



COMMUNITY AND ARCHITECTURAL **GUIDELINES**

HOMEOWNERS PLEASE NOTE:

For purposes of this manual, the Architectural Review Committee will be referred to as ARC.

This manual has been adopted for the purpose of establishing general guidelines for architectural approvals and does not supersede or replace the Association's governing documents or local, state, or federal laws, codes, ordinances, rules or regulations.

This manual is subject to amendment from time to time. Also, because of changing circumstances and technologies, matters prohibited or approved in the past may not necessarily be prohibited or approved in the future.

While this manual is intended to establish consistency of appearance within the community it should be remembered that because of factors such as location, neighborhood characteristics and proximity to common areas, water bodies, roads and the like, various properties may be treated differently in order to reflect such factors.

As stated in the Association's governing documents, no approval hereunder shall constitute a warranty or approval as to, and neither the Association nor any member or representative thereof shall be liable for, the safety, soundness, workmanship, materials or usefulness for any purpose of any improvement or alteration nor as to its compliance with governmental or industry codes or standards.

All exterior modifications to your home must be approved by the Architectural Review Committee (ARC). This also includes landscaping additions, replacements, changes and/or modifications.

For all ARC approved applications copies of City of Weston permits must be submitted to on-site management office prior to the commencement of work.

Applications are available at the on-site management office and on www.TheRidgesWeston.com

COMMUNITY AND ARCHITECTURAL GUIDELINES

TABLE OF CONTENTS

<u>DESCRIPTION</u>	<u>SECTION</u>
Additions & Extensions	5
Air Conditioners	10
Antennas	20
Awnings	30
Basketball Hoops	40
Boats & Recreational Watercraft	50
Charging Stations (EVs)	55
Clothes Drying	60
Driveways & Walkways	70
Electronic Insect Traps	80
Exterior Doors	85
Exterior House Light	90
Fences	100
Flag Poles & Flags	110
Garage Conversions	120
Garage Doors	125
Gardens - Vegetables	130
Gas Tanks	140
Gutters & Down Spouts	150
Holiday Decorations	155
Hoses & Racks	160
House Colors	170
House Numbers	175
House Paint	180
House Simulated Wood Grain Door Finish	185
Lake Irrigation	190
Landscaping & Plant Material	200
Landscape Maintenance	205
Mailboxes	210
Nuisance	220
Parking	230
Patio & Decks	240
Patio Railing	245
Pergolas	250
Pets	255
Play Equipment	260
Porches	265
Pools & Pool Equipment	270
Roof Tiles	275
Screen Enclosures	280
Sidewalks	290

Signs	300
Solar Panels	310
Spas/Jacuzzis/Hot Tubs	315
Storage Shed	320
Storm Shutters	330
Trash Containers	340
Vehicles	350
Vertical Gardens	360
Water Filters & Softening Devices	370
Windows	380

SECTION

5 ADDITIONS & EXTENSIONS

- A. Additions or extensions to the property structure require first ARC approval then Board of Directors approval. The applications must include all items within the ARC Checklist, which is available through the Management Office, before the review process and timeline of 45 Days will begin, as established in the Declaration of Covenant.

SECTION

10 AIR CONDITIONERS

- A. Window A/C units are not permitted.
- B. Landscaping shall be used to obscure outside compressor unit(s) from view. Hedges for compressors should be set at a maximum of 6’.
- C. Additional units to be installed at a residence must be submitted for ARC approval before installation.

SECTION

20 ANTENNAS (Satellite Dishes/HD Antennas)

- A. Homeowner must submit an architectural application with a survey showing location of the Satellite or HD antenna to ARC for approval prior to installation.
- B. Satellite dishes/HD Antennas may be approved with the following conditions:
 - a. No more than one dish per lot/residence.
 - b. Should be set back 15 feet from the front corner of the house.
 - c. Diameter shall be 36 inches or less.
 - d. Not installed on roof tops.
 - e. External satellite dishes/ HD Antennas must be installed on fascia or below.
- C. Tower antennas are not allowed.
- D. Any other Antenna types must be submitted for ARC approval.

SECTION

30 AWNINGS

- A. Homeowner must submit an architectural application with a copy of the lot survey showing the location of the proposed awning, sample of fabric and a copy of the written specifications for approval prior to installation.
- B. **Approval shall be subject to the following conditions:**
 - a. Awnings are not permitted on the front nor on the sides of the residence.

- b. Awnings can only be installed on the ground level in the back of the home along the rear elevation. Awnings on lots that are not rectangular in shape or located on a curved road will be evaluated on a case-by-case basis by the ARC for approval.
- c. Awnings may not project more than 12 feet from the rear of the home footprint, whichever is less, and may not extend beyond the sight line of the home (when viewed from the front).
- d. Awnings cannot, in any way, interfere with the installation or effectiveness of hurricane shutters or panels.
- e. Awning rods or poles must be installed in such a way to eliminate or minimize to the greatest extent possible visibility of the rod and/or poles.
- f. Sample of the material and color must be submitted, and the color must be compliant to the color palette currently in place for the home.
- g. Installation of awnings shall meet South Florida Hurricane Building standards and local permit codes (if applicable).
- h. Awnings must be retracted when not in use, during periods of heavy rain and wind, and before a predicted tropical storm or hurricane.
- i. All awning materials and components must be regularly maintained by the homeowner for both aesthetic purposes (must be kept clean, no mold, no tears, no faded colors, no corrosion) and for mechanical purposes. Cleaning, repair, replacement, and removal of the awning are at the discretion of the Board of Directors. The awning is subject to regular inspections by the Association or its designee.

**SECTION
40**

BASKETBALL HOOPS

- A. All semi-permanent basketball hoops must have a sleeve. The sleeve should be installed to product specifications. This includes installing the sleeve according to the manufacturer's specifications and the top of the sleeve must be flush with the ground. The post of the fixture must have the capability to be dismantled in preparation for a storm, or other emergency to not create any damage or hazard to properties.
- B. Installation of the base shall be flush with the ground. A safety cover shall be in place when the hoop assembly is not in place.
- C. All hoops should face perpendicular to the garage door when not in use.
- D. Hoop should be well maintained, and the net shall be free of rips.
- E. Basketball hoop installation is not permitted in common areas.
- F. All hoops should be placed no more than 10ft away from garage door.
- G. All hoops, like any other exterior change, are subject to advance written approval of the Architectural Review Committee.
- H. Owners may not permit visible hoops to become unsafe or an unsightly nuisance, and the Board, in its sole discretion may require the removal of such hoops.
- I. Portable hoops with plastic bases must be filled with sand or water. No item is allowed to be placed on top of the base or tied to the structure (must be freestanding).
- J. If base is compromised, it must be replaced, not reinforced.
- K. Mounting a Basketball Backboard on to the residential structure is prohibited.
- L. Applicants that are installing a semi-permanent hoop must contact the utility locator prior to installation.

SECTION

50

BOATS AND RECREATIONAL WATERCRAFT

- A. Shall be stored in the garage and shall not be visible from street.
- B. Shall not be left in the water, easement, or public view.
- C. Boat houses or docks are not permitted.
- D. Boats/watercrafts are not permitted on lakes.
- E. Swimming is not permitted in the lakes.
- F. Indian Trace Community Development District has regulatory responsibility for all lakes located within Weston.

SECTION

55

CHARGING STATIONS (for Electric Cars only)

- A. Homeowner must submit an architectural application with a survey showing location of the Charging Station for approval prior to installation.
- B. Location of Charging Station must be located inside of the garage or on the exterior side of the house and blocked from street view by approved landscaping.
- C. The power cable must be stored out of view when not in use.

SECTION

60

CLOTHES DRYING

- A. Clothing, laundry, or wash may be aired or dried only on a portion of a yard which is completely screened from view of all persons other than those on the lot itself.
- B. No clothes lines are permitted.

SECTION

70

DRIVEWAYS & WALKWAYS

- A. Homeowner must submit an architectural application with a copy of the Lot survey showing the location of the proposed driveway and/or walkway change prior to commencement of improvement. A sample of paver brick, if applicable, must be submitted with the application.
- B. The following surfaces are the only allowed throughout the community: concrete and paver brick. Asphalt is also allowed only in Magnolia, Mahogany, Pine, Sabal, and Willow Ridge. The driveway surface material needs to be continuous, without any changes or breaks in material.
- C. Paver brick driveways must be of a color which coordinates with roof colors.
- D. The driveway apron must have the same surface as the driveway.
- E. As with all exterior features, this surface must be properly maintained.
- F. Circular Driveways are permitted. Circular driveways, as measured from the center of the proposed driveway at the apron/gutter, must be no less than thirty-five (35) feet to the center of the existing driveway at the apron/gutter. The minimum width of the circular driveway is twelve (10) feet (or minimum City of Weston requirement).
- G. Extending of driveways is permitted to the line of the driveway to match the building line of the house and possibly go beyond the line of the house/garage on the front entrance side of the house/garage. This extension approval would have to be determined based on existing property lines, home elevations, existing driveway materials and landscape by the

ARC. Homeowners would need to match existing surface or totally replace the current surface.

- H. Paver brick used on driveways and aprons must be a minimum of 2 3/8 of an inch thick
- I. “Paver Look” Stamp concrete must be submitted to ARC for approval.
- J. Concrete staining is allowed with approved color in HOA paint book and must include grit that blends with the color of the concrete stain.
- K. Pavers may be re-stained to their original color. If color change of pavers is desired, ARC approval is required.

**SECTION
80**

ELECTRONIC INSECT TRAPS

- A. Permitted only in backyard.
- B. Shall not be a nuisance.

**SECTION
85**

EXTERIOR DOORS

- A. All exterior doors being installed or replaced must be submitted to ARC for approval.
- B. Must comply with the South Florida Building Code and any applicable City/County ordinances.

**SECTION
90**

EXTERIOR HOUSE LIGHT

- A. All exterior light fixtures require architectural approval.
- B. Along with the architectural application, submit a picture of the fixture and a drawing showing the location/placement of the requested installation.
- C. Exterior lights must be below 1,500 lumens output per bulb.

**SECTION
100**

FENCES

- A. Chain link, wooden, plastic or picket fences not permitted.
- B. Fencing of any kind in front yards is not permitted. 3-foot gates on the porch area are allowed but must follow the same design that are in place for existing fences and must be submitted for ARC approval.
- C. Five (5) foot white flat handrail style fencing permitted. Black 5-foot flat handrail style fences permitted in Oak Ridge only.
- D. **Dry (Interior) Lots:**
 - a. Five (5) foot white flat handrail style.
 - b. Must be set back at least 5 feet from front corners of house (covered entry or front porch is not considered front of the house).
 - c. Due consideration must be given to any easements that exist.
 - d. Fences must be the perimeter of property only.
- E. **Corner Lots:**
 - a. Five (5) foot white flat handrail style.
 - b. Must be set back at least 5 feet from front corners of house (covered entry or front porch is not considered front of the house).
 - c. Fence must be set in at least 5 feet from the sidewalk on the side of the property facing the street.

- d. All exterior portions of fence which face the street must be planted with shrubs or hedge type material on 18-inch centers on the outside of the fence.
 - e. Due consideration must be given to any easements that exist.
 - f. Fences must be the perimeter of property only.
- F. Water Lots:**
- a. Five (5) foot white flat handrail style.
 - b. Must be set back at least 5-feet from front corners of house (covered entry or front porch is not considered front of the house).
 - c. Fence cannot encroach into the 25-foot lake easement.
 - d. Fence using glass materials facing the lake will be evaluated on a case-by-case basis but must meet the five (5) foot height requirement and must match the frame color scheme approved within the Ridge requesting the approval. Fence design must provide visual continuity to existing handrail style. Glass material must be impact resistant.
 - e. Due consideration must be given to any easements that exist.
 - f. Fences must be the perimeter of property only.
- G.** Individual fences are required for all properties that have a pool or spa.
- H.** Connecting fences between neighbors are not allowed (City of Weston ordinance).
- I.** Within Pine Ridge Villas, privacy fences (partitions) must run along the property line and need to be located between two contiguous properties that are submitted for approval, must include the written approval from the owner of the connected property and must be a six (6) foot white PVC material fence. The privacy fence shall not be used as a perimeter fence for the rest of the property or extend past the rear property line easement.

**SECTION
110**

FLAG POLES & FLAGS

- A. Flag poles are not permitted: only brackets mounted to the front exterior of the house.
- B. Homeowner must submit an architectural application with a survey showing location for approval prior to installation.

**SECTION
120**

GARAGE CONVERSIONS

- A. Homeowner must submit an architectural application for approval prior to the conversion.
- B. Garage conversions are not permitted in units with less than a three (3) bay garage.
- C. Specific conditions for the conversion of the third of a three (3) bay garage will be provided by the Architectural Review Board once an architectural application is submitted.
- D. All exterior elevation elements must match completely the preexisting architectural conditions of the applicant's home.

**SECTION
125**

GARAGE DOORS

- A. Designs that include impact resistant glass panes along the top of the garage door are allowed, which must include tinting to prevent view of the inside of the garage.
- B. Continuous panels are not allowed on garage doors.
- C. On three-door garage homes, all garage doors (for separate openings) must match in color and style.

- D. All Garage Door replacement projects must be submitted to ARC for approval.

SECTION

130

GARDENS - VEGETABLE

- A. Permitted only in fully screened patio area.

SECTION

140

GAS TANKS

- A. Gas tank, gas containers or cylinder are not permitted except:
 - a. One gas cylinder (20 lbs. capacity or less) per item of gas burning equipment (barbecue grill, separate burners, etc.) and meet any permitting requirements if applicable.
 - b. If buried, tanks must be 10 feet from any structure and follow all county and federal safety guidelines and permits, if applicable.
 - c. Must submit an architectural application for buried tanks.
 - d. Homeowner assumes all liability.

SECTION

150

GUTTERS & DOWN SPOUTS

- A. Gutter color must match the fascia of the house.
- B. Down spouts must match the color of the house.
- C. Homeowner must submit an architectural application with a survey showing location to ARC for approval prior to installation.

SECTION

155

HOLIDAY DECORATIONS

- A. Holiday decorations are only allowed to be up from November 15th until January 20th.
- B. Halloween decorations are only allowed to be up from October 1st until November 7th.
- C. For all other Holidays not specified above, decorations can be up from a week before the Holiday to a week after the Holiday.

SECTION

160

HOSES & RACKS

- A. Shall not be placed in front of the residence.
- B. Hoses should be retracted and put away when not in use and not be visible from the front.
- C. Shall be installed behind a hedge.

SECTION

170

HOUSE COLORS

- A. Shall select from Board approved color palettes only or maintain their current house colors if color palette is no longer available. Approval may be dependent on color selection of the structural elevation.
- B. Shall not be same color as adjacent house(s) to the left, right or front and homeowner must provide pictures of surrounding homes.
- C. Homeowner must submit an architectural application to ARC for approval prior to painting.

SECTION**175****HOUSE NUMBERS**

- A. Homeowner must submit an architectural application with a drawing or photograph of the proposed style.
- B. Each home may have only one set of house numbers mounted on the house and must be mounted and centered over the garage door on the stucco OR in their original location as installed by the developer.
- C. May be metal or ceramic: metal-black or brass; tile - black on white or off-white background tile; a plaque - brass or black on plaque.
- D. Wood, adhesive or reflective numbers are not permitted.
- E. The numbers must be between 3 and 5 inches in height. If the numbers are on tile, the tile may not exceed 6 inches in height with the numbers still being between 3 and 5 inches in height.
- F. If numbers are on a plaque, the plaque may be up to 16 inches wide and up to 8 inches in height, the plaque can be sand cast aluminum or ceramic, NOT wood. The numbers need to be between 3 and 5 inches in height.
- G. Color of numbers, tile and plaques must coordinate with house colors.
- H. Plaques must be screwed onto stucco.
- I. If the house numbers are moved from one location to another, the previous location must be painted to match the surrounding area.

SECTION**180****HOUSE PAINT**

- A. Shall not have mildew or irrigation staining.
- B. Shall not have chipped or peeling paint.

SECTION**185****HOUSE - SIMULATED WOOD GRAIN FINISH**

- A. Front exterior and garage doors can be painted with a simulated wood grain finish.
- B. Wood grain finish color options are light brown, medium brown, grey, and dark brown. Homeowner must select stain color from approved samples.
- C. Place two finished samples on garage door panel for final approval and flat surface doors require at least one square foot of surface to be finished prior to final approval by ARC.
- D. A physical inspection of the doors will be conducted to determine if the doors meet the criteria prior to approval. Final approval is at the sole discretion of the Association and is based on achieving a quality simulated wood grain finish.
- E. The finished product cannot contain brush strokes, finger marks or other non-grain looking markings.

SECTION**190****LAKE IRRIGATION**

- A. Each homeowner is responsible for promptly addressing any staining or discoloration relating to their system including damage done to adjoining properties.
- B. Should the damaged area fail to return to its original condition, including but not limited to replacement of any damaged plant material, in keeping with community standards, the Association will give proper notice, do the required work, and assess the home as provided for in the rules and regulations.

SECTION

200

LANDSCAPE & PLANT MATERIALS

A. Landscape Lighting

- a. Wiring shall be buried and out of sight
- b. Transformers shall be obscured from view.
- c. Must not be a nuisance to neighbors.
- d. Broken or non-functioning lighting must be removed.

B. Plant Material

Trees

- a. Most varieties permitted. Minimum 6' for any variety.
- b. Fruit trees are approved with the following conditions: (1) must be planted at least 10 feet from the property line and (2) shall not be a nuisance due to rodents and insects.
- c. Fallen fruit must be picked up immediately.
- d. Fruit tree shall be well trimmed.
- e. Fruit trees allowed only in back yards.
- f. All trees, other than fruit bearing trees, have a 5-foot setback from side property line.
- g. No trees are permitted in the 25-foot lake easement.

Hedging

- a. Shall be continuous (i.e. planted on 18-inch through 24-inch centers)
- b. Most hedge varieties permitted.
- c. Hedging must be inside property line by 18-inches through 24-inches.
- d. Shall not extend into Lake Easement.
- e. Hedge height limitations are as follows: (1) parallel to side property in back yard/behind house and rear property line may be a maximum height of eight (8) feet; (2) parallel to side property line alongside of house and perpendicular to house at front of house may be a maximum height of eight (8) feet; and (3) those located in front of the house, specifically in the plant bed area or directly along the front wall in the case of Pine Ridge Villas, may have a maximum height of 4'. Hedges are not allowed at the sidewalk level directly in front of the house (front yards).
- f. All hedges must be impeccably maintained. Root pruning may be required.
- g. No portion of hedge plant material may encroach into a neighbor's property.
- h. Ficus hedging not preferred.

Plants

- a. No artificial vegetation allowed (includes grass, plants, flowers, etc.), except for artificial grass in the backyard, which may not be above 10% of the total area and only in sections where natural grass is not viable. Any artificial grass request must meet ARC approval prior to installation.
- b. Most varieties of plants are permitted.
- c. Adding new beds or redesigning of the landscaping requires prior approval by ARC. A drawing of placement, list of plant material, the size of each plant, location, and quantity of each plant type, must be submitted for approval prior to commencement of landscape project.
- d. No vegetable gardens are permitted unless in fully screened patio area.
- e. Shall not encroach into the 25-foot lake easement.
- f. For the health of trees, the planting of flowers around swale trees are not

permitted.

Landscape beds (front yard).

- a. Permitted to have rock beds or mulch which must be kept free of weeds.
- b. Natural cypress, eucalyptus, pine bark, cedar, or red mulch are the approved mulch types. The approved colors are natural wood, black, brown and red.
- c. Plastic containers in beds and/or hanging from tree/palms is not permitted.
- d. Decorative terra cotta and/or ceramic containers must be kept free of mold and must always have live plant material.
- e. Dead plant material must be removed immediately and replaced with live plant material.
- f. 2-3 trees minimum (depending on property size and elevation).
- g. Front yards should be 30% bed to 70% grass ratio.
- h. Front beds should contain 30% mulch to 70% plant material.
- i. Elimination of front landscape bed is prohibited.

**SECTION
205**

LANDSCAPE MAINTENANCE

- A. Lawn and garden areas must be kept alive, free of weeds, and fitting the general aesthetics of the community.
- B. Lawn must be mowed on a regular basis (maximum grass height 6”).
- C. Dead plant materials must be removed.
- D. Trees must be pruned so they do not encroach on to a neighbor’s property. Pruning is the homeowner’s responsibility.
- E. Irrigation systems must run when needed.
- F. Lawn edges are to be edged on each mowing.
- G. Grass clippings must be cleaned into lawn areas or blown off travel-way surfaces.
- H. Yard must be kept level with the sidewalk even if the sidewalk becomes lifted by tree roots. This is to ensure no drop offs occur from the sidewalk to the yard.
- I. Landscape border material requires ARC approval.

**SECTION
210**

MAILBOXES

- A. Shall be the existing design only.
- B. Shall be painted in black color with gloss finish only.
- C. No matte finishes permitted.
- D. Shall contain house numbers of type and style of current mailbox. The font is Clarendon only. The size of numbers must be the same as original size.
- E. Shall not be blocked by obstructions.
- F. Shall be maintained by homeowner.
- G. Vines, flowers, or any kind of plant material is not permitted around the base of the mailbox.

SECTION

220

NUISANCES

- A. Shall not create an annoyance to the neighborhood (i.e. pets, music, parties, etc.).
- B. Rodents - insects shall be controlled.

SECTION

230

PARKING

- A. Parking across sidewalks is prohibited.
- B. Parking on lawns/swales is prohibited.
- C. Overnight street parking is prohibited.
- D. Residents, their guests, and vendors must abide by the Parking Guidelines, as approved by the Board of Directors.

SECTION

240

PATIOS & DECKS

- A. Patio/deck areas cannot be wider than the line of sight of the home.
- B. Wooden decks are not permitted.
- C. Premium composite decking permitted if installed at ground level.

SECTION

245

FRONT ENTRANCE

- A. Patio railing may be white or stucco color of home.

SECTION

250

PERGOLAS

- A. Structural footers are required.
- B. Shall not exceed a maximum height of 12 ft.
- C. A roof may be approved depending on construction and aesthetics and must be situated within the roof framework. It may be of a solid approved material or louvered or other suitable material.
- D. Owner must submit an architectural application with a survey showing location to ARC for approval prior to installation. Because each situation may have different conditions, i.e. different locations, physical conditions or design considerations, etc., each application will be reviewed on a case-by-case basis.
- E. Must be permitted by the City of Weston following ARC approval.

SECTION

255

PETS

- A. All pets must be leashed at all times when they are not in a fully enclosed yard.
- B. Pet walker must pick up after the pet in all common and limited common areas and any neighbor's property.
- C. Pets cannot be left outside unattended barking, to the annoyance of neighbors.
- D. No livestock of any kind shall be raised, bred, or kept on any residential lot for any purposes.

SECTION**260****PLAY EQUIPMENT**

- A. Tree houses are not permitted.
- B. Play equipment not permitted in front of property. Installation on side of property can be done, if obscured from street view, and with ARC approval.
- C. Shall be landscaped so as to obscure from street view and must not become a nuisance.
- D. Shall not be placed closer than 10 feet from any adjoining property line.
- E. Height restriction on equipment is a maximum of 9 feet.
- F. Play equipment cannot be placed in Lake Easement.
- G. Owner must submit an architectural application with a survey showing location to ARC for approval prior to installation.

SECTION**265****PORCHES**

- A. Porches must be kept clean, in order and free of any unattended articles (bicycles, scooters, etc.).
- B. Furniture, which is designed to be used primarily indoors, may not be placed in the porch area.
- C. The porch may not be used for storage of any equipment.

SECTION**270****POOLS & POOL EQUIPMENT**

- A. Homeowner must submit an architectural application with survey showing scaled drawings of pool.
- B. Homeowner must receive architectural approval before going to the city for necessary permits.
- C. Landscaping shall be used to obscure pool equipment (gas tanks, heaters, pumps, etc.) from view.
- D. Above ground pools are prohibited.
- E. Must submit copy of city permit prior to commencement of construction.

SECTION**275****ROOFS**

- A. Must be maintained in good condition and clean.
- B. Concrete, clay tiles, and flat tile roofs permitted.
- C. No asphalt shingles.
- D. Metal tile roofs permitted but limited in style profile (no standing seam or corrugated style allowed).
- E. Roofs are allowed to be painted, subject to approval by the ARC, and shall not be the same color as adjacent houses to the left, right or front and homeowner must provide pictures of surrounding homes during approval process.
- F. Regarding roof repairs, repaired/replaced tiles should match existing tiles.
- G. Cement mud, if used, must match the color of the roof.
- H. Roof material colors and styles must ensure consistency with the rest of the surrounding neighborhood. Black colored tiles are not allowed, except for solar roof tiles.
- I. Roofs in the Pine Ridge Villas need to have the same colors and styles within common structures.
- J. Roof repairs in the Pine Ridge Villas must ensure consistency of materials and colors across the entire roof area.

**SECTION
280**

SCREEN ENCLOSURES

- A. Screens shall only be permitted in the rear of the home in accordance with these guidelines.
- B. Screens shall not be permitted in any other area of the exterior of the home, including, without limitation, in the front of the home and on the sides of the home.
- C. Only white color is permitted for all Homeowners and only bronze color permitted for homeowners in Oak Ridge.
- D. Shall be of aluminum framing.
- E. Shall have a mansard roof design.
- F. Shall not have a flat aluminum covered roof.
- G. Landscape may be required, particularly on corner lots.

**SECTION
290**

SIDEWALKS (Parallel to Streets)

- A. Shall not be painted or stained.
- B. Shall be kept free of irrigation stains.
- C. Sidewalks are never to be altered except as originally installed.

**SECTION
300**

SIGNS

- A. One (1) "For Sale" or "For Rent" sign may be displayed provided the face surface is not larger than 12 inches in width and 8 inches in height.
- B. No owners or Realtors on behalf of owners, are permitted to attach or affix any sign, flier or notice on any common area.
- C. Contractor Advertisement signs are not permitted.
- D. Signs of political nature are not permitted at any time.
- E. One (1) security related sign on the lawn is permitted but may not be larger than twelve (12) inches by eight (8) inches.

**SECTION
310**

SOLAR PANELS

- A. Panels must be positioned as close to rear section of roof as possible and down along the edge of roof line.
- B. All piping and covers attached to the side of the structure must be painted to match the structure.
- C. Homeowner must submit an architectural application and supply all documents to include the system diagram which will be submitted for permission.

**SECTION
315**

SPAS/JACUZZIS/HOT TUBS STAND ALONE

- A. Spas/Jacuzzis/Hot Tubs are considered pools under the law. The City of Weston requires Child Proof Barriers are installed.
- B. Above ground Spa/Jacuzzis/Hot Tubs are allowed if obscured from view by landscaping.
- C. Homeowner must submit an architectural application with a survey showing location for approval prior to installation. It may not extend beyond the sight line of the home.

SECTION

320

STORAGE SHED/OUTSIDE STORAGE

- A. Storage sheds are not permitted.
- B. Storage on front porch of residence is not permitted.
- C. Storage of items (of any type) in front, side or front porch of the house is not permitted.

SECTION

330

STORM SHUTTERS

- A. Roll down and accordion shutters permitted. Shutter colors permitted: white, beige or ivory. Bronze color is allowed only for Oak Ridge.
- B. Must not be used for home security or shade purposes (complying with fire safety codes).
- C. Bahamas Shutters are not permitted.
- D. Panels/Shutters may be in place no earlier than 72 hours prior to a tropical storm or hurricane watch or warning or per the regulation below and must be removed within 10 days after a storm or 72 hours after the conclusion of a warning.
* Per Florida Regulations Sections 62.02 (A) Tropical Storm or Hurricane conditions forecasted. When the City falls within the National Hurricane Center's five-day Track Forecast Cone for a tropical storm or hurricane, and for a period of ten days after city is no longer within any five-day Track Forecast Cone.
- E. Homeowner must submit an architectural application with a diagram showing location to ARC for approval prior to installation.
- F. All shutters to be installed must be NOA approved.

SECTION

340

TRASH CONTAINERS

- A. All trash or recycle containers must be kept inside of the garage except for the times allowed for pickup service.
- B. Must be only the type provided from the service provider.
- C. No trash or recycle containers can be put out sooner than 4:00 p.m. the night before pickup.
- D. All containers must be returned to the garage no later than 10:00 p.m. on the day of pickup.

SECTION

350

VEHICLES

- A. No recreational vehicles, trailers or mobile homes permitted, unless garaged.
- B. Pickup trucks and commercial vehicles must be kept in garage for overnight parking, as established in the parking guidelines.
- C. Non-Commercial Vans with at least 50% windows may be left in driveway area.
- D. Parking prohibited on swales, yards (front/side/back) and sidewalks.

SECTION

360

VERTICAL GARDENS

- A. Vertical gardens allowed.
- B. Must be self-watering and well maintained.
- C. Homeowner must submit an architectural application with a diagram showing location to ARC for approval prior to installation.

SECTION

370

WATER FILTERS & SOFTENING DEVICES

- A. Should be placed in the garage.
- B. If outside, must be at least 10 feet back from the front corner of the house.

- C. If outside, must be obscured from view by approved landscaping.
- D. Water softening devices must be screened from public view.
- E. If outside, homeowner must submit an architectural application with a survey showing location to ARC for approval prior to installation.

**SECTION
380**

WINDOWS

- A. Tinting on window films shall be non-mirror finish.
- B. No aluminum foil coverings are permitted.
- C. Window glass color can only be clear, grey, and green (natural color of glass), and must be the same color throughout the residence.
- D. Glass frosting is not allowed in any location of the house, except for the front door and bathroom windows.
- E. Homeowner must submit an architectural application with a survey showing location and a sample of film to ARC for approval prior to installation.