

Architectural Guidelines for Homeowners

Approved December 19, 2007

In general, members of the Colony Woods Homeowner's Association desiring to modify the exterior appearance of their home or lot (including landscaping in some instances) must submit a request to the Association Architectural Committee. The Association Architectural Committee's recommendations are reviewed by, and a final decision is made by the Board. The decision will be made within thirty (30) days of submittal of the application. Applications must be submitted on the approved form, with supplementing documentation and filing fees as appropriate, no later than fifteen (15) days prior to the then next scheduled meeting of the Board. You will receive written notification of approval/disapproval after the Board Meeting.

Any improvements approved by the Board must be started within 90 (ninety) days of the written, approval from the Board. All work approved by the Board must be completed within 180 (one hundred eighty) days from the start of construction, or such other period deemed to be reasonable by the Board after consideration of the work to be done.

It is the responsibility of the Association Architectural Committee to make periodic inspections to assure that work progresses and is done in compliance with the requirements contained in the Board's letter of approval.

Submittal Requirements

In order to thoroughly evaluate submittals for architectural approval in Colony Woods, the following is a list of the minimum information needed for a Request for Architectural Approval:

Site plan illustrating the nature and location of the proposed improvements, including dimensions of all proposed structures and walls to property lines.

Schematic landscape plan indicating species proposed, as well as size, location, and quantity

Floor plan (for additions and extensions).

Exterior elevations of all sides of proposed improvements

Color sample(s)

Materials sample(s) for materials such as brick, stone, pavers, etc.

Photograph of proposed exterior lights.

The Association may require a reasonable fee to cover the cost of processing applications, including the cost of hiring professionals as reasonably necessary.

The following are examples of modifications requiring approval:

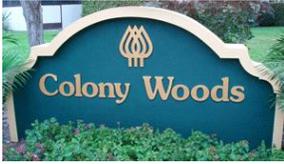
- Addition(s) to the house or construction of a new home.
- Enclosure of existing porch, patio, entry, etc.
- Revisions to door and/or window openings, such as expansion, change of shape, new opening(s), closure of existing opening(s), change in style, changes to garage doors.
- Addition of skylights, fireplaces, bay windows, etc.
- Construction of screened enclosure.
- Change in exterior paint color of house and/or trim.
- Modifications to existing paving, including driveways, sidewalks, and/or patios exposed to public view as to size, configuration, location, material, or color.
- Change in exterior lighting fixtures as to style, color, light source, location, or quantity.
- Addition of or modification to satellite dishes or solar collectors exposed to public view.
- Replacing roof tile.

The following are examples of improvements not requiring approval:

- Replacement of doors and/or windows where the replacement duplicates the existing openings.
- Re-surfacing of patios, and other paved areas where there is no change in material or color.
- Re-painting of exterior walls and/or trim with the same color.
- Replacement (not exceeding 20% of the total landscaped area), pruning, and ordinary maintenance of existing landscaping, other than trees.
- Replacement of exterior light fixtures with same type.
- Other such improvements where there is no change in exterior appearance or where such improvement is classified as maintenance.

Additional Items to consider:

Applicants should also be aware that the County of Palm Beach has various ordinances concerned with zoning and building matters, some of which deal with the same subjects contained in these guidelines. **All required permits from the County of Palm Beach or other agencies** must be acquired prior to the start of construction. However, the issuance of a permit or other approval by any government agency does not eliminate the need for Colony Woods Homeowner's Association approval, nor does it imply that Colony Woods Homeowner's Association approval will be granted.



REQUEST FOR ARCHITECTURAL APPROVAL

Homeowner's Name: _____

Legal Address: _____

Street Address: _____

Home Phone: _____ Cell Phone: _____

I/We hereby request approval to make the following modifications to the subject property. I/We understand that such approval must be gained prior to commencement of work, that such work shall commence no later than 90 days from Board's approval, and must be completed no later than 180 days from such approval, unless a larger construction period is authorized.

Description of proposed improvements/changes (plans/drawings attached):

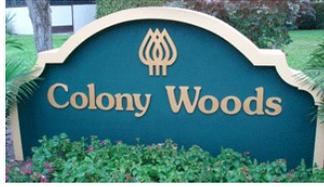
Homeowners' Signature _____ Date _____

Received by _____ Date _____

Board decision: _____ Date _____

_____ Approved _____ Approved as Noted _____ Not Approved

Board Comments:



Exterior Construction Requirements

Attachment A

Approved December 19, 2007

Buildings-new construction, additions, alterations

Only single story, single family homes are permitted.

No carports are allowed.

One building is allowed per site. No free-standing storage sheds are allowed.

Homes shall consist of an enclosed area of approximately 2,200 square feet including the two car garage.

Air conditioning and other equipment

All air conditioning equipment and any other similar equipment shall be installed properly to building codes and shall be screened from all off-site viewing by means of landscaping.

Solar collectors

Because of their appearance, solar collectors are discouraged. They will be approved provided that they are not visible from abutting streets and only to the extent that Florida law or public policy requires.

Antennae

Antennae may be installed only within the attic/truss space, completely concealed from the exterior.

Exterior mast and pole-type antennae shall not be permitted.

Satellite dish antennae not to exceed 18" diameter are permitted with the following restrictions:

Shall not be visible from abutting streets or properties.

Installations at or below grade shall be required, and completely screened from all off-site viewing. Screening devices shall conform to Colony Woods Association criteria.

Evidence of prior approval by the Boca Del Mar Improvement Association, Inc. is required.

Exterior lights

Exterior light fixtures shall be architecturally compatible with the home and shall provide low-level illumination for the home and grounds. An over-illuminated night-time appearance is to be avoided.

Decorative landscape lighting shall be discreet in that fixtures shall be concealed and low illumination levels employed.

Security lights shall be subject to the following criteria:

Fixture design and location shall be compatible with the design of the home.

All lighting fixtures shall be installed in such a manner that the source of each individual light is shaded, positioned, and maintained so as not to be visible off the premises.

Light fixtures shall emit no more than one (1 ') foot candle of light measured from the property line or the adjacent lot using a standard light meter, the cell of which is directed toward the source of light.

The use of incandescent, metal halide, low-voltage fluorescent, or color-corrected mercury vapor lighting shall be required. High-pressure sodium and other similar lighting is prohibited.

Driveways

Driveways are intended to provide access to the garage and for temporary guest parking. It is intended that any lot contain maximized landscaped areas in conjunction with minimum paved areas in Colony Woods. Toward this end, excess paved areas are not allowed.

Driveway surfaces shall be restricted to hard, permanent, dust-free finishes. Concrete is encouraged. Concrete, brick pavers, coatings, or Chattahoochee finishes are also permitted by approval of the Board. Loose gravel, stabilized rock, sand base and asphalt, etc., are not allowed.

Colors shall be compatible with the color of the home.

If a homeowner adds surfaces, special coatings or finishes to their existing driveway and/or walks, they shall be continuously maintained by the homeowner and subsequent owners of that Lot.

Mailboxes

Mailboxes shall be restricted to free standing, street-side mailboxes, of a size, design and color approved by the Board.

Exterior painting

To promote continuity and harmony throughout the entire Colony Woods community, exterior colors must be harmonious with established colors and shades.

New construction must have all exterior colors approved. Samples are required.

Re-painting of existing structures requires approval only if the existing color is being changed.

Screened enclosures

The minimum setback for screened enclosures from the rear property line must meet current county codes and must be approved as to design and color.

Landscaping

The desired landscaping appearance in Colony Woods is to be in keeping with the character of the community that is, to be simple and elegant.

The predominant landscape feature is continuous lawn areas punctuated by driveways, sidewalks, and other such features.

Accent and foundation planting, including hedges, is encouraged around the house, border planting along walls and driveways, and mass plantings to enhance the design of the home.

The use of native and drought-tolerant plant materials is encouraged.

The species listed below are considered to be pest and nuisance plants in south Florida, and their installation is **not permitted**:

Bischofia Javanica	(Toog Tree)
Casuarina Equisetifolia	(Australian Pine)
Melaleuca Leq.cadendra	(Punk Tree, Cajeput Tree)
Metopium Toxiferum	(Poison Wood)
Schinus Terebinthifolius	(Brazilian Pepper Tree)

Approval is required for the removal or installation of trees and the removal or installation of planting beds greater than twenty (20%) percent of the total landscaped- area. A tree is defined as a plant that is or may be expected to grow to a height taller than five (5') feet.

Pruning of trees should be done by qualified professionals. "Topping" or "hat racking" of trees is prohibited. This means lopping branches off at almost equal heights throughout the tree without regard for the tree's natural shape.

The tree should not be trimmed into a ball or flat shape leaving the interior unpruned.

Shutters

Installation of storm and hurricane shutters on windows and doors shall require approval as to design and color.