applicant, in such event, may request a formal meeting with the ACC to review plans and specifications as submitted, said meeting to take place no later than thirty (30) days after written request for such meeting is received by the ACC (unless applicant waives this time requirement in writing). The ACC shall issue a final written decision no later than fifteen (15) days after the meeting is held. In the event the ACC fails to provide such written decision, said plans and specifications shall be deemed approved.

Section 10.06. For all purposes necessary to enforce this Article, the Association shall be entitled to collect reasonable attorneys' fees, court costs and other expenses, whether or not litigation is instituted.

85378 P1730

Section 10.07. The provisions of this Article shall not require the Declarant to obtain the approval of the ACC for any construction, repairs or improvements of any nature whatsoever performed on the Property by the Declarant.

Section 10.08. Neither Declarant, nor its agents, employees, successors, or assigns shall be liable in damages to any Owner or to any other person submitting plans and specifications to any one or more of them for approval by reason of the withholding of consent or by reason of a mistake in judgment, negligence or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve any plans and specifications. Every person who submits plans and specifications to Declarant, for approval as herein provided, agrees by submission of such plans and specifications, and every Owner or person claiming by or through an Owner agrees by acquiring title to any part of the Property or any interest in the Property, that it will not bring action or suit against Declarant, or its agents, employees, successors or assigns to recover any such damages.

'LA VIDA HOA COMMUNITY' PAINT COLORS

New La Vida HOA 2021 Exterior Paint Colors and Combinations

As part of its priority activities for 2021, the La Vida HOA Board of Directors envisioned the prospect of updating its community house colors for a modern refresh in order to enhance the neighborhood appearance together with its property value. To assist with this difficult process, the Board secured Brown Commercial, Hospitality Designs (BCH) to provide direction and insights.

On its September 21st, 2021 Monthly Meeting, the Board of Directors approved the new scheme of colors and combinations for the community as presented by BCH, together with the rules for its implementation, all which are presented in this document. This document is part of the La Vida Architectural Guidelines, nevertheless, they are presented here in a standalone format in order to facilitate its access and consultation by members of the community.

1. All home exteriors and driveways in the La Vida Community will strictly adhere to the new colors and combinations as presented in this document (Attached). Any previously used color pallet previously approved by La Vida and its HOA Boards (i.e., Original 1987, Updated 2011, 2019 ACC Guidelines, etc.), are NO LONGER allowed.
2. Home Exteriors.
 - a. All homes in the community must update their exterior paint colors and combinations according to the following schedule,
 - i. Homes which as of the date of this document (September 21st, 2021), remain with the 'original' 1987 exterior paint colors, must update their exterior colors to one of the new color scheme options NOT LATER THAN January 1st, 2023.
 - ii. All other homes, must update their existing exterior colors to one of the new color scheme options NOT LATER THAN January 1st, 2025.
 - b. Prior to painting the home, house paint colors must submit an application and be approved by the La Vida HOA ACC Committee.
 - i. As a minimum, the application must state the color combination requested for approval, the brand of paint that will be used, and the time by which the painting will be concluded.
 - ii. Painting of the home, must be concluded NOT LATER THAN 30 days after obtaining ACC approval, or from the date the paint contractor has offered to complete the project.
 - iii. No two neighboring homes can share the same Base Color, regardless of construction style, and trim or accent colors.
 - iv. The ACC will allow a homeowner's choice of 'authorized' color combination on a *first come, first served basis*, pending ACC application approval. Please note again, no reservation of paint colors more than 30 days is allowed.
 - c. Trim and accent colors must be used only in the manner presented in this document for each color combination, following these steps,

- i. Once a Base color is chosen by a homeowner, the accompanying trim color will be that specified in Table 1, page 17 of this document.
 - ii. The Accent color can be chosen by the homeowner from the three options specified in the same table. No other options allowed.
 - iii. All Gable vents shall be painted according the 'TRIM' color (both single and two-story homes) regardless of location on the house (front, back).
 - iv. Front door entry frame and windows glass casement can be the chosen accent color for the house or remain the current white color.
 - v. "All Wood Fascia boards, Cement Trim bands, Horizontal Gutters along roof line and above garage entryway and Vertical Gutter Downspouts must be painted according to color Table 1, located on Page 18 of this document.
- NOTE: It is homeowner's responsibility to provide paint vendor a copy of the 'Paint Table' and thoroughly discuss with them PRIOR to painting. Any incorrect paint schemes will have to be immediately corrected at homeowner's expense! If in doubt, please contact one of the Board members for clarity.
- d. Benjamin Moore has been selected as the color paint manufacturer to be used in the implementation of this new color scheme. All colors must exactly adhere to the Benjamin Moore color names and codes as presented in this document.
 - i. Maximum warranty by Benjamin Moore can be obtained if the paint contractor adheres to the Benjamin Moore specifications. These specifications have been written for the purpose of offering a ten (10) year non-prorated (material and labor) warranty on the painting of the exterior of the homes.
 - ii. Homeowners, may use other brand paints to paint their exterior, but the color match must be an exact match to the Benjamin Moore paint color combination selected. If a different color brand is to be used by a homeowner, he/she must state so in their application to the ACC and a sample of the intended paint(s) must be made available for the ACC to inspect prior to approval.
 - iii. Regardless of the brand used, it is the ultimate responsibility of the homeowner to assure that the colors used in their exterior exactly match the colors accepted by the ACC Committee in their application. Nonconformities will not be tolerated and if found not to be in compliance, the ACC Committee may require the home to be repainted.
 - iv. Homeowners must include in their ACC application a copy of the page with the color combination they have chosen. Once approved by the ACC, this page must be discussed with the paint contractor prior to starting the work. Nonconformities will not be tolerated and if found not to be in compliance, the ACC Committee may require the nonconformity to be repainted.

3. Driveways.

- a. Existing driveways and walkways to front door must also immediately adhere to a new color approved and described in this document.
 - i. All driveways in the community must be painted to the new colors NOT LATER THAN June 1st, 2022.
 - ii. A dark and light slate gray paint or stain (both homeowner's option) may be used regardless of the home's exterior color combination selected.

NOTE: The recommended paint product is Sherwin-Williams. **Do not use** Benjamin Moore paint as it has poor surface adhesion. Refer to page 17 of this document.

- iii. Pavers may be used to replace the driveway / walkway. If pavers are selected, they must adhere to the specifications presented in pages 18 and 19 of this document (i.e., manufacturers, style, Titanium color, laydown patterns, etc.). Other manufacturers may be used, but the style, color and pattern must be approved by the ACC Committee.
- iv. If pavers are selected, homeowner must specify all details to the ACC committee prior to approval. Application must include paver samples and a rendering. PBC permits must be presented prior to current driveway concrete removal.

4. Coach Lights

- a. Coach lights must be painted or replaced at the time the home is being updated to new colors. Colors White, Black or Brown as shown in page 16 'Accent Colors', may be chosen to paint the Coach lights by the homeowner, irrespective of Home Base Color used.
- b. Coach lights should look as similar as possible to the lights presented in the ACC Guidelines (No ACC approval needed).



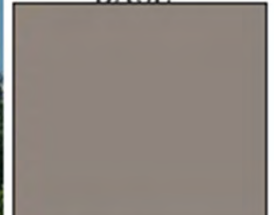
BROWN
COMMERCIAL. HOSPITALITY. DESIGN.

EXISTING NEIGHBORHOOD

LA VIDA BOCA

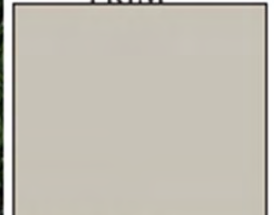


BASE



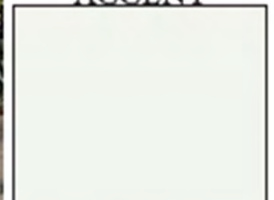
Benjamin Moore
Taos Taupe: 2111-40

TRIM



Benjamin Moore
Cumulus Cloud: 1550

ACCENT



Benjamin Moore
Super White: OC 152

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COMMERCIAL HOSPITALITY DESIGN.

PROPOSED COMBINATION 1

LA VIDA BOCA

DRIVEWAY PAVERS

DRIVEWAY PAINT

OPTION WITH
WHITE DOORS



OPTION WITH
BLACK DOORS

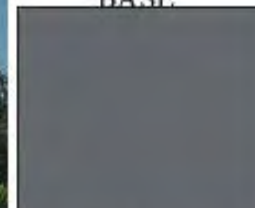


OPTION WITH
BROWN DOORS





BASE



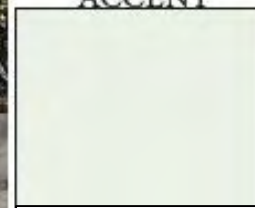
Benjamin Moore
Charcoal Slate: HC-178

TRIM



Benjamin Moore
Babys Breath: 873

ACCENT



Benjamin Moore
Babys Breath: 873

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PROPOSED COMBINATION 2

LA VIDA BOCA

DRIVEWAY PAVERS

DRIVEWAY PAINT

OPTION WITH
WHITE DOORS



OPTION WITH
BLACK DOORS

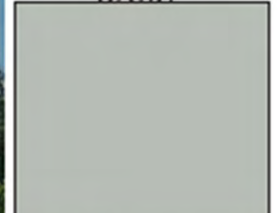


OPTION WITH
BROWN DOORS



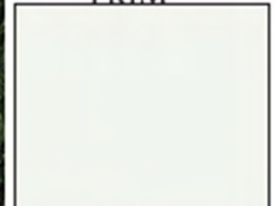


BASE



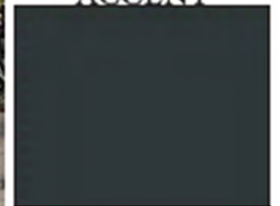
Benjamin Moore
Coventry Gray: HC-169

TRIM



Benjamin Moore
Super White: OC-152

ACCENT



Benjamin Moore
Black Satin: 2131-10

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PROPOSED COMBINATION 3

LA VIDA BOCA

DRIVEWAY PAVERS

DRIVEWAY PAINT

OPTION WITH
BLACK DOORS

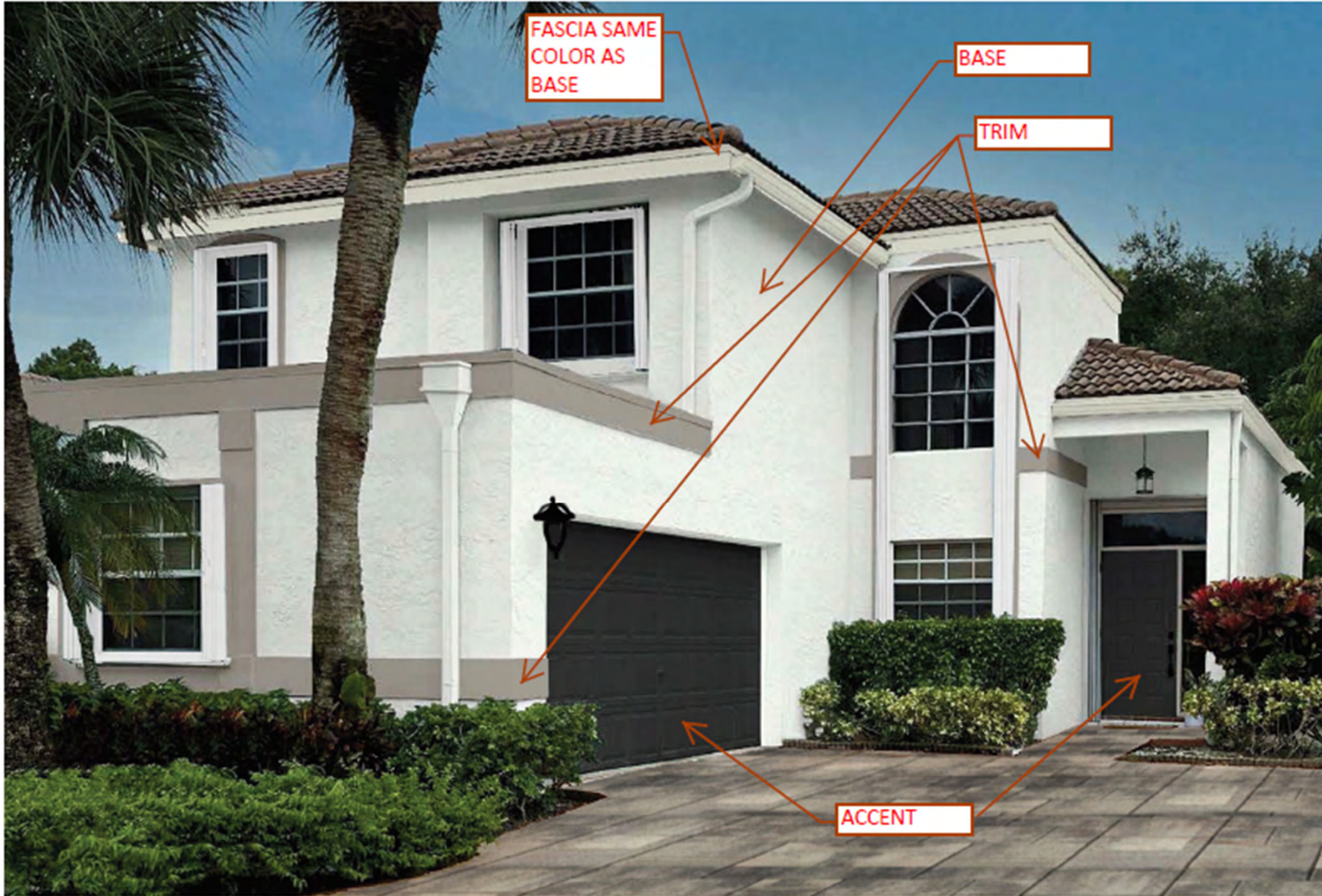


OPTION WITH
BROWN DOORS



OPTION WITH
WHITE DOORS



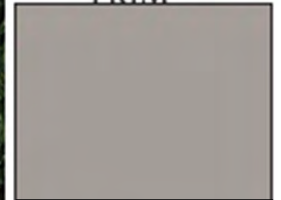


BASE



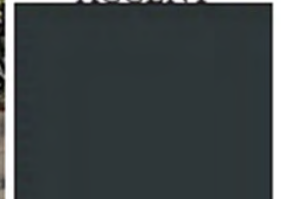
Benjamin Moore
Baby's Breath: 873

TRIM



Benjamin Moore
Escarpment: CC-518

ACCENT



Benjamin Moore
Black Satin: 2131-10

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PROPOSED COMBINATION 4

LA VIDA BOCA

DRIVEWAY PAVERS

DRIVEWAY PAINT

OPTION WITH
BLACK DOORS

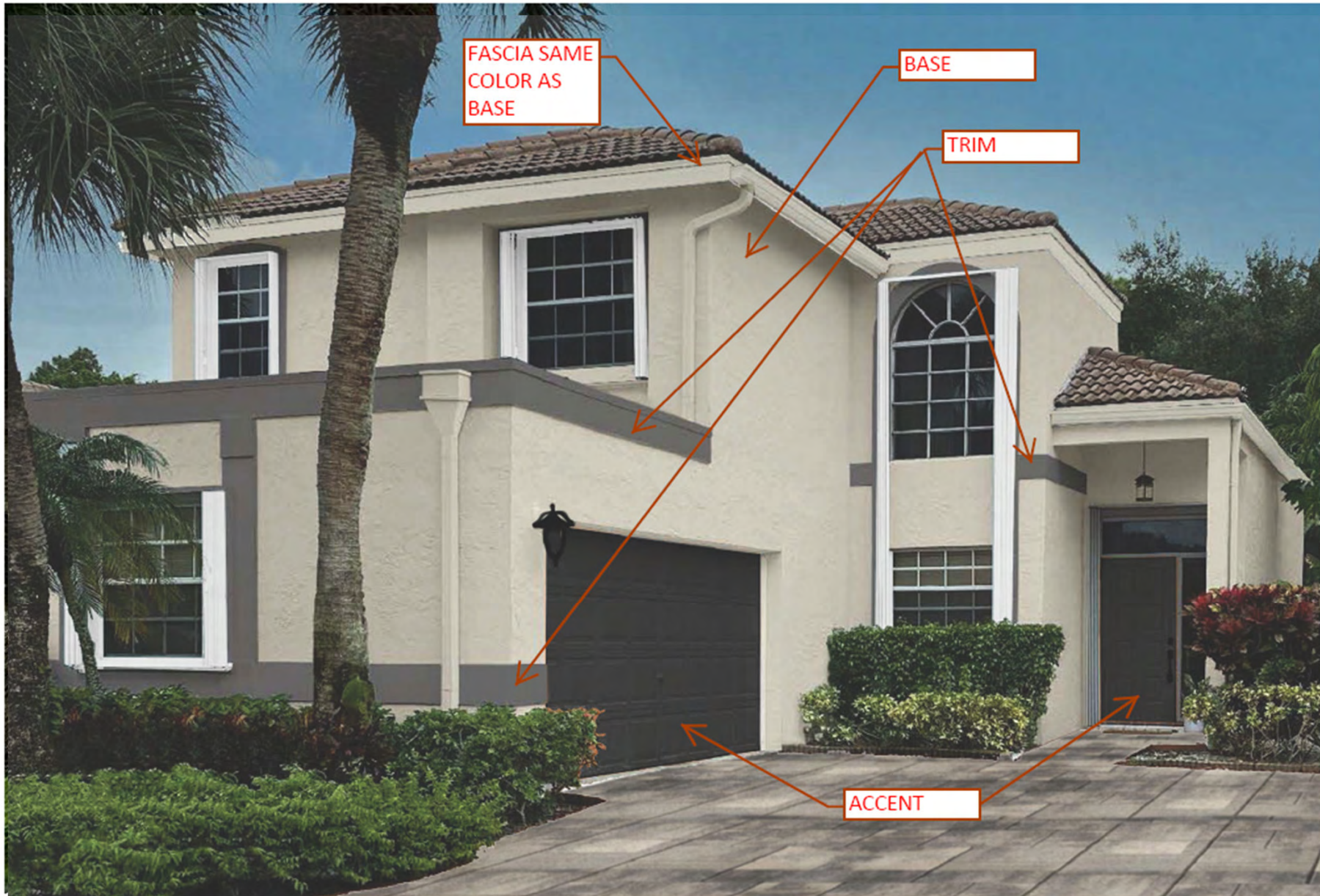


OPTION WITH
BROWN DOORS

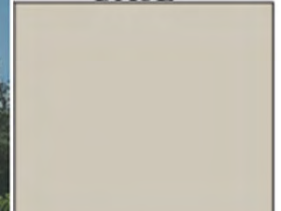


OPTION WITH
GREEN DOORS



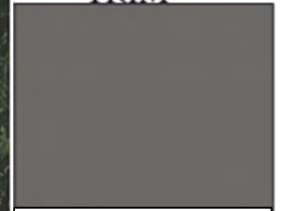


BASE



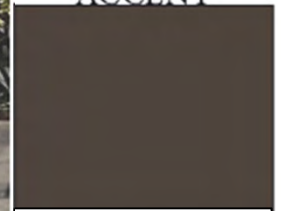
Benjamin Moore
Revere Pewter: HC-172

TRIM



Benjamin Moore
Burnt Ember: CSP-120

ACCENT



Benjamin Moore
Brownstone: CSP-240

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PROPOSED COMBINATION 5

LA VIDA BOCA

DRIVEWAY PAVERS

DRIVEWAY PAINT

OPTION WITH
BLACK DOORS



OPTION WITH
BROWN DOORS

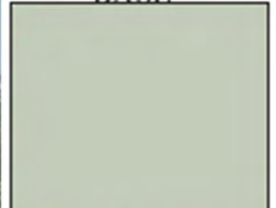


OPTION WITH
WHITE DOORS



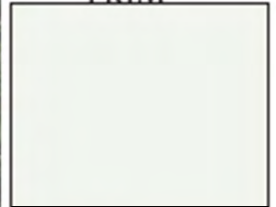


BASE



Benjamin Moore
Sagebrush: 770

TRIM



Benjamin Moore
Super White: OC-152

ACCENT



Benjamin Moore
Black Satin: 2131-10

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PROPOSED COMBINATION 6

LA VIDA BOCA

DRIVEWAY PAVERS

DRIVEWAY PAINT

OPTION WITH
BLACK DOORS



OPTION WITH
BROWN DOORS



OPTION WITH
WHITE DOORS



	Combination #1	Combination #2	Combination #3	Combination #4	Combination #5	Combination #6
base						
	Benjamin Moore Taos Taupe: 2111-40	Benjamin Moore Charcoal Slate: HC-178	Benjamin Moore Coventry Gray: HC 169	Benjamin Moore Babys Breath: 873	Benjamin Moore Revere Pewter: HC-172	Benjamin Moore Sagebrush: 770
trim 1						
	Benjamin Moore Cumulus Cloud: 1550	Benjamin Moore Babys Breath: 873	Benjamin Moore Super White: OC-152	Benjamin Moore Escarpment: CC-518	Benjamin Moore Burnt Ember: CSP-120	Benjamin Moore Super White: OC-152
accent						
	Benjamin Moore Super White: OC-152	Benjamin Moore Baby's Breath: 873	Benjamin Moore Brownstone: CSP-240	Benjamin Moore Tarrytown Green: HC-134	Benjamin Moore Super White: OC 152	Benjamin Moore Black Satin: 2131-10

Refer to pages 18 and 19 for
Paver options and installation



Belgard Holland Stone
Color Titanium

DRIVEWAY PAVERS



Sherwin Williams Tuff Coat or
Tuff Coat Duraplate
Color Benjamin Moore
Charcoal Slate: HC: 178

DRIVEWAY PAINT



Sherwin Williams Tuff Coat or
Tuff Coat Duraplate
Color: Benjamin Moore
Coventry Gray: HC 169

Table 1

	Base / Trim / Accent Selection Chart					
	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6
Base	Taos Taupe: 2111-40	Charcoal Slate: HC-178	Coventry Gray: HC-169	Babys Breath: 873	Revere Pewter: HC-172	Sagebrush: 770
Trim	Cumulus Cloud: 1550	Babys Breath: 873	Babys Breath: 873	Escarpment: CC-518	Burnt Ember: CSP-120	Super White: CC-152
Accent	Super White: OC-152	Babys Breath: 873	Super White: OC-152	Tarrytown Green: HC-134	Super White: OC-152	Super White: OC-152
	or Black Satin: 2131-10	Black Satin: 2131-10	Black Satin: 2131-10	Black Satin: 2131-10	Black Satin: 2131-10	Black Satin: 2131-10
	or Brownstone: CSP-240	Brownstone: CSP-240	Brownstone: CSP-240	Brownstone: CSP-240	Brownstone: CSP-240	Brownstone: CSP-240
Notes	Fascia same color as Trim	Fascia Same Color as Base	Fascia same color as Trim	Fascia same color as Base	Fascia same color as Base	Fascia same color as Trim
	Horizontal Gutters Color	Horizontal Gutters Color	Horizontal Gutters Color	Horizontal Gutters Color	Horizontal Gutters Color	Horizontal Gutters Color
	"CUMULUS CLOUD" 1550	"CHARCOAL SLATE" HC 178	"BABY'S BREATH" 873	"BABY'S BREATH" 873	"REVERE FEWTER" HC 172	"SUPER WHYTE" CC 152
	Vertical Downspout Color	Vertical Downspout Color	Vertical Downspout Color	Vertical Downspout Color	Vertical Downspout Color	Vertical Downspout Color
	"TAOS TAUPE" 2111-40	"CHARCOAL SLATE" HC 178	"COVENTRY GRAY" HC 169	"BABY'S BREATH" 873	"REVERE FEWTER" HC 172	"SAGE BRUSH" 720

Notes:

1. Front door entry frame and the windows glass casement can be the chosen accent color for the house or remain the current white color.
2. All Gable vents shall be painted the 'TRIM' color (both single and two-story homes) regardless of location on the house (front, back).
3. Please make sure to GIVE YOUR PAINTER THIS TABLE **"BEFORE"** PAINTING !!!


Paver: Belgard Holland Stone

Color: Titanium



→ ↻ belgard.com/products/pavers/holland-stone/

ps

HOLLAND STONE





 LEGACY

BELGARD / PRODUCTS / PAVERS / HOLLAND STONE



SEE MORE


APPLICATIONS

 DRIVEWAYS  PATIOS  POOLS  WALKWAYS

PRICING

\$

HOLLAND STONE

 LEGACY






The classic shape, smooth surface and multiple color options make Holland Stone ideal for creating a wide variety of traditional looks. Holland Stone is also an excellent choice as a border element.

30mm – Vehicular use – only approved with use of DriBond™





100MM: Herringbone only

*All colors and/or products may not be available in all areas. Please inquire for availability and special order options.

COLORS

ADOBE AMARETTO BROWN CHESTNUT HARVEST BLEND KNIGHTSBRIDGE

NAPOLI RIO SLATE TITANIUM

Notes:

1. Pavers must be selected for vehicular use.
2. Paver installation requires PBC permit.
3. Patterns to be used: See Next Page

Pavers Patterns Allowed

BELGARD® | PAVES
THE WAY™
BELGARD.COM | 877-235-4273

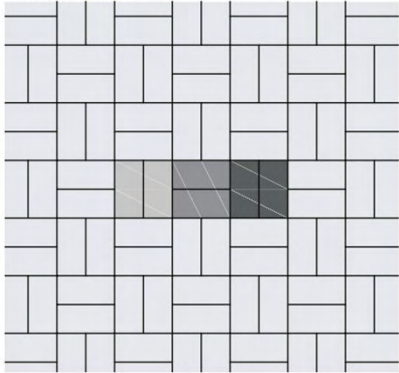
HOLLAND STONE



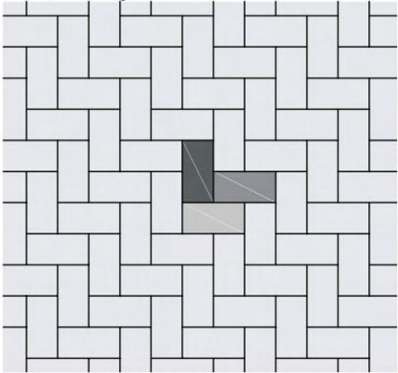
NOTES:
AutoCAD® hatch pattern files can be downloaded from belgard.com for use in architectural drawings
Some patterns may not necessarily reflect the percentages of stone sizes within a particular pallet. In some cases you may have extras in one or more of the sizes. This must be accounted for in your planning and design.
Percentages are based on area by paver.

100% 4 x 8

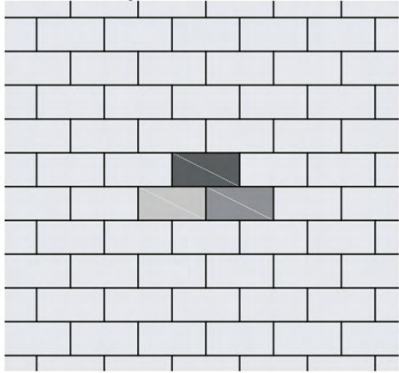
1-PIECE Basket Weave



1-PIECE Herringbone Pattern



1-PIECE Running Bond Pattern





Clear

Full Size Wall Mount – S11V

EVERSTONE OUTDOOR

- ⚖ Compare
- 📍 Where to Buy
- ❓ Questions?
- 🔗 Share



Specifications

Item Number:	S11V
Application:	Wall Mount, Residential, Energy Star, Made in USA, Oceanside Approved
Light Source:	Incandescent, GU24, 120V LED
Fixture Colors:	Blackstone, Whitestone, Bronzestone, Sandstone, Graystone
Lens Colors:	Opal Acrylic, Clear Acrylic, Frosted Acrylic
Dimensions:	H: 23.25 W: 10.75 E: 12.75" H/CTR: 5.25 Backplate H/W: 10.625/5.5
Downloads:	Catalog Page Instruction Sheet Instruction Sheet – GU24 Specification Sheet S11VC-LR15C IES File S11VF-LR15C IES File













Coleus Blumei



Split Leaf Philodendron



Bromeliads



Neoregelia Bromelaid



Red Star Bromelaid



Bromelaid



Jatropha Tree



Leyland Cypress



Red Ixora



Yellow Ixora



Snake Plant



Yucca Plant



Yucca Tree



Florida Sable Palm Tree



Pygmy Date Tree

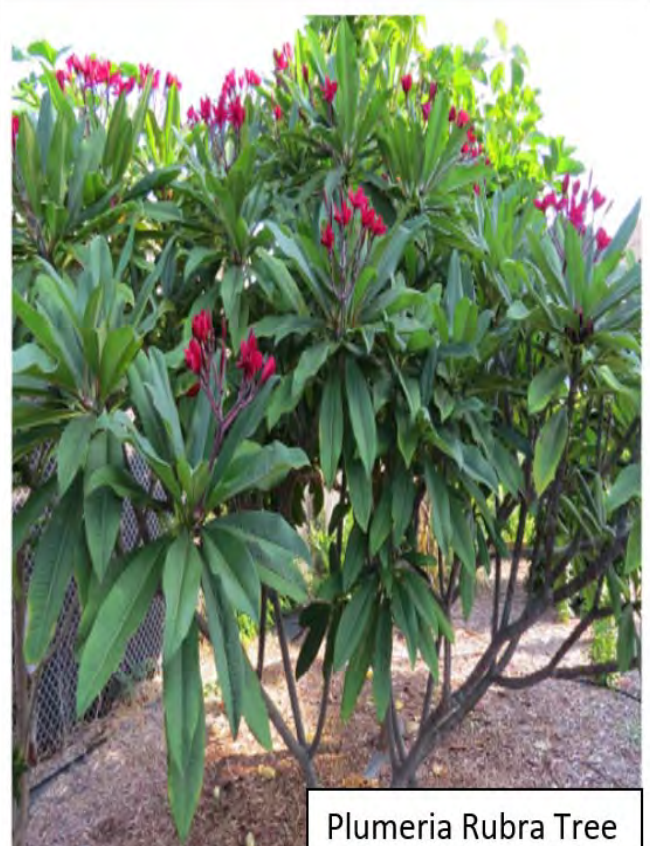


Little Lady Palm





Clusia Rosea/ Guttifera



Plumeria Rubra Tree



Orchids



Hawaiian Ti Plant



Split Leaf Philodendron



Doryanthes Palmieri



Boston Fern



Foxtail Fern



Ligularia Dentata Desdemona



Impatiens New Guinea



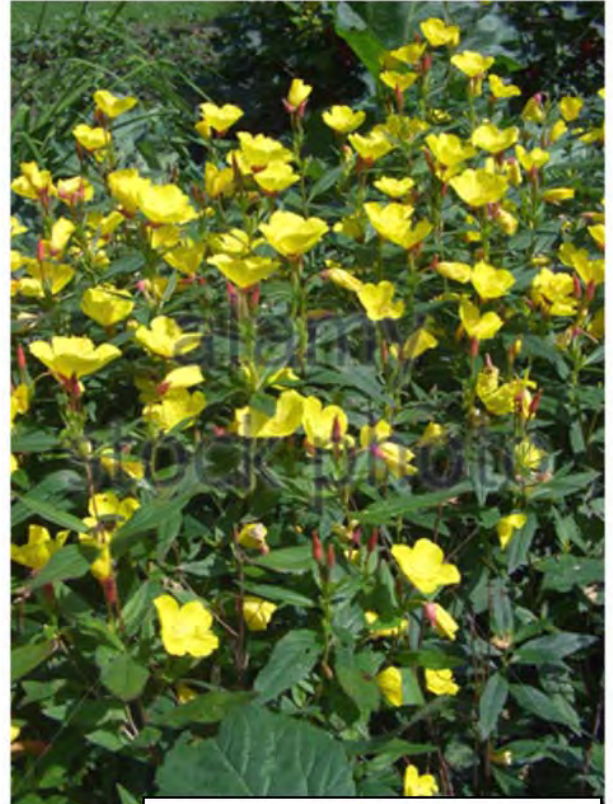
Spider Plant



Neoregelia Johannes Fairchild Bromeliad



Ribbon Plant



Narrow-Leaf Evening Primrose



Mango Tree



Penta's



Bougainvillea



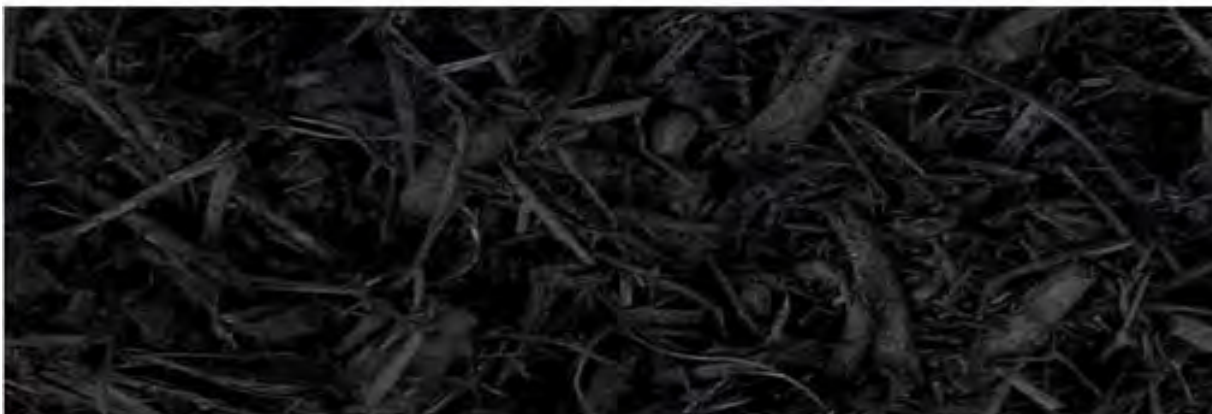
Dracaena Marginata



Schefflera

MULCH TREATMENT OPTIONS

Attachment 6



LANDSCAPING RIVER ROCK OPTIONS



Roof Tiles

Revised 10/18/2021)

ROOF TILES MUST BE THE TRI COLOR BLEND BELOW

Company: BORAL Roof Tile 1-863-467-0042

~~Location:~~ 2125 NW 22nd St., Pompano Beach, FL. 33069

~~Email:~~ www.boralroof.com

~~Phone:~~ 954 973-2128

#1. Estate Canyon Clay Black Antique

1GOCS6201AA / S-CACL-AA-Y SM-15



#2. Estate Tan Black Antique

1GOCS0332AA / S-TANN-AA-Y SM-15



#3. Estate Desert Tan Black Antique

1GOCS0312AA / S-DSTN-AA-Y SM-15



Approved Door Styles



