



Date: October 29th, 2014

Re: Community Guidelines to Clarify HOA Document

1. Satellite Dishes - per 7.16

7.16 Outside Antennas and Flag Poles. Outside signal receiving or sending antennas, dishes or devices are permitted with the consent of the APPROVING PARTY as to size and location. The foregoing shall not restrict or prohibit any antenna or signal receiving dish owned by the APPROVING PARTY which services the entire SUBJECT PROPERTY. No flag poles are permitted without the consent of the APPROVING PARTY.

- When applicable, satellite dishes will be installed in the most inconspicuous location on the home so as to adhere to the best possible aesthetics of the association
- Limit of 2 dishes per home
- Any dishes that are not in use should be removed

2. Solar Panels - see Guidelines provided by First Service

3. Driveways - per 7.11

irrigating a LOT. All landscaped areas shall be primarily grass, and shall not be paved or covered with gravel or any artificial surface without the prior written consent of the APPROVING PARTY. All dead or diseased

- Pending approval from the HOA driveways may be extended a maximum of 3' to allow additional space for walking and function as a pathway with the exception of the Dalton model, on which driveway extensions are prohibited.
- Due to the complexities of power lines, water lines, cable lines, etc. that may exist below the driveway, the work must be performed by a contractor licensed in paver work. Call 811 to verify with the utility companies which permits are required. A copy of the contractor's license must accompany your request for approval. All necessary permits must be applied for after approval from the HOA
- A sample of the bricks being used must be provided to the HOA for approval in advance of the work
- Bricks must match existing driveway, and the entire driveway must be sealed once the job has been completed
- On homes with sidewalks, the extension must stop at the sidewalk, there must be no extension between the street and the sidewalk.
- When work is completed, the HOA must be notified to perform a final inspection.



4. Fencing - per 7.27

7.27 Fences and Walls. Fences and walls must be maintained in good condition at all times. No fences or walls shall be installed without the consent of the APPROVING PARTY as to the location, type and material of the fence or wall. The APPROVING PARTY, in approving any fence or wall as elsewhere provided, shall have the right to require all fences and walls throughout the SUBJECT PROPERTY to be of a specified standard type of construction and material, and shall have the right to prohibit any other types of fences and/or walls, and shall further have the right to change such standard as to any new fences or walls from time to time, as the APPROVING PARTY deems appropriate.

- Pending approval of the HOA, fences may be installed only if they meet the following conditions:
 - White, aluminum 5' tall with 3 3/4" spacing between the rails, and a head rail
 - Gated front and back with a childproof latch
 - Fencing should not be attached to an adjacent home under any circumstances

5. House numbers

- House numbers must be black block style, placed over the garage where they are visible from the street.
- House numbers must be 4" tall and 3" wide.
- Suggested style from Home Depot Model # 3582B

6. Screened entries

1. Screened entries are not allowed, except on Andover (1-story) models with entrances that are not clearly visible from the street

7. Landscaping - per 7.11



7.11 Landscaping. The initial landscaping of any UNIT, and any material modifications, additions, or substitutions thereof, must be approved by the APPROVING PARTY. The OWNER of each LOT containing a UNIT shall be required to maintain the landscaping on his LOT, and on any contiguous property between his LOT and the pavement edge of any abutting ROAD or the waterline of any abutting lake or canal, all in accordance with the landscaping plans approved by the APPROVING PARTY and in accordance with the provisions of this DECLARATION and the requirements of any controlling governmental authority. All such landscaping shall be maintained by the OWNER in first class condition and appearance and, as reasonably required, mowing, watering, trimming, fertilizing, and weed, insect and disease control shall be performed by the OWNER. Underground sprinkler systems shall be required to be installed and maintained within each LOT and each OWNER shall be obligated to irrigate properly any portion of the COMMON AREAS adjacent to such OWNER's LOT. No OWNER may utilize any lake or canal for the purpose of irrigating a LOT. All landscaped areas shall be primarily grass, and shall not be paved or covered with gravel or any artificial surface without the prior written consent of the APPROVING PARTY. All dead or diseased sod, plants, shrubs, trees, or flowers shall be promptly removed and replaced, and excessive weeds, underbrush or unsightly growth shall be promptly removed. No artificial grass, plants, or other artificial vegetation shall be placed or maintained upon the exterior of any LOT. Notwithstanding the foregoing, no OWNER shall install or maintain any landscaping on any portion of his LOT to be maintained by the ASSOCIATION, without the prior written consent of the BOARD.

- Each home should have a minimum of 1 shade tree, and a maximum of 2 shade trees in the front yard per the original Palm Beach County Plan.
- If you remove a shade tree between your house and the sidewalk, you do not need to plant the replacement tree in the exact same location
- If you remove a shade tree between the street and the sidewalk, you DO need to plant the replacement tree in the exact same location
- Each home should also have three palms in the side yard as provided by the builder
- Any landscaping that is removed must be replaced with a similar type of vegetation
- No potted plants above ground, All plants and shrubs must be planted or removed.
- landscape beds must be mulched as needed.
- Lawns must be properly sodded with no dead grass and no weeds,

8. Fitness Center

- Must be 18 and over to use the equipment
- Minors aged 14 - 17 may use the equipment with an adult present
- **NO CHILDREN UNDER 14 ARE ALLOWED IN THE GYM AT ANY TIME**

9. Painting

The home color schemes for Colony Preserve are now 10 years old. In the interest of maintaining Colony Preserve as a prestige community, designers from Sherwin Williams toured our community and made color recommendations based on current trends and what will complement our existing palette, since homes will be repainted gradually.



For more information, please visit Sherwin Williams, 5869 W. Atlantic Avenue, Delray Beach (561) 496 1717. (North side of Atlantic, just East of El Clair Ranch Road in the plaza with the blue barrel tile roof). Please make sure that your painter uses waterproof (Loxon XP with or without Loxon conditioner) Sherwin Williams paint to help protect your stucco from water seepage. Please complete an ARB AND have the paint sampled on your actual house prior to commencing any work.

Many colors have been retired by Sherwin Williams. These colors did not wear well on many homes (fading etc.) You are not permitted to use any eliminated color schemes.

Approved Color Combinations

Group 1: Existing Beiges

<u>Body</u>	<u>Trim</u>
Canoe 7724	Sand Dollar 6099
Sand Dollar 6099	Canoe 7724

Group 2: Existing Browns

<u>Body</u>	<u>Trim</u>
Hopsack 6109	Divine White 6105

Group 3: NEW Modern Greys

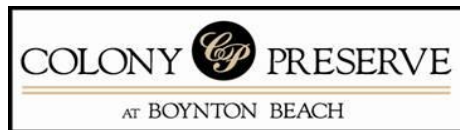
<u>Body</u>	<u>Trim</u>
Classic French Grey 0077	Origami White 7636
Light French Grey 0055	Origami White 7636
Comfort Grey 6205	Elder White 7014

Group 4: NEW Cool Beiges

<u>Body</u>	<u>Trim</u>
Accessible Beige 7636	Tony Taupe 7068
Tony Taupe 7068	Accessible Beige 7636

Group 5: NEW Yellow

<u>Body</u>	<u>Trim</u>
Cupola Yellow 7692	Summer White 7557



Reminder on all approvals:

7.28.1 OWNER to Obtain Approval. For purposes of this paragraph, the term "IMPROVEMENT" shall mean any building, storage shed, fence, wall, patio area, pool, spa, landscaping, driveway, walkway or any other alteration, addition, improvement, or change of any kind or nature which is constructed, made, installed, placed, or removed from any LOT, or the exterior of any UNIT or any other improvement upon any LOT, except for maintenance or repair which does not result in a material change to any improvement including the color of same. No OWNER shall make any IMPROVEMENT, and no OWNER shall apply for any governmental approval or building or other permit for any IMPROVEMENT, unless the OWNER first obtains the written approval of the IMPROVEMENT from the APPROVING PARTY.

7.28.4 Inspections. Upon completion of any IMPROVEMENT, the OWNER shall give written notice of the completion of same to the APPROVING PARTY. Within 60 days thereafter, the APPROVING PARTY shall inspect the IMPROVEMENT, and if the APPROVING PARTY finds that the IMPROVEMENT was not completed in conformance with the approved plans and specifications, it shall notify the OWNER in writing of such non-compliance within said 60-day period, specifying the particulars of such non-compliance, and within 30 days thereafter the OWNER shall correct the deficiencies set forth in the notice, and upon completion of the work required to correct the deficiencies, the OWNER shall again give the APPROVING PARTY notice of the completion of the work, and the provisions of this paragraph shall again become operative. If for any reason the APPROVING PARTY fails to notify the OWNER of any deficiencies within 90 days after receipt of a notice of completion from the OWNER, the IMPROVEMENT shall be deemed to have been completed in accordance with the approved plans and specifications.