

Architectural Guidelines for the Palm Club West Village II Homeowners Association, Incorporated

These guidelines have been adopted by the Board of Directors (hereinafter referred to as the "Board") to provide guidance to the Architectural Control Committee (hereinafter referred to as the "ACC") as they perform their duties as required by the Declaration of Restrictions.

Revised the 19th day of July 2005

ARTICLE VIII, ARCHITECTURAL CONTROL COMMITTEE, SECTION 1, of the Declaration of Restrictions states as follows:

Approval Necessary. No building, outbuilding, garage, fence, wall, retaining wall, or other structure of any kind shall be erected, constructed, placed or maintained on the properties, nor after construction of a dwelling or other improvements upon said lot, shall any landscaping, dwelling or other improvements on each lot or color scheme thereof, be altered, changed, repaired or modified unless the same shall be approved in writing by the ACC. The ACC hereby adopts the summary of procedure and design requirements for Palm Club West Village II which is available at the Association's designated office. The aforementioned prior approval is intended to specifically apply to the painting of a dwelling, or any other maintenance or repair which changes the exterior appearance of a dwelling or other improvements on a lot.

GENERAL RESTRICTIONS

- A. Unless otherwise provided to the contrary, any owner intending to make any alteration, addition, change, improvement or addition on their Lot must submit to the ACC for its review and approval, two complete plans and specifications therefore, showing the nature, kind, design, shape, height, color and materials, including, if applicable, front and rear elevations and floor plans, and two plot plans indicating and fixing the exact location of such improvements, landscaping; structures or such altered structure on the Lot, with reference to the street and side lines, prior to the commencement of any construction, excavation, installation, alteration, improvement, modification, or other work. The Owner must submit any other information reasonably necessary to the ACC to process the request. THE ACC WILL NOT REVIEW YOUR REQUEST UNTIL ALL DOCUMENTS ARE SUBMITTED.

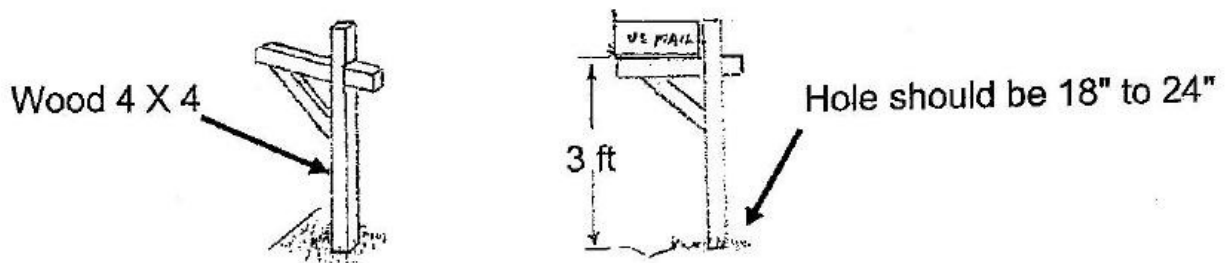
- B. When the construction of any improvement on any lot is once begun, work thereon must be prosecuted diligently and it must be completed within six (6) months. Any request for time extensions shall be made in writing to the ACC. Such request shall indicate the current status of the construction, the reason for the request for a time extension and the new date for completion of the construction. Construction not completed within the stipulated time period, or a construction project which is not continuous, may be treated as a nuisance and violation of the Declaration and subject to appropriate action by the Board.

- C. In addition to obtaining approval from the ACC, all additions, improvement and/or alterations to Lots within the Palm Club West Village II shall meet the minimum building code and/or other property development standards of the local government having jurisdiction.
- D. Neither the ACC, nor any member thereof, shall be liable to the Association or to any Owner or any other person or entity for any loss, damage, or injury arising out of or in any way connected with the performance or nonperformance of the ACC's duties. Neither the Board nor the members of the ACC or any person acting on behalf of any of them, shall be responsible for any defects in any plans or specifications, nor for any defects in any alterations or improvements constructed pursuant thereto. Each party submitting plans and specifications for approval shall be solely responsible for the sufficiency thereof and for the quality of the construction performed pursuant thereto.
- E. All contractors who perform construction, alterations or additions on the properties in the Palm Club West Village II must be licensed and insured.
- F. After the Owner receives approval from the Architectural Review Committee, the applicant must begin the construction, excavation, installation, alteration, improvement, modification or other work within ninety (90) days from the date of approval. If no construction, excavation, installation, alteration, improvement, modification, or other work has taken place within this time period, then the ACC approval shall be considered null and void. Later, should the Owner wish to proceed with the construction excavation, installation, alteration, improvement, modification, or other work, the Owner must submit new plans and such other information as required by the Architectural Review Committee.
- G. Construction, excavation, installation, alteration, improvement, modification, or other work shall only be performed 8 a.m. to dusk on weekdays and 9:00 a.m. to 5 p.m. on Saturday, Sundays and legal holidays.

SECTION I - EXTERIOR APPEARANCE

- A. EXTERIOR COLORS: On all existing structures, the paint, stain and any other exterior finishing colors and materials shall be maintained as provided, at the time of original construction. Since this maintenance is required by the homeowner, it is deemed approved without formal review of the ACC.
- B. GLASS AND SCREENS: On all structures, glass and screens shall be maintained as original y installed and necessary maintenance is deemed approved. No aluminum foil or mirror backed paper may be placed on windows or glass doors. Darkened tinting to reduce solar glare or to increase efficiency is acceptable. Bay windows may be changed to the flush style to facilitate storm shutters or to increase safety in times of hurricanes. Any change or replacement of windows must receive prior approval of the ACC.

- C. GUTTERS AND DOWNSPOUTS: Gutters and downspouts shall conform to the architectural style of the house. They are to be painted to match the surface to which they are attached.
- D. DOORS: Any additional or replacement of existing entrance doors, including screen doors, shall be consistent with the architectural style of the house. No additional window will be permitted on the zero lot to ensure neighbors privacy.
- E. AWNINGS: Awnings shall be white or a color that is consistent with the color scheme of the house.
- F. SHUTTERS: Shutters may be wood, aluminum or Bahama, PVC, accordion or removable panels.
- G. LIGHTING: Additional lighting for beautification or security will be considered on an individual basis. Taken into account will be existing lighting and the impact on adjoining properties.
- H. ROOM ADDITIONS: Room additions shall be consistent with the architectural style of the existing structure. This is to include windows, roofing material, exterior wall material or any other design features which would be visible from the exterior of the house.
- I. FIREPLACES: Fireplaces shall be considered the same as room additions for approval.
- J. GARAGES: Garages may be upgraded for other family use. The exterior appearance must remain consistent with the original construction including the garage door. Running a business from ones home is strictly forbidden by our documents.
- K. MAILBOXES: The following illustration depicts the approved mailbox design:



The mailbox post must be 4"x4" wood, the mailbox must be a standard US mail box, standing straight, painted white and in good condition at all times.

SECTION II - RECREATIONAL ENTERTAINMENT MODIFICATIONS

- A. SCREEN AREAS: The addition or modification of existing screen areas shall be consistent with the existing architectural style of the house. Approval must be obtained by the

Committee before any changes may take effect. Plans and permits needed must be obtained. By the builder or homeowner in advance.

- B. POOLS: The addition of in ground swimming pools shall be consistent with the architectural style of the house and with its location on the lot. No above ground pools are permitted. Approval from the ACC is necessary.
- C. PATIO: The addition of patios must be located on the side or rear of the existing house. Jacuzzis are permitted as part of a deck or patio environment, and are properly secured for safety.
- D. DECKS: Construction of decks to the side or rear of the house must be painted white or constructed of treated wood and left the natural color as they were designed.
- E. BASKETBALL GOALS: Basketball goals are permitted on an owner's property. They may not be placed on common grounds; usage is limited to the hours between 9:00 A.M. and 9:00 P.M. A first violation to this rule will result in a warning by the management company to the owner or renter. A second violation will result in a fine. These rules will be strictly enforced. Architectural approval is necessary.
- F. SWING SETS: Children's swing sets must be placed at the rear of the house.
- G. ANTENNAS AND SATELLITE DISHES: A satellite dish is permitted, however it must be placed discreetly on the owner's home or property and may not exceed 39 inches in diameter. Exterior antennas are not permitted at this time. The ACC and Board reserve the right to make further modifications on this rule.

SECTION III – HOMEOWNER'S EXISTING PROPERTY

- A. LANDSCAPING: The homeowner is responsible for the care and maintenance of the existing plants, trees, shrubs and grass on their lot including the swale area in front of their lot. Landscaping must not infringe upon a neighbors property in anyway and must not touch neighbor's house, roof or interfere with existing gutters. Any planting bed, that primary purpose is to serve as a vegetable garden is permitted and must be minimal size and be placed discreetly at owner's property. Any changes to the landscaping on any lot must be approved by the approved by the ACC.
- B. FENCING: Chain link fencing is not permitted. The only exception will be lots to preserve the view of the lake. Additional fencing of lots is provided the wooden fencing is painted white on both sides and fences may not exceed six feet in height. Any maintenance to the existing fences must be consistent with the present design and must be painted white. Proper permit and architectural approval is necessary.
- C. SHEDS: sheds and outbuildings of any kind are not permitted on any owner's property.

SECTION IV - FUNCTIONAL IMPROVEMENTS

- A. **DRIVEWAYS:** The widening of driveways is permitted provided there is adequate space on the lot. No two adjacent driveways may be within five feet of each other. The new section of driveway must be concrete, no asphalt and be finished in the same manner as the existing driveway surface. Driveways may not be widened beyond the two-car width. As with all alterations and improvement on the lot, proper permits and approval of the ACC must be obtained prior to commencement of the work.
- B. **COATING AND PAINTING:** The coating or painting of the new driveway surface is allowed provided the selected color matches the existing color scheme of the house and receives permission of the ACC.
- C. **REPLACEMENT:** At such time that replacement of the driveway surface is necessary, the only approved materials are concrete or approved driveway paver stones. Paver stones must be flush with the sidewalk where applicable.
- D. **SIGNS:** I. "FOR SALE" signs are allowed subject to the following restrictions.
 - 1. **LAWN SIGNS:** One realtor sign or one pre-printed "for sale" sign" having dimensions no larger than 18 inches by 24 inches, held by either a black or white stake, protruding no more than 3 feet may be used.
 - 2. **WINDOW SIGNS:** All window signs must be pre-printed and placed in one front window only.

ACC approval is required before placement of any "for sale" sign. The Committee and Board retain the right to further modify this rule on a case by case basis.

II. **ALARM WARNING SIGNS:** These signs are permitted and must be pre-printed and may be posted in the front yard, on the front door, or in one window as a potential deterrent. The Committee and Board retain the right to further modify these requirements on a case-by-case basis. No signs are permitted on common property.

- E. **ADMINISTRATION FEES:** A \$50.00, non-refundable administration fee for transferring property ownership is collected. This fee is payable before any sale application is processed.

SECTION V - HOMEOWNER FUNCTIONS

- A. **PLANNED FUNCTIONS:** The Board shall be notified, by letter, from a homeowner in regard to any planned functions at the pool facility. Such notification will be posted on the pool bulletin board for general information. No grills of any kind or size are allowed inside the pool facility. Grilling may be done on the picnic patio are provided. Clean up is the responsibility of the homeowner.
- B. **PARKING:** Parking is not allowed on any of the street between the hours of 2:00 am and 6:00 am. This is to enforce the fire code in the county and permit any emergency vehicle access at all times. No parking is allowed on the grass at any time, including

homeowner's lawns and swale areas. All commercial vehicles meeting weight and length restrictions should be parked at the pool parking lot.

- C. No unlicensed, expired tag, derelict vehicles, including boats, no tractor-trailers, construction trailers, or equipment are permitted to be parked on driveways, roads or at the pool parking lot. Violators will be towed at the owner's expense. The Board and Committee reserve the right to further modify this rule on a case by case basis, as it relates to motor homes, campers etc.
- D. GARBAGE: Garbage will be picked up on Tuesday and Friday mornings. Tuesday pickup by the Solid Waste Authority ("SWA") includes limbs and debris six feet or smaller and not to exceed fifty pounds, also pickups for SWA recycle items that are placed in yellow and blue bins. Friday pickup is for garbage only. Placement of garbage in the front of homes is permitted after 5:00 pm on the day prior to pickup.
- E. LEASH LAW: Florida state law requires that animals be walked on a leash. Owners and renters are responsible to walk pets on a leash and to pick up after them. No pets of any kind or size are allowed inside the pool facility or tennis court. At-large animals will be reported to animal control.

All homeowners and renters will abide by these guidelines. Certain exceptions may be made on a case-by-case basis by the ACC with regard to house color and trim, mailboxes, etc.

Please adhere to the rules posted at the pool area. They are there for your protection and enjoyment. Pool gates must be closed after entering or exiting the pool facility to prevent liability and ensure the safety of our guests. Pool hours are from dawn until dusk. No entry after these hours. Trespassers will be prosecuted.

Please read your declaration of restrictions, by-laws and rules and regulations adopted February 25, 1999 to better understand your responsibility as a homeowner or renter in the Palm Club West Village II.

The Board has amended the guidelines of January 10, 1995 and adopted these stated guidelines as of April 13, 2004.