

# **BOCA LANDINGS HOMEOWNERS ASSOCIATION, INC.**

## **ACC PROCEDURES AND GUIDELINES**

**The Architectural Control Committee (ACC) is responsible for the review and approval of any alteration or addition to the exterior appearance of any building, wall, fence, driveway, light pole, windows, doors, pool, gazebos, patio, landscaping, exterior lights, etc. along with any other exterior item, structure or property within the Boca Landings / Boca Vista Estates Communities. Any exterior appearance alteration requires an ACC form submission and approval before any work can be done.**

- 1. The ACC consists of up to six (6) members with the following criteria:**
  - a. All members must be a homeowner of the Boca Landings / Boca Vista Estates Communities.**
  - b. No two members may be of the same household.**
  - c. All members must be current with their association dues without any long-standing violations.**
  - d. All members must attend the monthly scheduled ACC meetings. If a member is absent for more than five consecutive meetings, their seat will be considered open for replacement by another homeowner, if the committee by majority chooses to fill the empty seat.**
- 2. Any homeowner requesting to make an alteration or addition to the exterior appearance of any building, wall, fence, driveway, light pole, windows, doors, pool, gazebos, patio, landscaping, exterior lights, etc. along with any other exterior structure item or property within the Boca Landings / Boca Vista Communities must complete an ACC Form to obtain approval. The ACC Forms may be obtained from GRS Community Management or from the website. Any work commenced prior to receiving ACC approval or work done not in accordance with the documents submitted, is subject to the issuance of violations and fines in addition to legal actions to restore the property to its original condition. (Legal action subject to board approval).**
- 3. It is the homeowner's responsibility to review the appropriate rules, regulations, ACC guidelines and color options in order to complete the form accurately. The homeowner is also responsible for obtaining any permits once they have received ACC approval and conform to Palm Beach County Code when necessary. ACC approval does not supersede Palm Beach County Code if a permit is necessary.**
- 4. The ACC currently meets the second Wednesday of every month. All ACC forms completed by the homeowners and all required attachments must be submitted completed to the property management company a minimum of 4 business days prior to the scheduled meeting. The only exception is when a home is in violation or deemed unsafe or unsecured, then a request will be reviewed for consideration outside of this schedule. These forms will be reviewed, discussed and either be deemed:**
  - a. Approved - The homeowner may proceed with the change as requested.**
  - b. Resubmit - The request was not approved for being unclear or vague. The homeowner must resubmit a new form or update the current form that provides**

more details of the request for consideration at the following meeting. The ACC will identify what additional information is needed.

- c. Disapproved - The request did not conform with the rules, regulations, ACC guidelines, or color options. The homeowner may not proceed with the change requested. The ACC will identify why the request was disapproved. The homeowner will need to submit a new form in accordance with the rules, regulations, ACC guidelines, or color options for consideration at the following meeting.

- 5. The following are the guidelines for the ACC when making decisions or changes relating to the exterior appearance of the buildings, walls, fences, landscaping, driveways, light poles, windows, doors, pool, gazebo, patio, external lights, and other exterior items, structures or property within the Boca Landings / Boca Vista Communities. These guidelines may be changed at any time by the majority approval of the current ACC committee at a duly posted meeting. There can be no personal variations or deviances from these guidelines. In the event the "ACC Procedures and Guidelines" differ from the Boca Landings / Boca Vista Rules and Regulation Homeowners Documents, the latter will apply.

a. **ROOF**

Tile roofs must be replaced with a tile roof. Shingle roofs may be upgraded to an approved color and style tile roof. No other types of roofs will be permitted. Only approved roof color/style will be approved. There will be no exceptions or variances.

- i. All shingle roofs must be either dimensional or architectural type only.

Approved shingle colors include:

- 1. Birchwood
- 2. Cedar
- 3. Driftwood
- 4. White
- 5. Sunset Brick

- ii. Approved tile roof colors include:

Boral Tiles:

**Estate Collection:**

Canyon Clay - Black Antique (S-CACL-AA 1007)  
Canyon Clay – No Antique (S-CACL-NN 1008)  
Malibu Sand – Slurry (S-3003-61 1002)  
Frosty Gray – Slurry (S-3011-38 1003)  
Terra Cotta – No Antique (S-TERS-NN 1041)  
Ultra White – White on White Slurry (S-4001-00 1004)  
Desert Tan – White Antique (S-DSTN-BU 1021)  
Delcrest Tan – White Antique (S-DCTA-BU 1017)  
Tequila Sunset – Slurry (S1002-63 1001)  
Spanish Clay – Black Antique (S-SPCL-AA 1034)  
Spanish Clay – White Antique (S-SPCL-BU 1035)  
Gold Dust –  
Sterling -

**Galena Collection:**

Bayside (G-CACL-AA 4005)  
Spanish Clay (G-SPCL-AA 4027)  
Terra Cotta – No Antique (G-TER-NN 4031)  
Canyon Clay –  
Desert Tan -

**Villa 900:**

Burnt Mission (1MPCS7117)  
Hopi Blend (1MPSS0644) Buff  
Flash (1MPSS0210) Champagne  
Cream (1MPMS0190) Gold Dust  
(1MPCS7165)  
South Beach Blend (1MPSS0700)  
Mission Sunset (1MPSS0644)  
White (1MPBS8001)  
Sterling (1MPCS5759)

**Barcelona 900:**

Desert Spice Blend (1HBCS6313)  
Paradise Island Tan (1HBCS0084)  
Mission Sunset (1HBSS6842)  
Gold Dust (1HBCS7165)  
Burnt Mission (1HBSS7117)  
White (1HBBS8001)  
Sterling (1HBCS5759)  
Canyon Clay  
Cedar Tan  
Terra Cotta – No antique

**Eagle Roofing:**

**Malibu:**

Weathered Terracotta Flashed (2520)  
Boca Cream (2507)  
Terracambra Range (2516)  
Royal Palm Gray (2209)  
Sandy Bay (2518)  
Alhambra (2555)

**Capistrano:**

Weather Terracotta Flashed (3520)  
Boca Cream (3507)  
Terracambra Range (3664)  
Light Gray Range (3679)  
Alhambra (3555)

- iii. No two homes that are side by side, across from or behind each other, on any side of the home may have the same roof color

**b. PAIN**

- i. Paint color options are displayed on the Color Board at the clubhouse.
- ii. Wood front doors are acceptable. In this event, only the garage must be painted the approved faux wood stain that matches.
- iii. No two homes that are side by side, across from or behind each other, on any side of the home ay have the same paint color.
- iv. Gutters and eave drips can be white or brown. Garage doors must have fan windows or be solid with same square pattern as the original ones for the community were
- v. Garages may not be converted into living space.
- vi. Garage doors and Front doors must be the same color either an approved color Wood Faux or Ibis White. The front door has to match the same color as the garage door. Both Faux or both Ibis White. There can be no brown painted doors that are not an approved faux color. Approved Faux colors are listed in the bulletin board at the pool house.

In an effort to achieve a more uniform look to the community, there is only one approved trim color which is Ibis White SW 7000. All trim must be painted ibis White. Below is the current list of approved Sherwin Williams paint colors:

Basket Beige	SW 6143
Latte	SW 6108
Universal Khaki	SW 6150
Ecru	SW 6135
Restrained Gold	SW 6129
Camelback	SW 6122
Spiced Cider	SW 7702
Concord Buff	SW 7684
Sand Trap	SW 6066
Totally Tan	SW 6115
Clary Sage	SW 6178
Jogging Path	SW 7638
Caramelized	SW 9186
Bagel	SW 6114
Tower Tan	SW 7704
Colony Buff	SW 7723
Interactive Cream	SW 6113
Neutral Ground	SW 7568
Site White	SW 7070
Functional Gray	SW 7024
Requisite Gray	SW 7023

vi. The ACC has the final decision on all paint color changes.

**c. SHUTTERS**

- i. Decorative shutter are not allowed.
- ii. Hurricane shutters are approved as follows:
  - 1. Permanent according shutters are acceptable in white.

2. Removable metal strip shutters are acceptable. The permanent tracks for this shutter type must be painted the same colors as the body of the house where ever they are mounted.
  3. Roll-up shutters are acceptable in white.
  4. All permanently installed shutters must be Miami-Dade County Code approved.
- iii. Refer to the Boca Landings / Boca Vista Rules and Regulations regarding the installation/closure and removal/opening of hurricane shutters.

**d. DRIVEWAYS**

- i. Approved driveways types include:
  1. Concrete (only where concrete driveways were originally installed)
  2. Pavers must match the roof color. Sample or picture must accompany the ACC form.
  3. Stamped concrete driveways are not permitted
- ii. Approved paint colors for concrete driveways include:
  1. New Concrete
  2. Concrete Gray
  3. Chowder
  4. Bagel
- iii. The sidewalk, including the sidewalk through the driveway, CANNOT be painted.
- iv. ACC form requests for enlarging driveway must include a copy of the survey indicating the old and new driveway location and size. Driveway additions must be of the same type and color of the tile or concrete of the existing driveway. All pavers must match and extensions may only be minimal and not exceed a couple (2) feet extension. Large areas of lawn or landscaped areas may not be removed.

**e. FENCES**

- i. Approved fence types include:
  1. Wooden shadow box
  2. White vinyl – One style only-no decorative caps.
  3. Aluminum – Black or White only-one style rail-no spikes or decorative tops.
- ii. Wood fences may remain natural in color or white. No painting other than white or staining of fences is permitted.
- iii. Chain link fences are not approved.
  - iv. Copy of survey indicating fence location with respect to property lines must be submitted with the ACC Form. The fence on the side cannot be closer than 2/3 the distance from the front to the back of the house. In other words, it can only be brought forward on the sides to 1/3 the distance from the rear of the house. Please provide picture of proposed fence.
- v. Fences can only one style per property.
- vi. Fence height is a maximum of 6 feet.

**f. MAILBOXES**

- i. All mailbox replacements must be the approved color and style of the Association for each community (either Boca Landings or Boca Vista Estates). All mailboxes will be black.

ii. Mailbox repairs do not require ACC approval.

**g. LANDSCAPING**

i. ACC approval is required for landscaping changes with the exception of annual flowers and the replacement of a single shrub.

ii. All homes should have at least one (1) tree in the front yard. If a home currently does not have a tree, it will not be required to include a tree with any landscape changes. However, if a home currently has one or more trees, it will be required at least one tree remain with any landscaping changes

iii. Decorative landscape edging, e.g. bricks, pavers, etc., that is only a single layer does not need ACC approval. Anything taller or larger does require ACC approval.

iv. Decorative lighting does not need ACC approval. However, high voltage lighting must be installed by a licensed electrical contractor.

v. All ficus hedges along Lakeridge Boulevard are the homeowner's responsibility to maintain and replace as needed with the same size as the current hedges to keep a continuous hedge without any gaps or height variances.

**h. WINDOWS**

i. All windows must remain the same size and style as the original windows.

ii. Windows may not be changed, enlarged, removed, or new ones added, etc. They must remain the same as originally constructed when the home was built.

iii. The only exception in style will be the permission to install hurricane impact windows and the allowance to change from a single or double hung window to be changed to a slider style with 2 or 4 panels only.

iv. Grids (Mullions) must remain on all arches, circles, half circles, octagons, squares or any other windows above the front doors or decorative in nature.

v. Renovations where rooms/patios are to be enclosed by glass doors are not permitted.

vi. All windows must have a white colored frame and clear glass. (Low energy glass permitted)

vii. Arches in all of the windows must remain the same and multiple windows cannot be combined into a single window.

viii. Solid picture windows are not permitted.



## **DOORS**

- i. Doors must remain the same size and number as originally installed on the home by the developer. All windows above the front doors (1<sup>st</sup> or 2<sup>nd</sup> story) must remain the same with mullions.
- ii. There can be no side lights.
- iii. Wood doors and doors with glass will be permitted with proper approval.
- iv. Wood doors need to have the garage door painted the same approved wood faux colored paint or both must be painted Ibis White.

## **LIGHT POLES IN FRONT YARD**

- i. Light poles in front yard.
- ii. Only black light poles with black lights on top are permitted to be installed.

## **GENERAL CONSTRUCTION**

- i. In-ground pool installations must have ACC approval and forms should accompany a copy of survey showing the location of pool and a copy of the plans. The homeowner is responsible to replace any fencing or shrubs that had to be removed for equipment access. This may include fencing or shrubs belonging to themselves, the Association or another homeowner.
- ii. Home additions/enlargements must have ACC approval and forms should accompany a copy of the survey along with a copy of the plans with the requested structure changes. New construction must match the roof type/color and paint color as the existing structure. In the event the entire structure (new and old) will have a new roof and paint, this must also be identified on the ACC form and approved.
- iii. Any patio enlargements, decks, screen enclosures, etc. must have ACC approval and forms should accompany a copy of the survey with the requested structure changes along with a copy of the plans.
- iv. Any other changes to the exterior appearance of the buildings, walls, fences, driveways, windows, doors, gazebo, patio, exterior lights, light poles, landscaping and structures or items not listed or not covered in these procedures and guidelines, must receive ACC approval.
- v. If a homeowner has an approval on file for a prior request that no longer conforms to the current ACC guidelines or color options, then the homeowner will be required to conform when the structure/fence needs to be repaired, replaced, or repainted in full or in part. For example, if the home's current paint color no longer conforms to the current color chart, the homeowner will be required to repaint according to the current color chart at the time they submit an ACC form for paint or roof approval.