

THE VILLAGE OF VERONA LAKES HOMEOWNERS ASSOCIATION, INC.
~Effective July 1, 2019~
ARCHITECTURAL REVIEW COMMITTEE GUIDELINES

FENCES:

- Survey indicates the location of the fence and the gate with respect to the property lines and existing improvements.
- Type of fence including materials, height, drawings, color, finish and decorative style. (contract information/proposal).
- Proposed landscaping plan surrounding fence.

PAINTING:

- Identify colors including paint manufacturer, color name and color number.
- Provide paint color samples.
- Elevation of structure of area to be painted (elevation survey) identifying the locations (s) of each color i.e. stucco bands color, door color etc....

DRIVEWAYS:

- Survey depicting location of proposed driveway installation/improvement.
- Type of driveway materials including color samples, pattern, process, etc. (contractor information) If possible, provide color samples.

SCREEN ENCLOSURES:

- Survey depicting location of proposed screen enclosure
- Description of proposed screen enclosure
- Plans and specifications provided by the contractor indicating dimensions, height, screen roof type, location of screen door and accessories, elevation drawings, color of screen, aluminum frame and kick-plates
- Proposed landscaping plan surrounding screen

POOL AND SPA ADDITIONS:

- Survey indicating the location of the proposed pool or spa on the lot.
- Architectural rendering of pool or spa design
- Plans for fencing or screening (see above)..
- Provide contractor information which includes type of pool deck, pattern (provide samples if available) coping material and color.
- Proposed landscaping plans.
- \$2,000 security deposit check must be submitted with the application.

ROOM ADDITIONS:

- Survey depicting location of proposed addition on lot.
- Architectural drawing including plan and elevation views.
- Identify exterior paint colors including paint manufacturer, color name and color number.
- Provide roof color verification preferably with samples. Roof material and color must match the existing home.
- Proposed landscaping plans.

LANDSCAPING:

- Survey depicting location of existing plants with respect to property lines and existing improvements
- Drawing illustrating placement of proposed landscaping
- Description of proposed landscaping including name, type, height and quality of planting materials.

NOTE... ANY RENDERINGS SUBMITTED TO THE COMMITTEE WILL BE RETURNED TO THE APPLICANT

ARCHITECTURAL REVIEW COMMITTEE – APPROVAL CRITERIAS

DRIVEWAYS:

Townhouse owners are permitted to alter their driveway and/or walkway with a process called "cool deck". There are two approved colors which can be obtained through BEHR Color Solid Color Concrete Stain #811White Cloud and #832 Tanstone.

Townhouse owners are not permitted to paint, pave, engrave or alter the driveway and/or walkway in another other manner than the process stated above.

FENCES:

Two types of fencing are permitted within the Verona Lakes Community. They are Wood Shadow Box and Black Vinyl Chain Link. The following requirements apply specifically to the townhouse owners who are considering installing a fence:

- The height must be five feet (5').
- The fence may not extend forward of the rear side of the Dining Room window on end units.
- Staining of fences will have choice of 3 colors.

Vertical Wood Shadow Box:

1. All materials must be pressure treated.
2. Fence construction method must be "post incorporate". Fence structure must be good on both sides.
3. The approved shades of stain are Natural Cedar, Natural Clear and Uncoated Wood. A color card should be attached with the color allowed for staining the fences. The colors are from the BEHR collection available at Home Depot.
4. All vertical slats must have dog-eared tops, and spacing should be a maximum of four inches (4").

Black Vinyl Chain Link:

1. The fence must be a complete black vinyl system including the post and rails. Painting is not acceptable.

NOTE:

In addition to the survey depicting the exact placement of the fence, ARC applications for fencing must include contactor information, a copy of the permit or Palm Beach County permit information, gate location, fence type, and all pertinent fence material descriptions. Once a fence has been installed, ALL landscape and irrigation maintenance becomes the responsibility of the homeowner.

GUTTERS AND DOWNSPOUTS:

The gutters must be six (6) inches in size, white in color and made of flexible aluminum material. The downspout must be six (6) inches in size, white in color and made of flexible aluminum material.

LANDSCAPING:

Townhouse owners are permitted to either retain the original landscaping package provided by the builder or choose landscaping and tree replacement conducive to the Florida Environment. An ARC application needs to be submitted with detail of changes.

Tree Replacement: Townhouse owners may replace a tree on their said property. It may be replaced with another tree conducive with Florida environment or other ground cover. If the tree is shared with the adjoining unit BOTH must submit applications to the ARC. Palm Beach County Ordinance does not permit Tree removal.

Edging: Townhouse owners may add edging to the frontal landscaped bed with prior approval of the ARC. The ARC will base their decision on the type of edging being proposed and how this edging compliments the

existing architectural design of the community.

Ground Cover: Townhouse owners may change the ground cover in the frontal landscaped bed, with prior approval of the ARC, if the new ground cover does not make a change in the condition of the soil or level of the land on any portion of the property. The new ground cover will not result in any permanent change in the flow of drainage of surface of subsurface water within Verona Lakes or which detrimentally affects adjoining residence.

Landscape Lighting: Townhouse owners are not permitted to independently add any and all types of lighting fixtures around or in the landscaping in front of the townhouse. The exception to this rule is if both adjoining homeowners agree to light the entire bed with consistent landscaping lighting fixtures.

NOTE:

Many of the townhouses share the front landscape bed. In view of this, a joint ARC application for the proposed landscaping change must be signed and submitted by BOTH townhouse owners. Additionally, the joint ARC application must include a description of ground cover and edging, if applicable.

If the adjoining townhouse owners propose to change the landscaping, and the ARC approves said application, the townhouse owners will then be solely responsible for maintenance of the new landscaping. Additionally, any damage resulting from the change will be the sole liability of the townhouse owners.

MISCELLANEOUS PROVISIONS:

Temporary Buildings:

Townhouse Owners are not permitted to erect, construct, or locate any outbuildings (including doghouses and gazebos), portable buildings, temporary or accessory buildings, structures or storage buildings.

Clotheslines:

No outdoor clothes drying lines or related facilities shall be permitted within or on any portion of the property.

Antennas and Satellite Dishes:

- No radio or television installation may be permitted on a Lot which interferes with television or radio reception of another unit.
- No exterior antenna, aerial, satellite dish or other apparatus for the transmission of television, radio or other signals of any kind shall be placed, allowed or maintained upon any portion of a Lot without the prior written consent of the ARC Committee.

The ARC shall not prohibit or deny approval of any of the foregoing which are not permitted prohibited by applicable law. Notwithstanding the foregoing, the ARC shall have the right to promulgate and regulate standards and guidelines restricting or limiting the dimensions, including the diameter, height and length of any improvement, and the location in which any of the foregoing improvements may be erected on the Property. If such improvements are permitted, the ARC may, in its discretion, require that parallel shrubbery or other improvements, at the discretion of the ARC, be installed to camouflage the presence thereof.

Basketball Poles:

NO basketball poles, permanent or portable, are permitted on any residential property.

Signs:

No signs, advertisements, notices or other lettering (except street numbers in front of lots or names and addresses in mailboxes) shall be exhibited, displayed, inscribed, painted or affixed in, on or upon any part of the Property.

Flags and Flagpoles:

An American flag is permitted to be flown. The American flag shall be displayed respectfully following all Federal regulations.

- The flagpole must be located on the front walkway side of the townhouse for all interior units. The flagpole can be located on either the front walkway side or the left side of the garage if the townhouse is an end unit.
- Flagpoles are not to exceed five feet (5') in length.
- Sports team-oriented flags are permitted during the applicable season.
- Holiday flags are permitted to be displayed thirty (30) days prior to the holiday but must be removed within one (1) week after the holiday ends.
- All other flags will be approved by the ARC Committee on a case-by-case basis.

Ornamentals and Statuary:

All ornamentals and statuary (including fountains) must complement the Mediterranean architectural design of the home. All ornamentals and statuary over 18" in height must be presented to the ARC for approval.

Holiday Decorations:

Townhouse owners are permitted to decorate their homes for the holidays if the decorations do not create a hazardous situation for any adjoining townhouse. Holiday decorations must be removed fifteen (15) days after the holiday has ended.

Play Structures and Swing Sets:

Permanent play structures and swing sets are NOT permitted.

Patios:

Concrete, interlocking pavers, stamped concrete and Chattahoochee patios are permitted provided that:

1. The color of the stamped concrete or interlocking paves must be consistent with existing house colors.
2. No change in the condition of the soil or level of the land on any portion of the property shall be made which results in any permanent change in the flow of drainage of surface or subsurface water within Verona Lakes or which detrimentally affects adjoining residence.

Rear Screen Enclosures:

There are three styles of approved screen enclosures for the townhouse community.

1. flush with the end of the patio
2. slope which extends the screen enclosure from the existing roof line
3. raised roof which allows for a multi-sectioned peak

Rear Screen Enclosures are permitted provided that:

The screen enclosure frame must be the same color as the existing townhouse window frames (white). The screen fabric material should be the same color as the existing townhouse window screens (charcoal) and must adhere to all Palm Beach County regulations.

Front Screen Enclosures:

Front screen enclosures must be framed in white. The screen fabric material should be the same color as the existing house window screens (charcoal). The front screen enclosure designs will be reviewed on a case-by-case basis. The screen style must adhere to the overall architectural design of the home. Front screen enclosures will be reviewed on an individual basis by style if any.

SPAS:

- All spas must be located within a wood shadowbox fence in yard. Townhomes with black chain-link fenced yards are not permitted to install a spa. The application for the spa must include the prior approval for the wood shadowbox fence.
- All spa equipment (pump, filter and heater) must be placed on the lot in a location so as not to be a disturbance to the adjoining neighbor. Also, a hedge must be installed around the equipment to screen the view from the street and the adjoining neighbor's property.
- There shall be no storage of materials or debris during construction, which is visible from the front of the home.
- No change in the condition of the soil or level of the land on any portion of the property shall be made which result in any permanent change in the flow or drainage of surface or subsurface water within Verona Lakes or which detrimentally affects any adjoining residence.
- Access for construction shall be within the boundaries of the lot under construction
- Applicant is responsible for any sidewalk damage that occurs during construction project
- Applicant is responsible for any damage to adjoining properties that occur during construction projects.
- Applicant is responsible for any damage to common ground areas during construction project.

Storm Shutters (Removable):

- Removable panels as installed by the builder, may be used on all openings on all sides of the house.
- Storm panels that are aluminum corrugated and not decorative may only be installed during weather emergencies and must be removed ten (10) days after the emergency passes.
- The panels must be stored inside of the home or garage.
- The header and sills, if removable, should also be installed only during emergencies and ten (10) days removed after the emergency services are carried out.

Storm Shutters (Permanent)

Accordion (folding) Shutters are permitted provided that:

- The header sills and tracks must be painted to match the stucco if unfinished by the manufacturer. If the header sills and tracks are finished in such a way as to permit installation without the need for painting, the header sills and tracks must be white.
- The folding slats must be of the type that when fully stacked on each side of the opening, the slats total one inch (1") per foot in thickness. The slats, which are usually PVC or ESP aluminum and cannot be painted, must be white.
- Accordion shutters will be permitted on the front of the unit that is of the same color and design as the side and back shutters per the guidelines.

Roll Up Shutters are permitted provided that:

- Housing must be installed as high and close to the soffit where possible. Housing should be limited to the following widths:
 - All Windows 7" wide
 - 6-8' high Sliding Doors 8" wide
 - 8-10' high Sliding Doors 9" wide
- Housing and tracks, if needed, must be painted to match the existing stucco. If painting is not necessary prior to permanent installation, the housing and tracks are to remain white.
- The slats, which are usually PVC or ESP aluminum and cannot be painted, are to be white.

Hurricane Windows:

The replacement of current windows and sliding patio doors to be replaced by hurricane glass windows and doors must be of the same look and color.

The Villages at Verona Lakes Fining Schedule

VIOLATION	Violation Notice	FINE	ADDITIONAL	COMPLIANCE PERIOD
Rules and Regulations - Any violations under Driving and Parking	No warning - Automatically Sent to hearing	\$100.00	\$100/day	Immediate
Unapproved Tenants or Subleasing	1st notice warning, 2nd notice w/hearing	\$100.00	\$100/day	14 days
Trash Violation	1st notice warning , 2nd notice w/hearing	\$100.00	\$100/day	Immediate
Signage: No unit owner shall affix any for sale, for rent signs or any other signs, notices or advertisements to the exterior of his unit or in any way allow any signs to be visible to the general public from within his unit.	1st notice warning , 2nd notice w/hearing	\$100.00	\$100/day	Immediate
Repairs, construction, decorating or remodeling work will be performed on Mondays through Saturdays between the hours of 8 am and 5 pm. No other work shall be performed on Sundays or Holiday except in the event of an emergency.	1st notice warning, 2nd notice w/hearing	\$100.00	\$100/day	Immediate
Fence Violations	1st notice warning, 2nd notice w/hearing	\$100.00	\$100/day	14 days
There shall be no solicitations by any person, anywhere, in or on the common area property for any cause, charity or any other purpose whatsoever unless specifically authorized by the association.	1st notice warning, 2nd notice w/hearing	\$50.00	\$100/day	Immediate
Lighting Fixtures	1st notice warning , 2nd notice w/hearing	\$100.00	\$100/day	30 days
All owners, tenants and occupants of a unit shall have all hurricane and storm shutters approved by the association prior to the installation thereof.	1st notice warning, 2nd notice w/hearing	\$100.00	\$100/day	14 days
Hurricane and storm shutters not removed according to Rules and Regulations	1st notice warning, 2nd notice w/hearing	\$100.00	\$100/day	14 days
Holiday Decorations or Flags	1st notice warning, 2nd notice w/hearing	\$100.00	\$100/day	14 days