

## GARDENS HUNT CLUB ARCHITECTURAL STANDARDS

1.1 Philosophy. These Gardens Hunt Club exterior appearance rules serve to inform homeowners about their responsibilities with respect to exterior and outdoor areas of the Gardens Hunt Club community, including private yards. The objective of these Rules is to ensure that Gardens Hunt Club continues to flourish as an aesthetically attractive community that uses environmentally sound management practices. Accordingly, these Rules are designed to maintain high standards of appearance in landscaping, maintaining diversity in architectural styles and colors, and preserving the Gardens Hunt Club neighborhood character of streetscape trees, black lanterns and mailboxes.

1.2 Applicable Rules. With respect to architectural and landscaping matters, all residents of Gardens Hunt Club are required to comply with (i) state and federal laws relating to construction, permitting and plant materials, (ii) requirements imposed by the City of Palm Beach Gardens, (iii) any requirements imposed by other governmental agencies such as the South Florida Water Management District, (iv) the governing documents of the Gardens Hunt Club community which establish the Gardens Hunt Club Association, Inc. ("Association"), all of which are incorporated herein by reference and (v) these Rules, as they may be revised from time to time by the Association. Where appropriate, citations to applicable laws are provided in these Rules.

1.3 Design Standards. To ensure the preservation of the existing harmonious design and to prevent the introduction of design or improvements which are not in keeping with the Association as originally constructed, the Board hereby recognizes and adopts the style and form of the Association, as originally constructed by the Developer and as it exists through the date of the adoption of this rule with respect to architectural style, colors and materials as the standard (the Standard"). Any other architectural style, color and material are prohibited unless approved by the Board. The Standard shall continue in effect until the adoption and publication of a new guidelines and standards as may be promulgated from time to time by the Board. Notwithstanding anything to the contrary contained in this paragraph, the terms and provisions of any other paragraph in the Association's Declaration setting forth a particular architectural style, color or material with respect to any improvement within the Association shall control to the extent of any conflict or inconsistency with the Standard set forth in this paragraph.

## 2. RESIDENTIAL LOTS

### 2.1 Landscape Maintenance and Standards

2.1.1 General. All landscape areas shall be maintained on a regular basis, to include weeding, watering, fertilizing, pruning, mowing, edging, mulching, replacement of dead or missing landscaping, removal of prohibited plants, and other horticultural practices that are needed to keep landscaping in good condition, free from disease, insect pests, weeds, refuse, and debris. Professional Landscaping contractors shall complete their work Monday through Saturday by 6:00 pm. Owners are responsible for prompt removal and replacement of any dead or diseased grass, shrubs, trees or other vegetation on their property. However, alterations to landscaping require the prior approval of the Association.

2.1.2 Lawns. Owners are responsible for replacement of any dead grass at the

homeowner's expense. All lawns must be comprised of St. Augustine grass.

2.1.3 Shrubs and Small Plants. Homes must have foundation plants along facades that face a street right of way, surround mechanical equipment, and emergency generators. The location and size of this foundation landscaping shall be of a height and quantity to visibly soften bare walls, accent building facades, and help direct pedestrian traffic to building entrances. If an owner elects to add seasonal color to an individual lot, the seasonal plants shall be maintained and replaced by the owner. When seasonal plants die, the homeowner is responsible for removing the dead plants and ensuring that the planting area is covered in an approved groundcover as described in Section 2.1.7.

2.1.5 Trees - General. Every home must have three medium size trees, palm trees, or combination thereof. The Association contracts with an arborist for structural pruning of the oak trees located within the street right of way, but the Association's contractor is not responsible for pruning other oak trees on residential lots. Homeowners should consult with an arborist for thinning of trees, removal of problem limbs, or other substantial work on trees other than oaks located in the right of way.

"Hat Racking" of trees is strictly prohibited. Hat Racking includes: flat-cutting the top or sides of a tree, severing the leader or leaders; making intermodal cuts; pruning a tree by stubbing off mature wood larger than three inches in diameter; or reducing a mature tree's total circumference or canopy spread by one-third or more. Some species of trees, such as white bird of paradise (*Strelitzia nicolai*), naturally spread. Homeowners are responsible for controlling the spread of such species at their own expense.

2.1.5 Hedges. Hedges located in the front of any homes may be no higher than four (4) feet, and plants in front yards should be maintained at different heights to achieve a tiered effect within planting beds. Each planting bed should have multiple tiers and species.

2.1.6 Vines. Homeowners are responsible for training any vines on a trellis or otherwise fastening the vine to their home and for keeping the vine trimmed.

2.1.7 Groundcover. For planting beds the following materials are approved: natural or cypress mulch and/or white or natural color 1" decorative rocks. Shredded rubber and any other artificial groundcover are prohibited.

## 2.2 Architectural Maintenance and Standards.

2.2.1 Irrigation. The Homeowner is responsible for replacement and modification of their entire irrigation system.

### 2.2.2 Fences and Pools

The Association's Architectural Review Committee establishes the requirements for the size and style of permitted fences. The only style of fence permitted in Gardens Hunt Club is aluminum fencing with square pickets and rails located at the top and bottom of the fence, in a black or "bronze" color (required for homes on the lake), or vinyl chain link fence. Fences may be no more than five feet high. Fences and pools (including pools within screen enclosures) visible from the rights of way or other properties must be landscaped with a hedge or a combination of trees and shrubs at least three (3) feet in height (which should be at least 24" at installation) to conceal them, except that no landscaping is required on any fence that directly abuts a preserve area. Hedge

material should generally be planted on the exterior of the fence to screen it from view, except that if a fence is located on the property line the owner may install the required hedge on the inside of the fence. On any side of a yard with a fence or pool that faces a lake, the vegetation that screens the fence or pool may have up to two vistas (openings in the hedges), each no more than eight (8) feet in length. Homeowners are solely responsible for maintaining and repairing fences and screen enclosures on their property. Fences on side yards shall be set back from the front face of the exterior of the home by 5 feet.

2.2.3 Driveways, Parking and Paver Areas. No vehicles or equipment shall be permitted to park in sodded areas at any time. Homeowners shall maintain clear access for fire trucks by not allowing guests to park on both sides of the road. *Portable On Demand Storage* ("PODS") or equivalent systems may only be located in driveways and shall be removed from the property within two (2) weeks after delivery. Prior approval of the Association is required for alteration or widening of driveways, walkways and other paver areas. A driveway expansion will only be approved by the Association if it meets all of the following criteria: (i) both sides of a driveway may be widened beyond the width of the garage door up to but not beyond the width of the garage structure, but the added width must be equal on both sides and may not exceed three feet on either side; (ii) the driveway addition must consist of brick pavers; (iii) the widened portion of the driveway must start at least four feet in front of the garage structure in order to accommodate tiered landscaping, and (iv) foundation plants must be maintained in front of the structure. Pavers are permitted on walkway and front door stoop. Pavers must match driveway paver style and color. Circular driveways are not permitted. Paver bricks or similar materials may not be placed directly against the foundation of a home in the front or sides of the property.

2.2.4 Garage Doors. Garage Doors shall be closed at all times when the garage of a Unit is not in use.

2.2.5 Exterior Home Lighting. ARC approval is required for any changes or additions to exterior lighting. Lanterns (gas, solar or electric) must be maintained in working order (on from dusk to dawn) and shall be painted black.

2.2.6 Equipment. All pool pumps, pool filters, pool controls, whole-house generators, air conditioners and similar exterior ground-mounted equipment shall be screened from street view and neighbor view with hedge/landscape material that is at least 48 inches high.

2.2.7 Front Yard Furniture. Furniture in front patio or landscape bed is limited to one small bench or one small bistro table with 2 chairs. Must be wicker, wood, concrete or metal. Plastic large furniture is not allowed. All furniture is subject to ARC review. Furniture must be maintained in good appearance.

## 2.3 Landscaping Modifications.

2.3.1 When No Prior Approval is Required. No prior approval of the Association is required in order to replace a dead or struggling plant with a plant of substantially the same type and size. No prior approval of the Association is required for plants within a fully-enclosed screened area.

2.3.2 When Prior Approval is Required. Prior approval of the Association is required to (a) remove any landscaping that will not be replaced promptly or (b) install new landscaping that is not substantially similar to pre-existing landscaping. Owners seeking approval must submit a completed application to the Association detailing the proposed landscaping changes.

#### 2.4 Architectural Modifications.

2.4.1 When No Prior Approval is Required. No prior approval of the Association is required to perform repairs which restore damaged or deteriorated architectural elements (including without limitation exterior walls and windows, roofs, pavers and fences) to their original condition.

2.4.2 When Prior Approval is Required. Approval of the Association is required for any modifications to units including repainting (a homeowner does not need ARC permission to re-paint their home the same color). All proposed hardscape (including without limitation pools, fences, screen, generators, shutters, benches, pavers, arbors, and up-lighting) to be installed on the exterior of any home shall have written approval of the Association prior to installation.

Homeowner shall submit actual samples of materials and paint color samples with manufacturer color name and number to the Association along with the ARC request form, which is available on the website. Homeowner may be asked to paint a 3' x 3' sample of colors on home prior to approval. A residence may have no more than 3 colors: walls, trim and accent for front door and shutters. Garage doors must be trim or body color. Faux wood finish for front door, shutters, and garage door also must be submitted for approval in an ARC request.

2.4.3 Hours of Commercial Work. Professional Landscapers, commercial contractors, etc. are allowed during the daytime hours of 8:00 am to 6:00 pm Monday through Saturday. No commercial work is allowed on Sundays or major Holidays.