

ARCHITECTURAL CONTROL GUIDELINES FOR PONTE VECCHIO HOMEOWNERS

Revised 9/1/2016

Changed text is underlined.

The Architectural Review Committee (ARC) will meet on the 1st and 3rd Wednesday of each month in the Clubhouse. Notice will be posted in the Clubhouse and an email will be sent to the Community. A summary of the ARC procedures for handling resident applications is attached to these guidelines.

The basic purpose of the ARC is to preserve the aesthetic value and appearance of the structures and landscaping of Ponte Vecchio. Its goal is to maintain the community to the highest standards possible, while giving all homeowners some room for individuality.

Homeowners that complete a change without prior approval from the ARC will be required to submit an application for approval after the fact. If the application is denied, then it will be the homeowner's responsibility to bring the property into immediate compliance at the homeowner's expense.

Homeowners desiring to make any alteration to the exterior of their property must submit one (1) complete set of plans and specifications prepared by an architect, landscape architect, engineer or other person determined by the ARC to be qualified, showing the nature, dimensions, color and materials to be used and also the location of the same on the homeowner's property survey.

A deposit of thirty five dollars (\$35.00) must be submitted with all applications. A two thousand dollar (\$2000.00) deposit is required for any pool construction, patio extension, room additions or other work requiring use of heavy construction equipment. If the Application is denied, the deposit will be returned with the denial letter. **Applications will not be considered until the required deposit is received. The full deposit will be returned upon final inspection approval by the ARC.**

Upon completion of the project, the homeowner must notify the ARC that the job has been completed. An inspection will take place prior to final approval. Any damage requiring repair is at the homeowners' expense.

Keeping streets/sidewalks/common areas free of dirt and debris on a daily basis during construction is the responsibility of the homeowner. If it becomes necessary for the Homeowner Association (HOA) to contract services for this purpose, the costs of same will be collected from the homeowner.

These are general guidelines to assist the ARC and the homeowners in the approval process. They are NOT intended to be used by individual homeowners to determine if they will get approval. They are not complete and do not address every situation. Some situations may appear to be approved or denied by

these guidelines; however, approval or denial is only to be made by the ARC. These guidelines are subject to revision and/or modification by the ARC at any time with the approval of the HOA Board of Directors.

Some improvements may be subject to the rules and regulations of Palm Beach County and may require building permits. The ARC only rules on the aesthetics of any improvement and not its validity or legality. All of the guidelines contained herein are subject to and superseded (in the event of conflicts) by the codes and ordinances of Palm Beach County and other applicable governmental agencies, as well as the recorded documents of the Ponte Vecchio Homeowners Association (HOA).

The ARC shall not be responsible for reviewing, nor shall its approval of any plans or designs be deemed approval of any plan or design from the standpoint of structural safety, or conformance with building or other codes. A copy of the County inspection approval must be supplied to the ARC. Final approval from the ARC is contingent upon receipt of a copy of the signed County inspection.

ARC approval shall not be required for additions, changes or alterations within any homes if such additions, changes or alterations are not visible from the outside of such home. Structural changes within screened-in areas, in the front or rear of a house, are subject to ARC approval.

1. **FENCES:** The only fence types allowed on the back and sides of a lot shall be a white aluminum rail picket fence, with rails no wider than one inch (1”) and no closer together than three inches (3”) on center and having a height of no greater than forty-eight (48”), unless otherwise required by applicable governmental laws, statutes, ordinances, rules or regulations.

In no event may a fence or hedge be placed in the area between the front of a home and the street, drive, road or roadway at the front of the lot on which the home is situated. On corner lots, this restriction also applies to the area between the side of the house and the street.

Prior written approval by the ARC shall be required as a condition precedent to the:

(a) Construction of any wall, fence, hedge or shrubbery designed to act as a hedge on the property; And, (b) construction of any wall or fence on any lot. (No wall or fence shall be constructed until its height, length, type, design, composition, material and location is approved in writing by the ARC.) If the ARC approves the installation of a fence, it shall also have the right to require installation of landscaping, also subject to approval by the ARC, at the time the fence is installed.

The homeowner assumes complete responsibility to maintain the fence, including but not limited to, trimming any grass, ivy or other plants growing on or around the fence

2. **LANDSCAPING:** Non-native invasive plants will not be permitted. Non-native invasive plants include, but are not limited to the following; Congo Grass; Brazilian Pepper Tree; Australian Pine; Old World Climbing Fern; Carrotwood; Air Potato; Bischofia; Chinaberry; Skunk Vine; Tropical Soda Apple; Catclaw Mimosa; Melaleuca or Australian Paperback; Chinese Tallow and Earleaf Acacia. There are also other plant and tree varieties that should not be planted because of various other problems they cause, including by way of example only: Ficus Trees, Bamboo, Citrus Trees and Oleander plants. If you have any questions, please call the Palm Beach County Florida Cooperative Extension Service. The ARC also suggests that you also discuss potential problems with all plantings with your landscaper prior to applying for approval and prior to making any landscaping changes.

No landscaping on lake lots, which materially interferes with the view of a lake by immediate neighbors who are also lake lot homeowners, shall be permitted. The ARC will take into consideration

the effect on lake views of such landscaping, both at the proposed time of installation and at the time when maximum growth shall have occurred.

No sod, topsoil, muck, trees or shrubbery shall be removed by any homeowner from any portion of any lot or common areas without the prior written consent of the ARC.

Planting of annuals within existing approved landscaped areas is permitted without ARC approval. No annuals may be placed within sodded areas.

Plantings on either side of the garage can be no higher than the bottom of the coach lights.

Trellis will be permitted providing they do not exceed 48” in height.

A special short form will be used by home owners who wish to change one kind of plant for another. This will also apply to any plants that have died and are being replaced.

This form may be used provided the home owner already has a landscaping approval on file. If the home Owner did not file a modification for their original plantings, a complete form must be presented.

Either Green Arboricola or Gold Capella must be used when replacing Ficus hedges planted around AC units, utility boxes and any other equipment. Ficus plants will no longer be acceptable. ARC approval is still required.

Homeowners may install landscape in or on the ground of Ponte Vecchio Association property at the rear boundary of the homeowners lot by following the “Common Property Landscaping License Agreement – Rear Yard Planting” available from the office.

3. SETBACKS: No work shall be approved or permitted on access easements, on neighboring or common areas, or on governmental required setbacks.
4. SWIMMING POOLS/PATIOS:
 - A. SETBACKS: Proper setbacks as per code must be adhered to.
 - B. EQUIPMENT: Pumps, heaters etc., must be out of sight. When located on the side of a house within the homeowner’s property, the equipment must be shielded by plantings.
 - C. PATIO: Proper setbacks as per code must be adhered to.
5. AWNINGS: No awnings shall be permitted on the front or sides of homes. Rear awnings are subject to ARC approval as to size, type, material, colors etc., and must be within screen enclosures.
6. SCREEN ENCLOSURES:
 - A. MATERIAL: White aluminum with charcoal screening. Box beam construction.
 - B. ROOF TYPE: To match roofline of the home. Flat rooflines are prohibited.
 - C. KICK PLATES: If desired, must be white and no higher than 24”.

- D. FRONT SCREEN ENCLOSURES: Design and location must be approved by the ARC. See Property Manager for previously approved designs.
7. STORM SHUTTERS: All shutters must be either storable (removable), retractable or hidden from public view. Approved colors are white, beige, ivory and clear. All attachments, header panels or bottom tracks that remain, shall be white or substantially match the house trim or stucco color depending upon location of the installation. All shutters shall be mounted for storm protection only, and not for home security purposes. They are NOT for security while away from home. Approval by the ARC does not constitute a warranty of any kind; only aesthetic considerations are approved by the ARC. Clear flat plastic shutters may also be used on glass front doors and transom windows above the front and rear sliding doors. They may be left up for longer than seven days.
 8. WINDOW TINTING: Must be non-reflective; no mirror finishes.
 9. GUTTERS: Gutters shall be white or substantially match the color of the stucco and/or house trim. Downspouts may not drain water onto neighboring property, but water may be directed into swales between homes that were created for purposes of drainage. In no event shall downspout drains extend beyond the two foot (2') maintenance easement on the zero lot line side or the non-zero lot line side.
 10. PLAY EQUIPMENT: Not permitted outside of screened-in patio areas.
 11. MAILBOXES: No decorations or plants may be hung from any part of the mailbox or post. No homeowner shall alter, change the paint color of or replace the mailbox serving said lot without the prior written consent of the ARC.
 12. HOUSE COLORS (PAINT): The responsibility for the painting of all homes has been passed on to the HOA. Any paint for any reason must be approved by the ARC.
 13. FLAGS AND FLAG POLES: Any homeowner may display a portable, removable United States flag in a respectful manner in accordance with Florida Statute 720.304.
 14. ELECTRONIC INSECT TRAPS: Must be out of sight or within screened area.
 15. WATER FILTRATION SYSTEMS: Must be screened from the public view.
 16. STORAGE SHEDS: Not permitted on exterior of home.
 17. EXTERIOR LIGHTING:
 - A. Lights shall not shine into neighbor's yard or windows. Lights shall not create a nuisance for other homes.
 - B. Garage lights should be installed identically on both sides of the garage and must substantially match the original fixtures installed by the builder in style, design, size and color. Colors are limited to black or dark bronze. The size of the lights will be no more than 9 ½ inches wide by 25 inches in height from top to bottom finial. The glass section of the fixture will be no more than 8 inches wide by 10 inches high. The style of the light is "carriage" with each unit utilizing one or more clear or white frosted bulbs. Candelabra bulbs are permissible and the bulbs may be facing either upward or downward.
 - C. Other exterior lights – subject to ARC approval. Front porch light must substantially match original style and color.
 - D. Landscape lighting – subject to ARC approval.

E. Safety/security lights – subject to ARC approval.

18. TENTS: No tents or temporary structures shall be permitted on any portion of the Property unless the Ponte Vecchio ARC and Palm Beach County or its appropriate review committee has first approved their size, appearance temporary location and time issues in writing. Any signs to be used in conjunction with any tent or temporary structure must (a) be approved by the ARC and, (b) be in compliance with the County ordinances, and if applicable, conditioned on obtaining required governmental approval or permits.
19. DRIVEWAYS: Since the original pavers are no longer available, contact the ARC for alternate options. Any changes to the original driveway must first be approved by the ARC.
20. FRONT WALKS: Since the original pavers are no longer available, contact the ARC for alternate options. Any changes to the original front walk must first be approved by the ARC.
21. FRONT ELEVATION CHANGES: Changes to the front facade (hip vs. gable) are not permitted.
22. SATELLITE DISHES and ANTENNAE: Cannot be located on the zero lot line area. Size, type and location are subject to approval of the ARC, and to applicable governmental laws and regulations.
23. IRRIGATION PUMPS AND/OR WELLS: Not permitted.
24. BASKETBALL HOOPS: Not permitted.
25. SWING SETS: Not permitted.
26. BIRD FEEDERS AND BIRDBATHS: Not permitted.
27. LIQUID PROPANE GAS CYLINDERS: Must be installed underground and out of sight, subject to ARC approval and governmental permitting. Barbecue size (20 lb.) tanks are acceptable and do not require ARC approval.
28. HOUSE NUMBERS: Location is limited to left, right or centered above garage door. No more than one (1) set of numbers is permitted on the house. Tile numbers are permissible with ARC approval. The size of the tile may not be larger than 4 ½” high by 3” wide.

House numbers are to remain black with the exception of those houses whose numbers are on either of the new background trim colors of dark brown “C” or dark gray “D”. Homeowners having this condition may, at their option, leave the numbers black or change the existing numbers painted white.

29. ORNAMENTS AND EXTERIOR ADORNMENTS: No more than five (5) ornaments or other types of adornments, including statues no larger than forty-eight inches (48”) in height may be placed in landscaped areas or flowerbeds. No religious statues or spinning lawn ornaments will be allowed. In addition, recirculating fountains no more than forty-eight inches (48”) high and twenty-four (24”) in diameter may be used. Ornamental benches are only permitted in the front door alcove. No plastic or lawn furniture will be permitted in front of a house. Temporary seasonal decorations and lights will be allowed only between Thanksgiving and January 31 of each year and do not require ARC approval.

30. **ROOF TILES:** Roof tiles must match original style, shape and color. Florida blend by Monier Lifetile is an approved tile. If the original color has been discontinued, any proposed roof tile color change requires ARC approval.
31. **GARAGE FLOOR APRON:** The apron (portion which remains outside the garage door) may be painted gray, terracotta or the color of the garage door. Repainting the apron requires ARC approval.