

THE POLO CLUB AT BOCA RATON

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THE POLO CLUB ARCHITECTURAL REVIEW BOARD MISSION STATEMENT

The ARB is charged with the dual responsibility to oversee that The Polo Club Communities and Membership adhere to current design standards and any subsequent amendments, while also ensuring that all owners of properties remain in compliance with accepted maintenance and repair standards, as may be deemed necessary, so as to preserve, promote and enhance The Polo Club lifestyle.

AREAS OF RESPONSIBILITY

Primary areas of responsibility include, but are not limited to, owner and dwelling units, community entrances and property additions, alterations, modifications, teardowns, expansion, and landscaping. The Polo Club ARB is further charged with the responsibility of ensuring that all member and community property directly visible from Club property, common area roadways, golf courses, and other communities meet the requirements and standards of a properly maintained residential property at all times. Polo Club ARB has no involvement in Club common areas, clubhouse, golf course, tennis areas, main streets and roads.

Homeowners are not to use the golf course as temporary storage for any reason. Homeowners who are engaged in any construction, renovation or any contractor work are to notify their contractors that the golf course is not to be used as a work site at any time.

ADVICE TO HOMEOWNERS AND MEMBERS

Consult with the HOA Board of Directors, management company, Polo Club ARB, and fully read this Standard Guideline booklet to understand what is required to complete an architectural project and to comply with HOA and Polo Club rules.

NEIGHBORHOOD ASSOCIATION (HOA) HAS THE PRIMARY DUTY

1. In addition to the Polo Club ARB, each Neighborhood (community) and Neighborhood Association (HOA) shall create a committee or other governing mechanism to manage architectural and landscape design, arrangement, appearance, function (designated as HOA in this General Standards booklet). The HOA will review each request impartially to determine whether or not the proposed change(s) will adversely affect the aesthetics of the community. An immediate neighbor of the applicant, if they are a decision maker for the HOA, will recuse himself/herself from the review process, and someone will be selected as a replacement member.
2. Each community shall have the right to approve or reject any plans submitted to the HOA and shall consider the suitability of the proposed building(s), improvement(s), structure(s), their color, decoration, landscaping, the development plans or portions thereof, the site upon which such are proposed plan is to be erected, the harmony thereof with the surrounding area, property, dwelling units, and other improvements and the effect thereof on adjacent or neighborhood properties. Each HOA may have their own special requirements, as determined by their members and board, although they must be consistent with Polo Club rules and standards.
3. The community HOA is responsible for approving all architectural and landscaping changes. In addition, certain changes must also be approved by the Polo Club ARB (see pages 7,8). Requests for architectural changes must be completed and presented to the HOA or their management

company.

The application is made part of this booklet titled Request for Architectural Change – Application and is found on pages A1 through A7.

4. Any and all approvals or disapprovals of the HOA shall be in writing and shall be sent to the owner(s) or builder(s) of the property. Note that if further approval is required by Polo Club ARB, the HOA will send the file directly to the Polo Club ARB, who will accept or reject it, and send it back to the HOA, who will forward the completed decision to the owner or builder. The Polo Club ARB will not consider a request until it is approved by the HOA.
5. In the event that there is a disagreement between a homeowner and the HOA/Condo or Polo Club ARB, which cannot be easily resolved, a mechanism exists to help find resolution between the parties. See section titled DISPUTE RESOLUTION PROTOCOL.

While the dispute is going through this review process, work cannot be started. Commencement of work without written approval or if formally denied, will result in an immediate violation of Polo Club rules and result in a grievance being filed.

6. Once a project is approved and work has commenced, the HOA monitors its progress.
7. Each HOA shall designate a person within their community who is to be the point of contact on all ARB matters of interest and who will be responsible for communicating with the Polo Club ARB chairperson on matters of common concern.
8. Representatives of the HOA are to visually inspect their community's properties approximately one per month and notify the owner(s) of any corrective action that may be needed (deficiencies) to bring all properties into compliance with both their own association as well as the Polo Club.

PROCEDURES TO MAINTAIN STANDARDS - HOA AND POLO CLUB ARB

HOA/Condo inspectors are to inspect all properties in their community approximately monthly and are responsible to make sure that their communities are up to standards of quality maintenance, clean, orderly, and safe condition, and visually appealing.

Polo Club ARB also inspects the various communities in its entirety, periodically for the purpose of checking the diligence and effectiveness of the HOA/Condo inspectors.

ARB normal inspections are limited to properties visible to the golf courses, neighboring communities, and common area.

Polo Club ARB also is available to the HOA/Condos in the advisory role, if asked.

During inspection, if a violation or deficiency is found, the HOA/Condo must send within 10 days a notice to the homeowner identifying the deficiency(s), as well as giving 30 days from the date of the notice(email) to fix the deficiency.

If the same deficiency(s) is not fixed or remedied within the limit of the initial notice, the

HOA/Condo must send, within 10 days of the next inspection, a second and final notice indicating that the specified deficiency(s) were still not remediated, that the homeowner has 30 additional days to fix them, and if not, a grievance may be filled against the homeowner.

The second notice must say that the homeowner, if they feel the HOA/Condo is being unreasonable or not being consistent, may ask for dispute resolution. In order to qualify for dispute resolution, the homeowner must take their request prior to the final date of the second notice. See DISPUTE RESOLUTION PROTOCOL.

Thirty days are allowed for remediation of most deficiencies. Safety and health issues must be remediated in 48 hours. If the homeowner requests additional time due to difficulty finding labor or parts, they must notify the HOA/Condo, prior to expiration of the second notice, why they need the additional time and how much extra time is required.

DISPUTE RESOLUTION PROTOCOL

A panel made up of five randomly selected HOA/Condo presidents will attempt to help resolve issues that the homeowner and HOA/Condo cannot resolve. There is no guarantee that the issues can be resolved, and if not, the HOA/Condo position will prevail. Dispute resolution cannot last in excess of 30 days.

GRIEVANCES RELATED TO ARB STANDARD GUIDELINES

All penalties will be adjudicated based on Polo Club rules and procedures. In the event that a homeowner or contractor violates certain of those rules and procedures, the HOA/Condo may file a grievance in lieu of the Polo Club ARB.
FAILURE OF NEIGHBORHOOD ASSOCIATION HOA TO PERFORM THEIR RESPONSIBILITIES

If an HOA does not adhere to the rules and procedures in this General Standards for Architectural Review booklet, by either action or inaction, the Polo Club ARB may bring the matter before the Board of Governors requesting a fine, not to exceed \$1,000, payable to the Polo Club of Boca Raton, for each incident or group of incidents that occurs during a particular day.

In the event that a Neighborhood fails to comply with any and all provisions of its neighborhood Declaration in its performance of any of its duties and responsibilities pursuant to its Articles of Incorporation, By-Laws or Rules and Regulations, The Polo Club may enter upon said Neighborhood and perform said duties and responsibilities under any and all maintenance provisions and obtain payment of the cost of such enforcement and maintenance from the offending party. Polo Club will not, however, get involved in any dispute between an owner and the local HOA unless the following has been completed.

- 1) All remedies available to the HOA must be fully exhausted before Polo Club will consider getting involved.
- 2) The local HOA will submit to the Polo Club (ARB Board liaison) a copy of its Corporate documents (Articles, Declaration, By-Laws, Rules, Etc.) in order for The Polo Club to determine if all allowable remedies have been attempted.
- 3) Notwithstanding the above requirements for the Polo Club to get involved, The Polo Club has at its sole

discretion, the right to either refuse to become involved or enter into any dispute that violates Polo Club rules in any dispute between a homeowner and their local HOA.

4) It is The Polo Club's stated preference to avoid getting involved in disputes between homeowners and their local HOA's.

This does not preclude the Board from acting or intervening on matters that represent a direct violation of Polo ARB rules (e.g. architectural changes that face common area/golf course property, failure to obtain ARB approval where required, etc. once above stipulations have been met) or involve matters of safety and security where The Polo Club has a responsibility to address matters that could be of a concern to the broader Polo community.

Each Neighborhood Association and owner shall permit The Polo Club and/or their designee to enter upon their property as may be necessary, and at reasonable times to carry out the maintenance and required obligation, and this action shall not constitute a trespass.

REQUEST FOR ARCHITECTURAL CHANGES APPLICATIONS, FORMS, **GENERAL REQUIREMENTS**

A Request for Architectural Change (Application) must be completed in its entirety (except for limitation found on page 12, Required Submittals) and delivered to the HOA (or their management company).

The requesting member(s) and their contractor(s) shall be jointly responsible to ensure that all improvements, modifications, replacements meet current applicable building codes and obtain any and all Building Permits and inspections required to proceed with the proposed work and where applicable obtain a Certificate of Occupancy or satisfactory completion from the local governmental agency. Polo Club ARB and/or HOA approval shall in no way be considered as negating the need for Building Permits, nor be construed as determining the fitness, soundness, or conformity to accepted governing building practices.

WHAT IS CONSIDERED AN ARCHITECTURAL CHANGE AND IF APPLICATION IS REQUIRED

Any change to the exterior appearance of any building, wall, fence, or other structure or improvement, and any change in the appearance of the landscaping, shall be deemed an architectural change requiring HOA review and approval, and possibly further approval by the Polo Club ARB.

All architectural changes must first be approved by the HOA, and some may be required from the Polo Club ARB. If so, the HOA will forward their approval documents to the Polo Club ARB for additional consideration. Polo Club ARB will then approve or reject in writing (if rejected, the reasons will be in writing) and sent back to the HOA to notify the homeowner/builder.

The completed application section A (pages A1 thru A6) and the supplemental items required in section B (pages A7 plus additional pages if necessary) should be submitted for consideration to your HOA c/o their management company. Contact your HOA for details.

No work may be started until written approval is received from the HOA.

This application is not required if you wish to solely REPAIR the exterior of your home, driveway, patio, fencing, or pool using paints and other building materials of like style and color, which does not change the appearance. However, if you wish to REPLACE any of these items, an application is required. Heavy equipment and/or dumpsters will require an application.

Whether or not a pool is emptied for repair or replacement, an application must first be submitted.

SUMMARY OF ITEMS REOURING APPROVAL

HOA and Polo Club ARB Approval Summary	HOA	Polo Club ARB
Repairs to the exterior of your home, using like materials and colors to restore items to good working order or appearance - no dumpster or heavy equipment.	N	N
Removing and replacing dead or dying plants/shrubs, no change to design.	N	N
Planting seasonal flowers.	N	N
Front or side of property		
Removal of shrubs/trees with replacement of shrubs/trees/sod changing landscape design.	Y	N
Replacement of driveways/walkways.	Y	N
Changes of exterior pain color.	Y	Y
Replacement of roof.	Y	Y
Exterior lighting (front & side of property)	Y	N
Back of owner property		
Exterior lighting (rear of property)	Y	Y
Removal of shrub/trees with replacement shrub/tree/sod.	Y	N
Replacement of backyard patio/pool pavers	Y	N
Planting requirements that meet Polo ARB standards.	Y	N
Fence and gate replacement.	Y	Y

General		
Hurricane impact windows, doors, garage.	Y	N
Solar equipment.	Y	Y
Emptying swimming pool.	Y	Y
Swimming pool, new hot tub, other water features.	Y	Y
Satellite dishes, antennas.	Y	Y
Flag poles.	Y	Y
Standby generator.	Y	Y
Sculptures, lawn/exterior art.	Y	N
Sculptures, large in the rear of property, visible to other communities and the golf course.	Y	Y
Delivery storage box.	Y	Y
Major project Teardown		
& replace. Additions and	Y	Y
expansions.	Y	Y
Redesign.	Y	Y

Due to differences between condos, apartments, town homes, and single-family homes, certain types of architectural changes will be designed, approved, paid, and managed directly by the HOA. Approval by Polo Club ARB will be required as normally determined.

MISCELLANEOUS RULES PERTAINING TO APPLICATION, WORK AND LIABILITIES

1. No part of any landscape, fence, wall, painting, driveway, interior, structural, or other Architectural Change requested in this Application may commence prior to receiving confirmation, in writing, that your application has been approved.
2. The application for architectural change will start with the HOA. The HOA will forward their approval documents/Request for Architectural Change application to the Polo Club ARB in those instances where their approval is necessary. Approval by the Polo Club ARB will be sent back to the HOA for them to forward the official approval to the homeowner.
3. Each HOA may have their own architectural requirements. The applicant is responsible to learn what they are prior to completion of this application.
4. The HOA in conjunction with the Polo Club ARB, in those instances where their approval is also required, shall determine whether the proposed improvements are in harmony with or detrimental to the appearance of the community. The following minimum criteria will be considered: uniformity of type and design, including roofs, driveways, color, size, windows, doors, etc., consistency with municipal requirements, potential impact on neighbor's property.
5. All materials and colors visible from outside your home shall conform to HOA and Polo Club ARB guidelines.
6. The HOA has the absolute right to require any Owner to replace and/or redo, at the sole cost of the Owner, any modifications that either were not approved in advance and/or failure to adhere to approved changes.
7. If you intend to modify an Architectural Change from which was approved in the Application, you must first obtain approval from the HOA prior to commencing the modification in writing. Failure to do so will be deemed a violation and the modification may be required to be undone and/or legal action may be filed against the owner.
8. Any change in the completion time of your project must be advised beforehand to the HOA.
9. A landscaping plan for the front of the residence requires prior approval by the HOA in the event that major changes are made. This does not apply to replacing a few dead shrubs, etc.
10. Required submittals. The approval of plans, specifications, site, and landscaping plans required under section B of Request for Architectural Change shall extend and apply to, without specific limitation, the following items to be submitted by the Owner for approval.
 - a) A complete and comprehensive site plan or survey of the home, which shall reflect, among other things, the location and dimension of the proposed or existing home and other existing or proposed buildings, recreational amenities, fences, lighting, and driveways. If not relevant to the request, it will not be required.
 - b) Exterior building plans, including renderings, elevations, color palettes, exterior materials (specifically including roofing materials, lighting fixtures, railings, and other features visible from the exterior of the building(s), all dimensioned as to height, width, depth, and

distance from property lines and other improvements. If not relevant to the request, it will not be required.

- c) A complete landscape plan showing the location, specifications, size, and other attributes of all landscaping material to be installed on the site. If not relevant to the request, it will not be required.
- d) Home teardown, rebuild, expansions, and additions may require additional information as indicated in these General Guidelines and described in the Expansion and Teardown policy.
- e) Include the name of the contractor (if applicable) and current copies of their occupational license, and valid insurance certificates. Subcontractors must also have a valid insurance certificate.
- f) Submittals can be limited to that information required to completely show all information required to complete a review of a particular project. Example, a survey to determine the exact location of a fence.
- g) Expected date of completion

11. If your project requires the use of a dumpster, the dumpster may only be placed on your driveway, and it must be covered during non-working hours, and it must be promptly removed when full. To prevent damage to your driveway, it is suggested that wooden planks be placed under the dumpster. A deposit of \$1000, made payable to the HOA, is required when owners use a dumpster. Dumpsters can only be dropped off or picked up during normal business hours.
12. If the Architectural Change applied for herein requires any state or local or county permits, it is your responsibility to obtain them. If permits are required, they must be obtained prior to project commencement.
13. Observance of governmental requirements. All applicable laws, zoning ordinances, codes, orders, rules, regulations, and requirements of all governmental bodies having jurisdiction (collectively governmental requirements) shall be observed. Violations of any governmental requirements relating to any HOA common area, or any Lot or Home shall be corrected by, and at the sole expense of the responsible homeowner, and as appropriate violator.
14. Contractors and/or homeowners are responsible for all damages to their neighbor's property, HOA common property, Polo Club common property during demolition/renovation/construction.
15. Damages to outside landscape, your driveway, neighboring property, irrigation, drainage, and common areas of HOAs and Polo Club property, including golf courses, must be repaired immediately at your expense.
16. Any fluids which may discolor or cause damage to any street surface within the confines of the Polo Club shall be cured within 24 hours of said occurrence.
17. Trades are authorized to work Monday thru Saturday from 8:00 am to 5:00 pm except for any recognized holidays.

18. Vehicles used by all trades must adhere to Polo Club traffic rules, as well as HOA rules, including parking. Under no circumstances can trade vehicles or delivery trucks park that interferes with traffic flow or block the path of emergency vehicles or neighbor's property.
19. No storage of tools, machinery, or materials of any kind shall be placed on driveways or in the front of homes during non-working hours. Construction site must be cleaned up at the end of each workday.
20. The HOA and/or Polo Club is not responsible for any theft, disappearance, loss, or damage to any materials delivered to the residence.
21. Upon project completion, homeowners must submit a Homeowner Completion Form to the HOA indicating the date of completion and/or if any part of the project remains incomplete.
22. The HOA and Polo Club ARB reserves the right to inspect all changes upon completion to ensure compliance with the original request. Homeowners will be notified of any non-compliance from the approved plans by the HOA. Owners are then required to correct the deficiencies within 30 days.

PLAN MODIFICATION AND COMPLETION DELAYS

1. Any modification to the original plan is to be considered a change and requires a new approval. Only information directly pertaining to the change is required for the new approval. However, the modification must be approved before making the changes. If not, the entire project can be later rejected.
2. Information concerning time delays, and the reasons for the delay, must be given to the HOA. Delays in excess of 6 months of the expected completion date will require re-evaluation of the entire project.

COMPLIANCE

The Polo Club ARB has the authority by the direction of the Board of Governors to enforce all covenants, restrictions and provisions of the ARB Guidelines to its full ability. This authority may include but may not be limited to Transponder Suspension, Fines, and subsequent loss of Club privileges and/or other legal proceedings the costs of which shall be added to the claim made against the offending party(s). Furthermore, the Polo Club ARB and its agents or assigns may enter onto any property upon due notice, so as to make repairs, corrections or alterations so as to place the property into compliance with said guidelines. All costs incurred by the Polo Club in pursuit of these actions will become the responsibility of the aforementioned owner or owners and shall be due and payable upon demand.

REOUEST FOR ARCHITECTURAL CHANGE

(Application) will be found on pages A1 through A7 of this booklet and will be considered part of and governed by the ARB General Standards.

Request for Architectural Change

Application for Home

Renovations/Improvements/Replacements

No Work May be Started Until Written Approval is Received from the HOA

Name of Property Owner _____

Address of Property _____

Date of Application _____

Indicate Type of Change

___ Landscape

___ Roof replacement

___ Driveway

___ Generator

___ Fence

___ Swimming pool

___ Wall

___ Additions, Alterations, Expansion

___ Painting

___ Tear down / replacement

___ Other

___ Dumpster required

Please describe the type of architectural change for which you are requesting approval and include a description of the materials to be used, colors, and estimated number of days to complete all requested changes.

Date HOA received application

Date of HOA approval

Date received by Polo Club ARB

Date Polo Club ARB approval/rejection

Name of homeowner

Address of property application

Mailing address of homeowner

Homeowner phone (1)

Homeowner phone (2)

Preferred email address

Deposits Refundable Required

Yes ____

No ____

\$ _____

Date Received

Amount

\$ _____

Date Returned

Amount

\$ _____

Deposits Non-Refundable Required

Yes ____

No ____

\$ _____

Date Received

Amount

\$ _____

AGREEMENT OF HOMEOWNER

I represent and warrant that I (we) are (am) the Owner of the property shown on pages A1 and A2 of this Application. I agree that completion of this Application will not guarantee approval of my request for Architectural Change. I will not permit any architectural change unless and until I receive approval in writing from the HOA. I agree that neither the HOA or Polo Club ARB approval represents that the construction will meet any building or zoning requirements.

I agree that I may not modify the plans detailed in this Application without the approval of the HOA (and/or Polo Club ARB). I agree that should I desire to modify the architectural change detailed in this Application; I must first re-apply to the HOA before I commence such modification.

I further represent that I (we) have read, understand, and will comply with all rules listed on pages 9, 10 and 11 of the ARB Standard Guidelines

I agree that if the Architectural Change for which I am applying requires digging underground, that I have notified my contractor (s) to seek location approvals from the HOA's landscape company, irrigation maintenance company, and the appropriate public utility companies and authorities prior to commencing any work. Further, I agree that I have required my contractor (s) to follow all building codes and setback requirements and I am responsible for obtaining building permits required for the Architectural Change that I am requesting.

I agree to indemnify and hold harmless the HOA, Polo Club ARB, Polo Club POA, and their respective officers, members and agents, from any and all manner of action or actions, cause or causes of action, suits, damages, judgements, claims, demands. Liabilities, costs, and expenses, including but not limited to attorneys' fees, by any and all persons (whether natural persons or otherwise) arising out of or in any way relating to the Architectural Change detailed in this Application, and the work performed or failed to be performed relating thereto.

Date _____

Print name(s) of all Owner(s) _____

Signature(s) of all Owner(s) _____

AGREEMENT OF CONTRACTOR

I/we have read the Polo Club ARB Standard Guidelines. I/we agree, that as a condition of the acceptance of this application, I/we acknowledge the MISCELLANEOUS RULES PERTAINING TO APPLICATION, WORK AND LIABILITIES, found on pages 9, 10 and 11 of the Standard Guidelines and agree to abide by all rules and requirements applicable to this Application and the work to be done.

Print name of contractor _____

Signature of person authorized to bind contractor _____

Print name of person authorized to bind contractor _____

Date _____

REQUIRED INSURANCE POLICIES

For any and all construction projects performed, the Homeowner is required to obtain from the Contractor and submit to the HOA the following documents:

1. Commercial General Liability naming HOA, Polo Club ARB, and the Polo Club POA as an additional insured, providing limits of not less than \$1,000,000 for Each Occurrence and \$2,000,000 General Aggregate including Products and Completed Operations, per Project Aggregate. Contractual liability and coverage for injury to employees of contractors and employees of subcontractors. Certificate of Insurance.
2. Workers Compensation as per Florida Statutory requirement
3. State Disability Insurance as per Florida Statutory requirement
4. Automobile Liability with limits of \$1,000,000 Each Occurrence for all owned, hired, and non-owned autos/trucks.

Contractor signature _____

Date _____

CONTRACTOR INDEMNITY AGREEMENT

To be executed by the contractor, to whom it may concern

I/we the undersigned, agree to indemnify and hold harmless the HOA, the Polo Club ARB, the Polo Club of Boca Raton POA, and any of their subsidiaries and agents from any and all manner of action or inaction, cause or causes of action, suits, damages, judgements, claims or demands, liabilities, defense costs, including attorney fees by any and all persons (whether persons or otherwise) specifically arising out of or in any way connected with the terms and completion of the Application.

Certificate of insurance must be included with Application showing HOA, Polo Club ARB, and Polo Club of Boca Raton as additional insureds.

Date _____

Name of contractor/address _____

Signature of person authorized to bind contractor _____

Print name of person authorized to bind contractor _____

SECTION B: SUPPLEMENTAL ITEMS REQUIRED FOR THIS APPLICATION

1. Picture and/or drawing of finished project/blueprints/architectural drawings and surveys may be required
2. Samples of materials to be used
3. Copy of written contract with contractor - if none, check this box ☐
4. Copy of Florida contractor license
5. Deposit monies determined based on the project needs

The Polo Club of Boca Raton, POA, Inc.
Architectural Review Board
Renovation, Expansion, New Construction Policy

The ARB encourages design enhancements to reflect the ever-changing lifestyles of the community's members and to encourage those members who wish to enlarge and/or improve their homes. This document outlines the criteria required to achieve this goal. Both construction and landscape materials should be in conformity with The Polo Club's surroundings and intrinsic beauty. Structures should be of an appropriate scale; exteriors should be subtle colors and should be in harmony with the neighborhood.

Each homeowner/contractor is required to comply with the policy set forth in The Polo Club ARB guideline, as well as the individual requirements of their community. The contents of this Policy may be revised or updated at the discretion of the ARB or Board of Governors without prior notice.

The ARB's aim is to uphold these restrictions and policies when considering expansion and renovation design requests so that it promotes harmony between the residence and their neighbors. Each architectural design shall be considered on an individual basis with emphasis on impact and relative conformity within the specific community.

1. Lateral expansion of a single-family home in The Polo Club in those communities allowing same may be permitted provided the following criteria are met:
 - Homeowner has sufficient land area to accommodate expansion, as verified by a certified site survey of existing footprint with an overlay of suggested change.
 - There are no setback or utility easement encroachments.
 - Proposed expansion design does not negatively impact neighbors(s) in terms of site lines, drainage or other factors as determined by the ARB.
 - If expansion will require mature tree removal, request must be submitted at the time of submission of application. Relocation of any underground utilities would require ARB permission and costs would be the homeowner's expense.
 - Expansion conforms to county codes and regulations.
 - Expansion designs prepared by a Florida Licensed Architect must be approved by the ARB. The ARB reserves the right to ask for more detailed plans, if necessary, to more fully evaluate a planned expansion.
 - Request is subject to the Homeowner's Community Association ARB and review prior to submission to the ARB.
2. Lateral and vertical (two story) expansions will require compliance with the aforementioned criteria. Additionally, particular ARB scrutiny will be focused on structural compatibility, rooflines, privacy issues, light issues and landscape design prepared by a licensed landscape architect. It is recognized that an owner might wish to expand both laterally and vertically. This combined approach is possible provided all relevant approval requirements and criteria are met.

3. Additionally, design characteristics (particularly rooflines) will be subject to a comprehensive review by the ARB's consulting architect
4. Demolition of multiple homes to allow for the construction of a larger residence may be permitted if the homeowner's community allows this type of consolidation.
5. Replacement of a residence destroyed by fire, hurricane, etc., must meet the aforementioned criteria.

TIME FRAMES

Failure to complete construction of additions or new construction within the following time frames will be subject to ARB penalties. Commencement begins the date of the Letter of Approval. In the event construction or renovation of an improvement is not commenced within five (5) months of approval by the ARB or Board of Governors, the approval of the ARB and/or Board of Governors will terminate, and the improvement will be treated as if originally disapproved. Re-application will be necessary. Exception to these time frames must be approved.

1. Twelve (12) Months -- new homes or addition under 4,000 square feet
2. Eighteen (18) Months -- new home or addition over 4,000 square feet

TEARDOWNS

1. Teardowns will not be allowed without ARB approval of final project plans prior to start of demolition.
2. Demolition must be completed within three (3) weeks of start; and teardown materials removed from jobsite daily. Construction must begin within sixty (60) days after demolition unless otherwise approved by The Polo Club ARB.

WORK STOPPAGE / CEASE & DESIST

The ARB has the right to stop construction on any unauthorized work.

ARB POLICIES & GUIDELINES

The ARB Policies & Guidelines may be modified or amended from time to time, without notice.

LIMITATION OF RESPONSIBILITIES

The primary goal of the ARB is to review the application, plans, specifications, materials and samples submitted and to determine that the proposed structure conforms in appearance and construction criteria with the standards and policy as set forth by the ARB. The ARB assumes no responsibility to any Applicant, lot owner or third party, including but not limited to:

1. The structural or engineering adequacy, capacity or safety features of the proposed improvements or structure.
2. Compliance with any and all building codes safety requirements, governmental laws, regulations or ordinances.
3. Quality or work of any contractor.

DESIGN REVIEW PROCEDURES

The following outlines the procedures for plan submissions for renovation/expansion of current residence or complete teardowns.

STEP ONE – PRELIMINARY REVIEW

The Applicant must submit a Request for Architectural Change and two sets of preliminary documents. Documents must consist of the following:

1. Application
2. Plans, which must be to scale.
 - A. Preliminary Site Plans and calculations of building footprint must comply with Palm Beach County regulations. Building footprint is to be measured to the exterior edge of foundation or to the exterior edge of beam in the case of covered areas. On teardowns, site plan must include overlay of original footprint.
 - B. Preliminary Architectural Floor Plans.
 - C. Preliminary Exterior Elevations (all sides).
 - D. Adjacent property footprints finished floor elevations showing relationship to residence.
 - E. Preliminary survey with overlay if the ARB deems it necessary (sealed by a licensed Surveyor within one (1) year) and elevations. The ARB also requires that a Form Board Survey (or corner posts be staked) to demonstrate the boundaries and size of the project.
3. Construction Staging Plan must be submitted with preliminary plans indicating the following:
 - A. Port-o-let location
 - B. Dumpster location
 - C. Parking plan
 - D. Material stockpile areas
 - E. Fencing locations and type
4. The HOA and ARB will review the Application and the Design Documents within thirty (30) days of submission. If necessary, following notice to Applicant, the ARB may require additional time to review said request. The ARB may require a field inspection to view property staked out according to the survey.

STEP TWO – FINAL REVIEW

For a final review to be conducted by the ARB, the Applicant must submit all of the following final documents:

1. Application and Contractors information and all appropriate fees.
2. ARB Fee Schedule (subject to change) NON-Refundable
 - Teardown and/or extensive renovation requiring Architectural Review. \$750.00
 - Standard renovation and/or home extension under 500 sq. ft. requiring Architectural Review...\$500.00
 - Professional Review.Market Price
- A. ARB Fee -To cover costs of outside professional architects review fees and costs of ongoing inspections. This is non-refundable.
- B. Performance Deposit (provided in a form acceptable to the ARB) - To be refunded upon satisfactory completion of the project in accordance with approved plans. Any deviation in the approved envelope as shown on the approved plans may result in forfeiture of deposit. The ARB may use this deposit to correct violations as appropriate, such as, but not limited to, drainage problems, sodding of site, clean-up of site, legal action and court cost to ensure compliance with the terms of the ARB approval

Performance Deposit Schedule (subject to change)

- a. New Construction/Teardown
 - i. Projects \$1,000,000 or less... **\$10,000**
 - ii. Projects over \$1,000,000 **1% of Construction Cost**
- b. Reconstruction or Renovation
 - i. Projects \$100,000 or less... **\$2,500**
 - ii. Projects over 100,000 **\$5,000**
3. Site Plan with final survey calculation table or residence, landscape and hardscape.
4. Final Completed Set of Plans including Final Floor Plan, Elevations, and Working Drawings.
5. Final specifications, materials and colors.
6. Roof, structure and materials
7. Preliminary Landscape, Irrigation Plan and Drainage Plan. Two copies detailing all existing trees and major vegetation stands.
 - A. Existing trees must be preserved and maintained unless permission to remove has been obtained by the ARB.
 - B. Open views into neighbor's windows and pool areas are discouraged.
 - C. Elevations shall provide sufficient landscaping to screen all blank walls and large roof sections.
 - D. Home and equipment walls and partitions shall have foundation plantings.
 - E. A final landscape plan shall be submitted within 90 days from date of preliminary review letter.

8. Preliminary Hardscape Plan. A final hardscape plan shall be submitted within 90 days.
 - A. Patios, Decks, Porches, Swimming Pools, specifications, materials, color samples.
 - B. Driveways: materials, finish, color samples.
9. Screen Enclosures: structure, materials and colors.
10. Mechanical Equipment: location, screening details.
11. Exterior lighting.

STEP THREE – SUBMISSION OF PLANS TO BUILDING DEPARTMENT

Final review and receipt of the ARB's "Letter of Approval" is required before the owner/contractor may proceed with submitting plans to the Palm Beach County Building Department. However, if the owner/builder obtains the building permit prior to obtaining the ARB's Final Letter of Approval, the owner/contractor assumes all risks and fees with regard to changes.

STEP FOUR - CONSTRUCTION COMMENCEMENT

A letter of commencement must be sent by the homeowner or agent to neighbors on each side of subject house and directly across the street.

A meeting must take place prior to construction between the contractor and the ARB Coordinator and Director of Security to discuss Rules and Regulations, entrance to The Polo Club, and other relevant safety matters.

STEP FIVE – CERTIFICATE OF COMPLIANCE

Upon completion of construction, the following will be submitted to the ARB: Final "As Built" survey. Certificate of Compliance – Homeowners shall notify the ARB that project is complete and request the release of any "Performance Deposit" certifying that the construction has been completed in accordance with the plans and specifications previously approved by the ARB.

- A. After owner or contractor has advised ARB of completion, the ARB's consulting architect shall conduct such inspections as it deems appropriate and if the improvement(s) is (are) found acceptable to the ARB, the ARB shall issue a Certificate of Compliance.
- B. Certificate shall in no way be construed to certify the acceptability, sufficiency or approval by the ARB of the actual construction, or the quality of the workmanship, or to represent or warrant to anyone the value, quality, function or operation of the improvements or any construction, workmanship, engineering, materials or equipment.
- C. The issuance of the Certificate shall in no way be construed to certify to any party that the subject improvements have been built in accordance with any applicable laws, rules or regulations.

DESIGN DOCUMENT CHANGES

Prior to making any exterior changes to the Approved ARB Plan, the Applicant must obtain approval from the ARB. A letter with applicable support data an appropriate fee, where applicable, must be submitted to the ARB for approval. Failure to submit changes prior to implementation may result in forfeiture of Performance Deposit.

PERIODIC AND FINAL INSPECTIONS

The HOA and ARB reserves the right to inspect construction in progress and upon completion for conformity with approved Design Documents and Certificate of Compliance review and applicants and contractors agree to cooperate fully with members of the ARB and staff.

THE POLO CLUB OF BOCA RATON

CONSTRUCTION SCHEDULE GUIDELINES:

1. Monday through Friday 7:30 A.M to 5:00 P.M.
2. Saturday – 8:00 A.M. to 5:00 P.M.
3. Contractors must exit community by 6:00 P.M.
4. Work is not permitted on Sundays and legal holidays or before or after stated hours without expressed permission from the General Manager (GM), ARB Coordinator or other authorized representation.

CONSTRUCTION SITE REQUIREMENT PRIOR TO ANY COMMENCEMENT OF WORK OR DEMOLITION

1. Fencing around perimeter - 6' temporary fencing is required for major teardown (may be required for a renovation).
2. Port-o-let screening: Within 24 hours of being dropped on sight an 8' solid stockade fence on all three sides with door opening facing towards rear of lot (not the street side) is required

CONSTRUCTION PARKING

1. Neighboring lots may not be used for parking, storage, or dumping of any construction debris, trash or similar items.
2. Vehicles must park on the lot or driveway of the home under construction when space is available.
3. No temporary structures, i.e., pods, storage trailers, trucks or temporary buildings are allowed on any home construction site. Overnight parking of storage trailers may be allowed within designated areas in the community, subject to the rules of the respective association. One roll-off dumpster or dumpster trailer and one port-o-let are allowed per work site. The dumpster or trailer should never be overflowing. In addition, the contractor is permitted to park one two-wheel tool trailer during the project.
4. Special permission may be granted for heavy equipment to remain if requested prior to and approved by the GM, ARB Coordinator or other authorized representative.
5. Parking on the rear of lots is not permitted where there are no fencing requirements.
6. Any construction related damage to the roadway, sod, or curbing will be repaired immediately by contractor or at such time designated by the GM, ARB Coordinator or other authorized representation.
7. Illegally parked vehicles and equipment will be banned from property for repeated violations.
8. Vehicles or equipment with oil, fuel or transmission fluid leaks shall be removed from property and spills cleaned up by General Contractor meeting Federal Regulations for spill containments.

CONSTRUCTION SITE MAINTENANCE

1. Construction sites shall be maintained in a clean and orderly fashion throughout the construction process.
2. Streets must be broom clean and free of debris.
3. Dumpsters must be emptied when debris reaches the top edge of dumpster.
4. Any debris not deposited into the dumpster must be removed daily.
5. A nail wand must be used on a daily basis on all roadways adjacent to construction while any nail installation or roofing is being done.

CONSTRUCTION SITES – GENERAL PROVISION

1. Radios or music sources are not permitted.
2. No alcoholic beverages, firearms, family members, friends, dogs, or pets of any kind are allowed on the property.
3. No signs are allowed on property.
4. No solicitation is allowed.
5. Shirts and shoes are to be worn at all times on the property.
6. Contractors are not allowed to fish, swim or play in any of the waterways.
7. No employment interviews shall be done at the construction site.
8. Security personnel reserve the right to inspect the contents of any vehicle entering or leaving The Polo Club.
9. Any individual violating the provisions will be asked to leave the property. A second violation may result in denial of access.

GATE ACCESS /SECURITY

1. Upon termination of any contractor or employee, the homeowner or contractor is required to notify Security immediately so that future access is denied.
2. Security must be notified in **Advance** of any contractors or sub-contractors, who will be working on the job, preferably by a written list authorized by the General Contractor (GC) in charge of the project who accepts full responsibility for the conduct of those authorized. Passes will be provided and ***MUST BE DISPLAYED ON THE DASHBOARD OF THE VEHICLE TO IDENTIFY THE APPROPRIATE DESTINATION.*** A photo identification may also be required.
3. Any changes or concerns should be submitted in person to one of the gatehouses or to Access Control at (561) 995-1320.

Contractors who do not follow the provisions of the ARB may be fined and/ or ordered to cease work.

HURRICANE SEASON JUNE 1 THROUGH NOVEMBER 30

Contractor / Builder Hurricane Preparation

Contractors are required to do the following upon notice of a Hurricane Watch

1. Remove loose debris from jobsite.
2. Tie down all lumber piles.
3. Remove any loose roofing materials.
4. Clean the jobsite's road and gutter of any dirt or debris that could block the drains.
5. Empty all dumpsters or securely cover them.
6. Remove fencing, if any, and store safely.

ALL JOB SITES WILL BE INSPECTED BY SECURITY AND / OR SAFETY DEPARTMENTS. FAILURE TO PROPERLY PREPARE YOUR JOBSITE COULD RESULT IN THE SUSPENSION OF YOUR BUILDING PRIVILEGES, A FINE OR COMBINATION OF BOTH. THE POLO CLUB OF BOCA RATON RESERVES THE RIGHT BUT NOT THE OBLIGATION TO PREPARE THE LOT. IF IT DOES SO, COSTS WILL BE BILLED TO THE HOMEOWNER.

**Check with The Polo Club Access Control at 561-995-1320
for re-entry access following a named storm.**

MAINTENANCE OF PREMISES

No weeds, underbrush, dead plant material, unsightly growth or debris shall be permitted to grow or remain upon any Polo Club property. All lawns, landscaping, sprinkler systems, walls, walks, fences, screen enclosures, pools, structures, appurtenances or other improvements shall be kept in a good, clean, safe, neat and attractive condition.

NUISANCES

Nothing may or shall be done on any Polo Club property, which may or become an annoyance or nuisance to any person, owner, or Neighborhood. No obnoxious, unpleasant, unsightly, unsafe or offensive activity shall be performed or permitted to exist.

LANDSCAPING

The owner and or Neighborhood Association shall be responsible for the maintenance of all landscaping in a condition so as to present a neat, healthy, maintained and attractive appearance. Maintenance shall include the removal and replacement of all dead and or severely deteriorated plant and tree material. All replacement materials shall be of like kind or equivalent and equal to or exceeding the standards for Florida #1, as provided in the latest edition of "Grades and Standards for Nursery Plants", State of Florida Department of Agriculture and Consumer Services.

LAWNS

Lawn areas shall be kept free of weeds, fungus or disease and mowed as may be needed to present a well-maintained property. Areas that do not meet these standards are to be replaced with grass (sod) of a similar variety and as frequently as may be needed to provide a healthy, groomed and attractive appearance.

No stone, gravel or paving of any type shall be maintained as lawn areas.

SHRUBS

Shrubbery and plantings shall be kept free of weeds, fungus or disease and trimmed as may be needed to present a well-maintained property. Areas that do not meet these standards are to be replaced with plants of a similar variety and as frequently as may be needed to provide a healthy, groomed and attractive appearance.

Ficus Benjamini shrubs and trees are a prominent part of many owners' landscape plan and require periodic chemical treatments so as to prevent and or to treat for fig whitefly, which is highly contagious to other nearby Ficus. Owners of Ficus Benjamini shrubs and trees are required to treat as recommended to preserve these plants in a healthy condition. Once these shrubs and trees show signs of distress or become defoliated then they must be immediately removed and replaced with approved Polo Club replacements. The use of these plants in new landscaped areas is prohibited.

TREES

All trees are to be pruned annually at a minimum, and according to acceptable industry standards for that specific tree species as defined by ANSI-A300. Trees shall be replaced as needed to preserve the desired appearance, and maintain lot, Neighborhood and Palm Beach County code requirements.

Any tree pruning, removal and/or planting along joining/abutting property lines of the 3' buffer and golf course will require golf course notification and consent of the Polo ARB Committee. Failure to obtain consent from the Polo ARB Committee will result in a fine.

Ganoderma infected trees are to be removed from the landscaped site immediately upon being initially observed, so as to minimize the risk of spreading to adjacent trees.

The use of fruit trees is strongly discouraged due to their severe pesticide and fertilization requirements and their attractiveness to undesirable wildlife activity.

IRRIGATION

All landscaped areas shall be provided with an irrigation system. The system should be designed to provide 100% coverage with a minimum or 50% overlap or spray distribution. If lake water is used, all effort should be made to return surface water to lake. Screening of irrigation equipment is required to minimize negative visual intrusion. All back-flow devices and controllers shall be placed in shrub areas and screened from view. Pop up sprinkler heads should be used whenever possible. Automatic sprinklers shall be visually inspected and functional tested at least once a month, after cutting or the lawns. All underground breaks, broken risers and heads are to be repaired or replaced immediately.

No trenching of any pipes is allowed on or across the golf course. Including trenching on/across golf course to extract water from a nearby lake for irrigation. Only if location allows a direct bore to the lake, irrigation is permitted after notification and written consent is received from the Polo ARB Committee. Failure to obtain consent from the Polo ARB Committee will result in a fine.

In all instances unless otherwise agreed upon by the ARB, all property shall be irrigated for a minimum of ten (10) feet beyond the fence or property line or any residence or building which abutsto Golf Course property.

PLANTING BEDS

Planting beds shall be maintained in a weed free condition at all times. Beds are to be framed with the use of paver, brick, rock, or wooden staking and undefined beds edged following each lawn cutting to preserve a defined and clean border. Rocks, dead plants, and other unattractive material need to be removed from planting beds on a regularly occurring basis. Both mulch and pine bark nuggets are approved forms of bedding cover and rock may be used if appropriate edge material is in place. Rake all beds after mowing and weed beds at least monthly. Mulching of all planting beds at

least once a year with Grade "B" mulch is recommended. Color variations in mulch are acceptable unless restricted by the neighborhood's standards.

PLANTING BEDS (C O N'T)

For those homes abutting to Golf Course property, planting beds may extend no greater than three (3) feet beyond the home's rear property line without first obtaining the consent of the Golf Course Maintenance Director. Any materials planted outside of an owner's fence are the responsibility of the owner and / or their Community Association to maintain depending upon the policy of their Association Community.

PAVERS, WALKS & PATIOS

Pavers, walks and patios are to be cleaned and weeded as needed to maintain a clean and attractive appearance free of mold, mildew and fungus. Repairs when needed shall be made on a timely basis.

FLOWERS

Seasonal flowers may be included in your plant selection, but replacements must be installed on a timely basis so as to preserve an attractive appearance. Artificial flowers, plants, trees or shrubs may not be used in the landscaped areas of your home's exterior.

LANDSCAPE REQUIREMENTS FOR WALLS, FENCES AND SCREEN ENCLOSURES

All rear and side yard fences, walls and screen enclosures visible from the Golf Courses, Club Property, Common Area Roadways or Any Other Community must be planted and maintained so as to provide no less than eighty (80) percent coverage of the length of the feature and be of no less than eighteen (18) inches in height. **The one exception is a home with only a patio but no fence or screening.**

The planting of picketed fences may be achieved from either the exterior face or the interior, but in either application, must be planted within no greater than a three (3) feet distance of the fence line.

COMMUNITY ENTRIES

Community Entries are an extremely important focal point not only for the local community, but for the entire Polo Club and, therefore, special care and maintenance are required. Landscaping and janitorial maintenance services should be elevated at these locations so to provide a consistently attractive appearance. Regularly scheduled cleaning and frequent repainting and timely repair of any entry and sign walls, light fixtures, sign lettering, walkway, pavers, water features, gazebos, trellis's, planters and any other features, improvements and appurtenances shall be required. Any modification to a Community Entry must be submitted to the Polo Club ARB for review and approval before said Community may proceed.

EXTERIOR OF BUILDINGS

The owner of the home is responsible to maintain all exterior components of their building structures and any appurtenances, attachments or other improvements in a properly maintained condition at all times.

ROOF MAINTENANCE AND REPLACEMENT

Roof tile replacement should be to the same or similar style, color and profile as that of the original roof. Deviation from this requirement may be permissible if alternate materials are found which substantially conform to standards for the respective community.

Roof repairs shall be performed when needed so as to prevent the damage of property and matching tiles shall be used so as to maintain the overall continuity of the roof's appearance.

The periodic cleaning of tile and flat roofs and attached drip edge, flashings and gutters are required to maintain these building components in an attractive and desirable condition. Roof cleaning may be performed by either individual property owners and / or their neighborhood association, but in either event must be performed in as frequently as necessary a time period so as to present a sufficiently maintained appearance.

WALL MAINTENANCE & REPLACEMENT

All privacy and perimeter walls connecting to a home or bounding a property or community are to be maintained in a clean and safe condition at all times and shall be cleaned, painted, repaired, maintained or replaced as may be needed.

BUILDING PAINT

All homes, out buildings, walls, fences or other permanent installation are to be repainted as frequently as necessary to protect the property in a well-maintained fashion at all times. All applications to repaint the property should include color samples.

SOLAR ROOFTOP DEVICES

Solar Rooftop devices whether power generators, photovoltaic (PV) panels or solar water heating panels for pool, spa or domestic water heating needs may be permitted if meeting the criteria of visually integrating successfully with the architecture of the home as pertains to the style, location, size and color. The installation of said device should be as minimally obtrusive as possible while satisfying the need for power generation or water heating. Application for same should include a color visualization or image of the installed equipment.

WALL & FENCE HEIGHT RESTRICTIONS

No wall or fence shall be constructed on the property with a height greater than five (5) feet above the ground level at the location or that of an adjoining property.

SWIMMING POOLS, SPAS, HOT TUBS AND OTHER WATER FEATURES

Permanent pool fencing and gates of a type(s) conforming to Polo Club and the respective Neighborhood's requirements and permitted by Palm Beach County code must be installed and maintained in a good and safe condition at all times for any residence. Said fencing shall be installed so as to completely bound the pool, spa or hot tub site so as to prevent accidental or inadvertent entry into the residence yard.

Pools, spas, hot tubs and any other water features are to be maintained in safe and water chemistry balanced condition and mechanically circulated as frequently as necessary so to prevent the formation of mold and algae and prevent the breeding of mosquitos or other pests and to prevent unpleasant odors from emanating from the location.

It is prohibited to drain a pool, spa, hot tub or other water feature directly onto a golf course, into an adjacent lake or canal or onto any other Club property. The draining of all such improvements shall be made by running discharge hoses to the nearest roadway surface gutter.

ABANDONMENT OF EXISTING SWIMMING POOLS, SPAS, HOT TUBSAND OTHER WATER FEATURES

The abandonment of pools, spas, hot tubs and other residential water features are permissible upon receiving the consent of the Neighborhood ARB and obtaining a demolition permit from The Palm Beach County Building Department. The abandonment of these components and subsequent repurposing of the area occupied by these features is subject to The Polo Club ARB approval.

WATER AREA MAINTENANCE EASEMENTS

Access shall exist for The Polo Club to enter upon the water area maintenance easements which exist throughout the property. No structure, landscaping, or other material shall be placed or permitted to remain on these easements, which may interfere of obstruct the Polo Clubs ability to use these areas for their intended purposes of water area maintenance.

WELLS

No well shall be drilled or installed on The Polo Club property without the prior approval of The Polo Club ARB and Board of Governors and the South Florida Water Management District (SFWMD).

Should a well be permitted, the owner(s) will be responsible for all costs associated with odor and staining prevention and where needed remediation.

THE USE OF LAKE WATER FOR IRRIGATION PURPOSES

Any community, individual member, contractor or agent desiring to use an adjacent lake for irrigation or drainage purposes is required to obtain the advanced consent of The Polo Club ARB acting on behalf of The Polo Club of Boca Raton POA, Inc in whose authority said request may be approved, denied or conditioned as may be needed so as to protect the integrity of these lake banks. All requests for access to these bodies of water for those purposes aforementioned must be submitted in written form prior to undertaking any action and work may not commence until approval has been granted and only under those terms and conditions as may be required by said approving agent. All costs related to this process and installation is borne by the requesting party.

Furthermore, all repairs and/or replacement to any existing irrigation or drainage lines currently installed in a restored lake may not be undertaken until written consent has been authorized by the ARB and/or its authorized agent and is subject to inspection and all related costs to this remediation activity will be borne by the requesting party and/or their authorized representative.

Any damages to lake banks incurred by the failure to adhere to these policies will result in all corrective costs required to restore the affected areas being borne by the community or individual member whose action caused said damages to occur.

TEMPORARY STRUCTURES

No tents or temporary structures shall be permitted on Polo Club property unless their size, appearance and temporary location has been approved by the Board of Governors and or their authorized representatives or agents.

HURRICANE SHUTTERS

Each Neighborhood Association shall have the sole and exclusive authority to determine, notify and enforce their community's hurricane storm shutter policy as to style, color, location, storage of and duration of use.

SATELLITE DISHES, ANTENNAS AND FLAG POLES

Outside antennas and satellite dishes must have ARB approval; provided however, the following satellite dishes shall be permitted: ones that are one (1) meter (39.37 inches) in diameter or less and specifically covered by 47 Code of Federal Regulations. Part 1, Subpart S, Section 1.4000, as amended, promulgated under the Telecommunications Act of 1996, as amended from time to time. ARB is empowered to adopt rules governing the types of antennae, restrictions relating to safety, location and maintenance of antennae. ARB may also adopt and enforce reasonable rules limiting installation of permissible dishes or antennae to certain specified locations not visible from the street or neighboring properties and integrated with the surrounding landscape to the extent that reception of an acceptable signal would not be unlawfully impaired by such rules and provided the cost of installation of permissible dishes or antennae. Any approved antennae shall be installed in compliance with all federal, state and local laws and regulations, including zoning, land-use and building regulations.

A flagpole for display of the American Flag may be permitted subject to ARB approval of placement and design. No flagpole shall be used as an antenna.

STAND-BY GENERATORS

The use of an emergency generator to furnish electricity to the home in the event of a prolonged power outage is worthy for consideration for those members whose property may include sufficient space in which to place such a unit. Application to the ARB for permission to make such an installation must be made prior to contracting for this improvement. Above ground generating equipment viewable from the Golf Courses, Other Communities, Club Property or Common Area Roadway must be blocked from view with a sufficient amount of landscaping materials to accomplish this requirement. Installation of emergency generators shall not be commenced without first obtaining the approval of the Palm Beach County Building Department and any fuel tank required for the operation of said permanently installed emergency generator must be buried underground.

SCULPTURES, LAWN AND EXTERIOR WALL ART

The ARB recognizes that members of property may desire to enhance or customize the appearance of the exterior of their homes. In this regard any member who has a desire to display their art in the lawn, planting beds, fences or walls which may be viewed from the Golf Courses, Other Communities, Common Area Roadways and or other Club owned property must make application to the ARB and obtain its consent prior to displaying said artwork.

SIGNS

No signs other than community identification, street name, traffic control or directional signs shall be erected, installed, displayed, or placed within any Neighborhood or Polo Club Common Area, Golf Course or Tennis Area without prior approval of the Polo Club Board of Governors and their authorized representative or agent.

Any unauthorized signs found to exist on any of the aforementioned areas may be removed without warning and subsequently destroyed or discarded, which action shall not be deemed a trespass.

HURRICANE AND OTHER STORM DAMAGES, REPAIRS AND CLEAN-UP

Owners of property and Neighborhood Associations are to implement storm damage cleanup, debris removal and repairs immediately following the conclusion of such a weather-related event. The satisfactory completion of all cleanups, restoration and remediation activities is expected in the shortest possible time, but should additional time be required, it may be granted upon submission and acceptance of a work timeline or calendar of an anticipated timeframe.