



Residential Development Guidelines



Parkland Golf and Country Club
Architectural Review Committee

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Section 1 — Purpose of Guidelines

Section 1.1 Overview

Parkland Golf & Country Club has been meticulously conceived, planned and executed by the Declarant, and it is the purpose of the Parkland Golf & Country Club Declaration (the “Declaration” and these Residential Development Guidelines (the “Guidelines”) to ensure continuation of these standards. Therefore, the Declarant is exempt from these Guidelines as provided for in the Declaration. These Development Guidelines do not supersede (except where more restrictive) or duplicate the Declaration, the Florida Building Code (“FBC”), other municipal, county, state, or federal regulations, or other legally binding contracts or agreements between the Developer and owner. All references to the Architectural Review Committee are summary in nature. Please refer to the Declaration for a full overview of the Architectural Review. As a general rule, certain homes will have existing modifications thereto that are not in compliance with these guidelines. Those modifications will be permitted to remain, until such time that the modification is in need of repair/replacement, or becomes unsightly or in a state of disrepair, at which time, the Owner will be required to come into compliance with these updated guidelines. Further, Custom and Estate homes that are governed by a Supplemental Declaration shall be subject to these ARC Guidelines, except for those specific terms that have been previously waived or granted approval in their declaration or respective building plan. The Custom and Estate homes exceptions to these ARC Guidelines are not required to come into compliance upon the need for repair or replacement as they are governed by a Supplemental Declaration.

Section 1.2 Architectural Review Committee

The Architectural Review Committee (the “ARC”) shall be a permanent committee of the Foundation, established pursuant to the Declaration and shall administer and perform the architectural and landscape review and control functions relating to Parkland Golf & Country Club. The ARC shall consist of a minimum of five (5) members who shall initially be named by the Foundation Board of Directors and who shall hold office at the pleasure of Declarant. One of the members of the ARC may be a paid consultant, e.g. an architect, at Declarant’s option. Declarant shall determine which members of the ARC shall serve as its chairman and co-chairman. If any of the members appointed by Declarant shall fail, refuse, or be unable to act, Declarant shall have the right to replace any such member(s) within thirty (30) days of such occurrence. If Declarant fails to replace the member, the remaining members of the ARC shall fill the vacancy by appointment. From and after the completion date, the Board shall have the same rights as Declarant with respect hereto.

Section 1.3 General Plan

It is the intent of the Declaration and these Guidelines to create a general plan and scheme of development for parkland Golf & Country Club. Accordingly, the ARC shall have the right to approve or disapprove all architectural, landscaping, and Improvements within Parkland Golf & Country Club to be made by Neighborhood Associations and Owners other than Declarant. The ARC shall have the right to evaluate all plans and specifications as to harmony of exterior design, landscaping, location of any proposed Improvements, relationship to surrounding structures, topography, and conformity with such other reasonable requirements as shall be adopted by ARC. The Architectural Review Requirements shall be effective from the date of adoption; shall be specifically enforceable by injunction of otherwise; and shall have the effect of covenants as set forth herein. The Architectural Review Requirements shall not require any Owner or Neighborhood Association to alter any improvements previously constructed. The ARC may impose standards for construction and development which may be greater or more stringent than standards prescribed in applicable building, zoning or other local governmental codes. However, it is

important to note that the City of Parkland will not issue a construction permit without having received an ARC-approved request form. Prior to the Completion Date, any additional standards or modification of existing standards shall require the consent of Declarant, which consent may be granted or denied in its sole discretion.

Section 1.3.1 Inspection

There is specifically reserved to the Foundation and the ARC, and to any agent or member of either of them, the right of entry and inspection upon any portion of Parkland Gold and Country Club for determining whether there exists any violation of the terms of any approval given by the Foundation or the ARC or of the term of the Declaration or Architectural Review Requirements.

Section 1.3.1 Violation

In those instances in which an Owner fails to obtain ARC approval prior to an architectural, painting or landscaping change, or Improvement, the ARC reserves the right to fine and/or require homeowners to restore construction to its previous condition. If any improvement fails to conform with the approval granted, the Approved Party shall, upon demand of the Foundation or the ARC, cause such improvement to be removed or restored until approval is obtained or to comply with the plans and specifications originally approved. Owner will be assessed a fine, constituting an Individual Assessment or Neighborhood Assessment, and will face additional actions until the disallowed change or Improvement is remediated to the satisfaction of the ARC. The Homeowner shall be liable for the payment of all cost of and associated with effecting such removal such removal or restoration, including without limitation all legal fees, incurred by the Foundation or ARC. The cost shall be deemed an Individual Assessment, as applicable, and enforceable pursuant to the provisions of the Declaration.

The aforementioned fines and time periods will be increased and extended for any repeat violations in addition to all other remedies and actions set forth in the Declaration.

Any appeals of the fine amount and/or time periods will be made to the Foundation Fining Committee, and thereafter, solely in any instances of misconduct or material mistakes of law or fact, to the Foundation Board.

Section 1.5 Procedure

Section 1.5.1

Each applicant shall submit an application to the ARC with respect to any Improvement or change in an existing Improvement, together with a processing fee established by the ARC. The applications shall include such information as may be required by the application form adopted by the ARC. The ARC may require submission of samples of building materials, blueprints, drawings, pictures and colors proposed to be used. At the time of such submissions, the applicant shall, submit to the ARC such site plans and specifications for the proposed Improvement, prepared and stamped by a registered Florida architect or residential designer, landscaping and irrigation plans prepared by a registered landscape architect or designer showing all existing trees and vegetation stands, and surface water drainage plans showing existing and proposed design grades, contours relating to the predetermined ground floor finish elevation, pool plans and specifications, and the times scheduled for completion, all as reasonably specified by the ARC. At time of submission, the ARC requires the name of contractor, their address and telephone number, a copy of their business license and copy of their insurance liability declaration.

Section 1.5.2

In the event the information submitted to the ARC is, in the ARC's opinion, incomplete or insufficient in any manner, the ARC may reject the request and/or require the submission of additional or supplemental

information. The Owner or Neighborhood Association shall, within a reasonable period established by the ARC thereafter, comply with the request.

Section 1.5.3

No later than thirty (30) days after receipt of all information required by the ARC for final review, the ARC shall approve or deny the application in writing. The ARC shall have the right to disapprove any plans and specifications which are not suitable or desirable, in the ARC's sole discretion, for aesthetic or any other reasons or to impose qualifications and conditions thereon. In approving or disapproving such plans and specifications, the ARC shall consider suitability of the proposed Improvements, the materials of which the improvements are to be constructed, the site upon which the improvements are proposed to be erected, the harmony thereof with the surrounding area, and the effect thereof on adjacent or neighboring property. In the event the ARC fails to respond within said thirty (30) day period, the plans and specifications shall be deemed disapproved by the ARC.

Section 1.5.4

If the ARC disapproves any plans and specifications, the applicant may request a hearing before the ARC for additional review of the disapproved plans and specifications. The meeting shall take place no later than thirty (30) days after written request for such meeting is received by the ARC, unless applicant waives this time requirement in writing. The ARC shall make a final written decision no later than thirty (30) days after such meeting. In the event the ARC fails to provide such written decision within thirty (30) days, the plans and specifications shall be deemed disapproved.

Section 1.5.5

Upon final disapproval, the applicant may appeal the decision of the ARC to the Board within thirty (30) days of the ARC's written review and disapproval (even if the members of the Board and ARC are the same). Review by the Board shall take place no later than thirty (30) days subsequent to the receipt by the Board of the applicant's request thereof. If the Board fails to hold such a meeting within thirty (30) days after receipt of request for such meeting, then the plans and specifications shall be deemed approved. The Board shall make a final decision no later than sixty (60) days after such meeting. In the event the Board fails to provide such written decisions within such sixty (60) days after such meeting, such plans and specifications shall be deemed disapproved. The decision of the ARC or, if appealed, the Board shall be final and binding upon the applicant, his, her or its heirs, legal representatives, successors, and assigns.

Section 1.5.6

Construction of all Improvements shall be completed within the time period set forth in the application and approved by the ARC.

Section 1.6 Alterations

No material alteration, addition, or modification to a home or other improvement, or material change in the appearance thereof, shall be made without written approval of the ARC as required by the Declaration.

Any and all alterations, deletions, additions, and changes of any type or nature whatsoever to then-existing Improvements or the plans or specifications previously approved by the ARC shall be subject to the approval of the ARC in the same manner as required for approval of original plans and specifications.

Section 1.7 Variances

The Foundation or ARC shall have the power to grant minor variances from any requirements set forth in this Declaration or in the architectural review requirements, on a case by case basis, provided that the variance sought is reasonable and results from a hardship upon the applicant. The granting of a variance shall not nullify or otherwise affect the right to require strict compliance with the requirements set forth herein or in the Architectural Review Requirements on any other occasion.

Section 1.8 General Rules of Conduct

Section 1.8.1 General Guidelines Overview

- No portable basketball hoops are allowed. Permanent basketball hoops must receive written approval from the ARC prior to construction. This also pertains to any other outdoor sports or play equipment. Violations could result in warnings, fines and/or removal of features. See section 1.8.8 for more details.
- Exterior maintenance must be kept to community standards. This includes power washing roofs, driveways, painting, and landscape maintenance.
- Homeowners are responsible for maintaining trees on the swale in front of the home. The community will trim the trees however homeowners are responsible to fertilize and water. Cutting down of trees on the swale is not allowed.
- The hanging of laundry, clothing, towels, rugs, or any other articles on railings, fences, hedges, or walls is prohibited.

Section 1.8.2 Decorations

No decorative objects, including, but not limited to, bird baths, , light fixtures, sculptures, mailboxes, statues or weather vanes shall be installed or placed within or upon any portion of Parkland Golf and Country Club without the prior written approval of the ARC. With respect to Holiday Lights, Halloween lighting is permitted October 1st through November 15th. Thanksgiving, Chanukah, Christmas, New Years and other holiday lights may be installed as early November 1st, and turned on from November 15th through January 15th. Please make sure all holiday decorations are removed by January 20th. Citations will be issued after January 20th.

Section 1.8.3 Artificial Vegetation

Artificial grass, plants, or other artificial vegetation, markers, memorials, rocks, or other landscape devices shall not be placed or maintained upon the exterior portion of any home or lot, unless approved by the ARC. Artificial turf may be utilized in the backyard only, subject to approval by the ARC. No form of artificial turf, including merely decorative inserts can be utilized in the front of a home.

Section 1.8.4 Garbage Cans

Trash collection and disposal procedures established by the Foundation shall be observed by all owners. No outside burning of trash or garbage shall be permitted. No garbage cans, supplies, or other similar articles shall be maintained on any property so as to be visible from outside the property. All trash cans are to be stored out of street view. Trash cans are to be placed at curbside the night before pickup and removed from the street the same day of pickup. Bulk trash can only be placed at the curb the night before pickup.

Section 1.8.5 Pools and Spas

No above-ground pools or unenclosed above-ground spas shall be permitted. All pools and appurtenances installed shall require the approval of the ARC as set forth in the Declaration. All pools shall be adequately maintained and chlorinated/salinized. Unless installed by the Declarant, no slides or diving platforms shall be permitted without ARC approval. The drainage of a pool into another lot or into

an abutting condominium parcel, Foundation property, or into the waterways, canals, or any conservation area is prohibited.

Section 1.8.6 Removal of Soil

Without the prior consent of the ARC, no Owner shall remove soil or change the level of the land within any portion of Parkland Golf and Country Club, or plant landscaping which results in the permanent change in the flow of drainage of surface water within Parkland Golf and Country Club.

Section 1.8.7 Roofs/driveways and Pressure Treatment

Roofs and/or exterior surfaces and/or pavement including but not limited to, walks and drives, shall be pressure treated as often as appropriate but in any event within thirty (30) days of notice by the ARC to the Lot Owner or Neighborhood Association as applicable.

Section 1.8.8 Signs, Flags and Other Structures

No sign (including contractor, brokerage, for lease, open house and directional sign), flag, banner, sculpture, fountain, outdoor play equipment, solar equipment, artificial vegetation, sports equipment, advertisement, notice, or other lettering shall be exhibited, displayed, inscribed, painted, or affixed in or upon any part of a home that is visible from the outside, provided, however, signs required by governmental agencies and approved by the ARC may be displayed (e.g. permit boards). The ARC may establish reasonable restrictions regarding the display of the American Flag. There shall be no more than one (1) flagpole per home and the flagpole design and location must be first approved in writing by the ARC. Flagpoles shall not exceed a height of fifty (50') feet above ground level. The ARC shall establish specifications for standardized "For Sale" signs and no other "For Sale" signs shall be used within Parkland Golf and Country Club. No lawn ornament, fountain, solar equipment, artificial vegetation, or athletic equipment shall be placed in or upon any part of a home or lot that is visible from the outside without proper written approval of the ARC as required by this Declaration.

Section 1.8.9 Basketball Hoops

No temporary or mobile basketball hoops shall be permitted. Permanent basketball hoops are permitted provided that they are located such that the base and rim are entirely within the lot and not in the road or hardscape adjacent to the lot, are screened and shielded from view outside of the lot, which includes planting trees or landscaping at least ten (10') tall around the hoop, and have received ARC approval. Such hoops may be used between the hours of 9:00 AM and dusk. Basketball hoops and backboards shall be permitted by the ARC only if such items are aesthetically compatible, if nuisances to adjoining lots and properties are minimized, and if specifically approved by the ARC.

Section 1.8.10 Window Treatments

Window treatments shall consist of drapery, blinds, decorative panels, or other tasteful window covering, and no newspaper, aluminum foil, sheets, or other temporary window treatments are permitted, except for periods not exceeding one (1) week after an Owner or tenant first into a home or when permanent window treatments have been ordered but not yet delivered or are being cleaned, replace, or repaired.

Section 1.8.11 Animal Waste

Animal waste left outside on lawns, common areas, sidewalks, and gardens take away from the beauty of our community and pose a health hazard to humans and other pets. Homeowners are responsible for the pick-up and proper disposal of pet feces. Violators will be warned and repeat offenders will be fined.

Section 1.8.12 Solar Panels

Solar panels are allowed, but must be reviewed and approved by the ARC prior to construction and are subject to all procedural guidelines regarding submittal of plans, contractor qualifications and non-compliance set forth by the ARC. Location and placement will be allowed as required for the homeowner to install a system size that is up to and within the limitations of the current Florida net metering code.

- Solar panels must be as close to flat on the roof as possible (parallel to roof surface and flush mounted), preferring installation on the rear of the house if this does not interfere with usefulness of the solar energy collecting device (in terms of orientation).
- Solar Panel size is limited to within current Florida net metering code limitations
- Wiring and components are to be concealed as much as possible
- Design must be in compliance with current City of Parkland building codes
- Ground mount systems are only allowed if there is insufficient roof space such that a ground mount system is required for collection of energy and are subject to additional review by the ARC
- For rooftop systems installed on flat portions of roofs, a low profile ballasted array is preferred, provided structural limitations of the roof will allow. If the roof structure will not support a low profile ballasted system, a penetrating racking system is acceptable.

Section 2 — Architectural Design Criteria

Section 2.1 Design Theme Specifications

The design of a home within Parkland Golf & Country club shall reflect a design theme, style, or image consistent with the character of the community. Mixing designs styles within a Home is discouraged and will not be approved. The styles include Italian Eclectic, Spanish Eclectic and Tuscan. Elements such as porches, towers, balconies, porte-cocheres, historical detailing and de-emphasized garages will lend rich architectural flavor to the streets. The placements to the Home shall be such that the streetscape is enhanced and that outdoor accessory uses are respectful of existing vegetation, the golf course and water features. The views from adjacent Homes shall not be adversely impacted. The following portfolio of images illustrates the variety of architectural detail that enlivens Parkland Golf & Country Club Homes.

Section 2.1.1 Elements Typical to the Italianate Style in Parkland Golf and Country Club

- Arched and Squared Openings with Classical Stone Trim
- Classical Columns at Featured Locations
- Divided Window Panes
- Classical Eave and Fascia Profile

Section 2.1.2 Elements Typical to the Tuscan Style in Parkland Golf and Country Club

- Elaborated Chimney Tops
- S-Tile Roofs
- Tile Roof Vents
- No Overhang at the Gable Ends
- Fully Arched Openings
- Divided Window Panes
- Profiled Rafter Tails at Eaves

Section 2.1.3 Elements Typical to the Spanish Style in Parkland Golf and Country Club

- Divided Window Panes
- Stucco Lintels over Window Openings
- Rustic Window Shutters
- Profiled Stucco Window Sills
- Rough Stone Facing at Selected Areas
- Roof overhauling at the Gable Ends
- Deep Eave and Fascia Profile
- Decorative Chimney Tops

Section 3 — Elevations

Section 3.1 Building Mass and Scale

The mass and scale of all buildings shall be visually appealing through the use of architectural detailing, reveals, windows, patio walls, balconies, and varied elevations of roof lines.

Section 3.2 Windows

Window openings shall be articulated through the use of shutters, projecting lintels, sills or sounds such as pre-cast stone, faux stone or stucco banding. Awnings, decorative shutters and permanent hurricane shutters, when utilized, shall be designed as an integral part of the building elevation.

Section 3.3 Incorporating Design Features in Elevations

Incorporating some of the following features into the elevations is strongly recommended.

- Porches/Verandas/Balconies
- Roof terraces
- Towers
- Balustrades
- Arches and Columns
- Bay Windows/Rooms
- Corbels, Keystones
- Transoms and Sidelights
- Metal Gates and Railings
- Clerestory Windows
- Loggias and cloisters
- Trellises, Outlookers, Pergolas and Arbors
- Low walls and Decorative Pottery
- Shutters
- Window Boxes

Section 3.4 Building Finishes

Section 3.4.1 Finishes Permitted

- Painted stucco
- Natural stone, pre-cast stone, faux stone
- Glass block (not to be visible on front elevation, limited use)

Section 3.4.2 Finishes Not Permitted

- Unfinished concrete block
- Reflective or mirrored glass
- Raw aluminum or aluminum/vinyl siding
- Hardboard or particle board

All other products not listed will be reviewed on a case by case basis.

Section 3.5 Colors

Colors must be consistent and compatible with the character of the Neighborhood and community, which includes that homes, in the discretion of the ARC, cannot be the same or similar in color to the homes on either side of it. All exterior colors, including original and future color changes proposed by Owner must be approved in accordance with the Declaration and these Guidelines. In addition, Owner may be required to paint a color sample on the residence before written approval is granted. (See Appendix B for Approved Colors). Adjacent homes may not be painted the same color. Go to <https://www.sherwin-williams.com/architects-specifiers-designers/color> and enter the approved swatch number to see larger image of color.

Section 3.6 Roofs

3.6.1 Roof Specifications

Roofs shall have a minimum pitch of 3:12 and maximum pitch of 5:12 unless otherwise specifically approved to maintain compatibility the style of the Homes. Patio, loggia, or lanai roofs shall be designed with architectural detailing to match that of the principal building.

Section 3.6.2 Materials Permitted

- Flat or “S” color impregnated concrete tile, color to be approved by ARC, but no black roofs are permitted
- Barrel clay tile, color to be approved by ARC, but no black roofs are permitted
- Slate
- Metal roofs as accents and as approved by the ARC (minimal use is recommended) , color to be approved by ARC, but no black roofs are permitted

Section 3.6.3 Materials Not Permitted

- Asphalt shingles
- Aluminum shingles
- Wood shingles or shakes
- Roll roofing
- Standing seam prefinished metal (Metal roofs may be used as accents and only as approved by the ARC. Minimal use is recommended)
- Insulated Aluminum Patio Roofs

Section 3.6.4 Roof Material Exceptions

The ARC may, in its sole discretion approve or disapprove the use of such materials that may be developed at a future time. Flat roofs shall generally NOT be permitted unless they enhance the design of the structure, are small, or will not be visible from another Lot, Foundation Property, or Golf Club property.

Section 3.7 Roof Vents

All roof mounted vents and stacks shall be painted to match the color of the roof. Care should be taken in order that the paint vendor does not use paint left over from the trim to detail the roof vents and stacks which will result in a bold contrast between the roof tile and the roof vents and stacks. Wherever possible, all stacks and vents should be located toward the rear of the Home, away from street views.

Section 3.8 Chimneys

All chimneys shall be substantially proportioned and the stucco painted the same color as the body of the Home. Chimneys shall be capped with either a tile or painted metal cap type roof and accented with stucco or ceramic banding. Each chimney shall be consistent with the style of the Home.

Section 3.9 Driveways, Walkways, and Rear Patios

The driveway materials shall be unified with walkways and streets by respecting the material color and texture in its entirety. Driveways shall be constructed in such a manner so that the flare of the driveway at the adjoining street curb, gutter or pavement does not extend beyond straight-line projection of the side property line of the Lot served by the driveway. In no event, shall the driveway surface be less than five (5) feet from the side Lot line. Please refer to the section on Sidewalks for additional information. Note: Any other desired material must be presented to the ARC by actual sample for review.

Section 3.9.1 Driveways, Walkways, and Rear Patios Permitted Materials

- Concrete pavers
- Set stone or old brick
- Specially treated concrete

Section 3.9.2 Driveways, Walkways, and Rear Patios Materials Not Permitted

- Plain or stamped concrete
- Asphalt
- Gravel
- Chattahoochee stone

Section 3.10 Garages and Storage Areas

No garage shall be erected which is separated from the Home on a Lot, unless enclosed within a courtyard or otherwise attached or integrated into the design of the Home. Each Home on a Lot shall have sufficient garage space to accommodate no less than two automobiles. All garage doors must be equipped with automatic door openers/closers. No unenclosed storage area shall be permitted. No enclosed storage area shall be erected which is separated from the Home unless incorporated into the design of the structures and so approved by the ARC.

Section 3.11 Exterior Attachments to Homes

No awnings, canopies, decorative shutters, Hurricane Shutters or similar additions shall be attached to the exterior of any Home or Improvement on a Condominium Parcel without ARC approval in accordance with the Guidelines and Declaration. The hanging of laundry, clothing, rugs, or any other articles on railings, fences, hedges, or walls is prohibited. Decorative objects such as weather vanes, statuary, birdbaths, fountains, rock waterfalls, lawn art and the like shall not be placed or installed in Parkland Golf & Country Club without approval of the ARC in accordance with the Guidelines and Declaration.

No outside antennas, satellite receptor dishes, or devices or any other type of electronic device now in existence or that may hereafter come into existence, that is utilized or designed to be utilized for the transmission or reception of electronic or other type of signal, shall be allowed unless expressly approved in writing by the ARC, except that this prohibition shall not apply to those satellite dishes that are a meter in diameter or less, and specifically covered by 47 C.F.R part 1, Subpart S, Section 11.4000, as amended, promulgated under the Telecommunications Act of 1996, as amended from time to time and in

accordance with the Declaration. No ham radios or radio transmission equipment shall be operated in Parkland Golf & Country Club without the prior written consent of the Board. If such device is permitted by the Board, adequate screening of same from offsite shall be required, and the plans, locations and method of screening shall be submitted to the ARC for approval prior to installation.

Section 3.12 Screen and Pool Enclosures

Screen enclosures on a Home shall not be permitted unless the screen enclosure plans, specifications, elevations, and location are first approved by the ARC. It is required that on Lots with a front property line of 85 feet or wider that the vertical elements of the screen and pool enclosure be constructed of columns, pillars, posts, pilasters, or similar architectural properties, which complement the architectural style of the Home. The exterior framing elements of the enclosure shall be of the same design and material of the Home.

Any aluminum framework that is required as part of the design must be dark bronze in color. Screen material must also be a dark color. Owners of Lots in the Bella Flor or Alhambra collection may construct an aluminum screen enclosure consisting of only dark bronze framework. Screen material must also be a dark color. Screen enclosures shall not be allowed in the side yard or the front yard between the house and the street or enclosing any entryway to the front door. Two (2) story screen enclosures shall not be permitted.

Section 3.13 Exterior Lights

No exterior lighting fixtures or decorations shall be placed in or about Parkland Golf & Country Club unless approved in accordance with the Guidelines and Declaration. Landscape accent lighting (uplights and downlights) are recommended instead of flood lights, and must be directed so as not to adversely affect vehicular traffic nor adjacent properties. No colored lenses or bulbs shall be permitted. Motion flood lights must be positioned so as not to adversely affect adjacent properties. No exterior light may create a nuisance to another home or to the street. Light colors cannot exceed 3000k (soft white). All exterior front light fixtures shall be maintained, and in their original locations. Any property that had ARC approval for existing lights shall be permitted to remain. However, if a homeowner made changes without obtaining the required ARC approval they may submit for it, but will be subject to the new standards.

Section 3.14 Mailboxes

Mailboxes are standardized and have been selected by Declarant. There are three different sizes of mailboxes chosen for Parkland Golf & Country Club. The size of the lot will determine the sale of the mailbox. A large square mailbox has been selected for estate size lots and should be built into a structure that compliments the architectural style, materials, and colors of the Home. (Estate Mailbox) The map depicts the mailbox scheme permitted for each Home. The “Standard” mailboxes will be required for all communities except for Gables Estates and Club Estates Collections which will have a “Large Standard” mailbox. Contact the ARC for information regarding a local source for the mailboxes. Seattlelux, Inc is the current mailbox manufacturer.

Section 3.16 Swimming Pools, Spas, and Hot Tubs

The design and location of all swimming pools, spas and hot tubs must be approved by the ARC. Above ground pools and above ground spas are not permitted unless they are integrated into the design of the

Home and specifically approved by the ARC. Direct drainage of water from swimming pools, spas, or hot tubs into any common area, waterway, or preserve area shall not be permitted.

Section 3.17 Tennis Courts

Subject to approval of the ARC, tennis courts are permitted in the custom estate Lots only (200 x 200 lots) and must adhere to the required building setbacks. No lighting is permitted. All court fencing must have black vinyl coating, wind screens, and heavy landscaping to soften impact from views outside the Lot. Height of tennis court fencing may be restricted as determined by the ARC depending upon the location of the courts and the visual impact from adjacent lots.

Section 3.18 Impact Resistant Glass and Hurricane Shutters

Any hurricane shutters or other protective devices visible from the outside of a Home shall be of type approved by the ARC and in accordance with the Declaration. Approval by the ARC of any hurricane shutters or other protective devices shall not be deemed an endorsement of their effectiveness.

Section 3.19 Generators

All installations and location of a generator requires the approval of the ARC. Generators are not to be visible from adjacent; Lots or common areas and should not adversely impact adjoining Lots with high noise input.

Section 3.20 Walls, Fences, and Gates

Any walls and fences on Lots and Condominium Parcels must be approved by the ARC, in its sole and absolute discretion and in accordance with the Declaration. Walls and gates shall be designed as an extension of the architectural mass and shall be detailed to unify the entire site. Their use is encouraged to allow a series of entrances and levels that increase interest and outward views. Walls, fences and gates shall not unreasonably block golf course, water feature, or natural preserve views of adjacent Lots. No privacy wall or solid fence may be used on the rear property line or on the side property line in the rear setback area. This is done in order to avoid disrupting cross views from adjacent Lots. No wall or fence shall be constructed on a Lot with a height of more than six (6) feet above the finished lot grade. A wall, fence, or enclosure shall only be constructed of materials and with a design and color approved by the ARC of the Parkland Golf & Country Club. No chain link fencing or wood fencing shall be allowed except for ARC approved tennis courts. All fences require the planting of shrubs at the base of the fence to soften the impact of the fence on neighborhood views. The species of shrub or flowering plant is the owner's choice, but must be eighteen (18) inches tall at planting and placed one (1) plant every three and one half (3.5) feet apart or less. The plants may be maintained at eighteen (18) inches tall.

Section 3.20.1 Wall/Fence Materials Permitted

- Galvanized steel picket
- Aluminum picket
- Wrought iron
- Concrete block with stone veneer

Section 3.20.2 Fence Colors Permitted

- Bronze

Section 3.20.3 Fence Colors Not Permitted

- White

Section 3.20.4 Wall/Fence Materials Not Permitted

- Wood
- Glass
- Concrete block with stucco veneer
- Chain link (except for black vinyl clad on tennis courts with wind screens and landscaping)

Section 3.21 Accessory Structures and Enclosures

The overall design theme of a Home can be accented through the use of structures such as gazebos, cabanas, BBQs, covered patios and arbors which match the architectural style of the Home. All accessory structures shall be compatible with the Home in material and configuration while maintaining required setbacks and require approval of the ARC. Detached fully enclosed air conditioned/heated buildings of any type, including but not limited to in-law suites, as well as storage buildings, and tool sheds, are not permitted. Tiki huts are similarly not permitted. Accessory buildings shall not unreasonably block golf course, water feature, or natural preserve views of adjacent Lots.

Section 3.22 Utility Details

No mechanical equipment is to be placed on roofs. Solar panels are permitted with location approved by the ARC. No solar collectors or devices shall be allowed without approval in accordance with the Declaration, provided the requirements of Section 163.04(2), Florida Statutes, or any other applicable laws are met. Any such collector or device shall be located so as not to be readily visible from surrounding streets or Lots and shall be compatible in color and design with Homes to which they are attached. Window or wall mounted air conditioner units are not permitted. All homes are to be pre-wired for cable TV, telephone, computer lines and a hard wire security and fire alarm system. Adequate screening, as determined by the ARC, is required for the following by the use of shrub material or decorative walls within required setbacks.

- Air conditioner units
- Utility boxes and meters
- Pool pumps and heaters
- Irrigation pumps and backflow prevention devices
- Generators
- Trash containers
- Any other utility device

Section 3.22 Above-Ground Storage Tanks

No above-ground storage tanks shall be permitted on any part of the Neighborhoods. Up to five (5) gallons of fuel or 20 pounds of propane gas may be stored on each Lot for emergency purposes and for the operation of lawn mowers, barbecue gas grills and similar equipment. These fuel tanks must be stored out of view when not in use or attached to equipment. Larger above ground gas storage tanks are not permitted. In-ground propane gas tanks are permitted on larger lots and require ARC approval.

Section 3.23 Trash Removal and Storage

All lots must provide refuse removal. Trash containers are to be placed at the curbside no earlier than the evening before pick up and retrieved no later than the day of pickup. Fully enclosed storage facilities for garbage and trash containers shall be encouraged for each Home and shall be integrated into the architecture of the Home. Trash containers may also be stored behind shrubbed decorative walls or fully screened behind an opaque wall of four (4) foot shrubbery that renders the trash storage fully hidden from street views and adjoining properties.

Section 3.24 Swing Sets and Play Equipment

Swing sets, play sets, jungle gyms, playhouses, and sand boxes, trampolines or other play equipment may be installed with ARC approval provided they are (a) screened, fully landscaped, and completely blocked from view of the golf course, neighboring Homes and adjacent property and adhere to the required building setbacks; (b) are located in backyard or rear portion of the Home; (c) are less than thirteen feet (13') in height at their highest point, including any sun canopy; and (d) are specifically approved by the ARC as to location, screening, size, shape, color, materials, and other factors deemed relevant by the ARC. All swing sets and play equipment must be screened with approved landscaping to soften impact from views outside the Lot. Any canvass type coverings must be hunter green or an earth tone color: striped material is not allowed. Only wooden swing sets are permitted.

Section 3.25 Signs

No signs, freestanding or otherwise installed, shall be erected or displayed in or any Lot, except signs used or erected by Declarant, builder plan boxes, and signs required for legal proceedings. If permission is granted to any person to erect signs, the approval may restrict the size, color, lettering, placement, and duration of such things.

Section 3.26 Conservations Areas

There are wetland areas within Parkland Golf & Country Club designated as conservation areas. No activity, development, construction, or maintenance is to take place in those areas. Wildlife is not to be disturbed. There is to be no trespassing on the golf course or in the conservation areas.

Section 3.27 Lake Lot and Water Body Lots

Each Owner whose Lot is adjacent to a lake or water body shall maintain and care for all land between such Owner's Lot and the shoreline of the lake or water body, as such shoreline may exist from time to time. Care must be taken to not disturb and adjoining conservation areas or wetland mitigation areas.

Section 4 — Landscape Design Criteria

Section 4.1 Landscape and Design Overview

A landscape plan for each Lot shall be submitted to the ARC for review and approval. Such Landscape plan shall be prepared and sealed by a Florida Licensed Landscape Architect, who shall utilize a plant palette and theme harmonious with the landscape palette approved for Parkland Golf & Country Club. The design must provide enrichment for both the short term and the long-term appearance of Parkland Golf & Country Club. Owners shall be solely responsible for the cost and expense of preparing any landscape plans, the installation of all landscape materials, irrigation, and the maintenance and repair with

respect thereto. No Owners may change the trees or shrubs on the Foundation property, or any trees on any Lot which were installed prior to the conveyance of such Lot from Developer to Owner without approval of the Declarant or ARC.

Section 4.2 Planting Requirements

All plant materials shall be Florida #1 Grade or better as outlined by the Florida Department of Agriculture and Consumer Service. The Developer or ARC may provide suggestions on materials varieties and species. All planting beds adjacent to side lot lines are to be held in a minimum of three (3) feet.

Section 4.3 Street Trees and Palms

Owner shall maintain the street trees or palms per the applicable site plan approval by the city of parkland. Site conditions will be considered by Developer and ARC in regards to the positioning of street trees. Trees with invasive root systems shall not be planted unless a root barrier system acceptable to the ARC and utility company is provided. Fruit Trees shall not be planted anywhere on owners property or common areas. The ultimate size of canopy trees should be considered when located near structures, utilities, and other plant materials. Single trunk palms should be clustered in groups of odd numbers and located within planting beds versus open lawn. Tree and palm locations should complement the architectural lines of the structure. Flowering and accent trees are encouraged and should complement the structure in both shape and color. All trees installed or removed must be given prior approval by the ARC.

Section 4.4 Shrubs and Ground Cover

Shrub materials should be planted to provide a “layered” appearance with larger shrubs in the background stepping down to ground cover in the foreground. A limited palette of complementary plants is encouraged over a larger variety, and should form a continuous mass visually versus isolated plantings. Flowering and native shrub species are encouraged. Ground cover shall be spaced to provide 100% coverage within twelve (12) months of planting. Hedges and/or buffer planting beyond the rear building setback line shall not interrupt golf course or waterway views of adjacent Lots. All landscape planting within the rear building setback is subject to ARC approval for type and height.

Section 4.4.1 Grass

All areas not covered by structures, pavement, or landscape bed shall be sodded. However, artificial turf may be utilized in the backyard only, subject to approval by the ARC. No form of artificial turf, including merely decorative inserts can be utilized in the front of a home. Bahia grass is not permitted. The amount of grass area shall not exceed 40% of total site landscape area. The Owner is responsible for sodding and maintaining to the Lot’s waterline and curbs.

Section 4.4.2 Mulch

All planting beds shall receive a minimum three (3) inch layer of mulch. White rock, sand, pebbles, wood chips, or similar materials are not permitted except in limited quantities associated with planting beds and should be noted on plans and approved by the ARC.

Section 4.5 Site Grading

Grading must direct and provide adequate flow of surface runoff to swales or drainage structures while contouring the land with proposed conditions on the Lot. Swales or drainage structures as noted on the paving and drainage plans shall not be modified by the Seller. Care is to be taken upon installation of an

approved fence so that the swale elevation is not disturbed and drainage runs freely. Swales or drainage structures as noted on the paving and drainage plans shall not be modified by the Seller.

Section 4.6 Selection of Plant Material

The selection of plant materials shall be predicated on the particular design function in the landscape. Compatibility and utility of design shall be achieved by the repetition of certain plant varieties and other landscape materials throughout Parkland Golf & Country Club. For the purpose of unity of design, the following plant list should provide the basis for landscape design. Proposed plant materials not included on the list will receive consideration on an individual basis as relates to function. The Owner is responsible for installation and maintenance of landscaping on the Lot and to any abutting road or water's edge, unless it is maintained by the Foundation.

Table 1: Street Trees

Botanical Name	Common Name
Quercus Virginiana	Live Oak (16' ht, 3"d.b.h., 6'c.t)

Table 2: Canopy Trees – Trees for Open Areas

Botanical Name	Common Name
Acer Rubrum	Red Maple
Chrysophyllum Oliviforme	Satin Leaf
Ilex x Attenuata	East Palatka Holly
Juniperus Silicicola	Southern Red Cedar
Magnolia Grandiflora	Southern Magnolia
Pinus Elliotti Densa	South Florida Slash Pine
Quercus Virginiana	Live Oak
Sweitenia Mabagoni	Mahogany
Tabebuia Caraiba	Pink Tabebuia
Taxodium Distichum	Bald Cypress

Table 3: Monocot Trees Used for Emphasis

Botanical Name	Common Name
Phoenix Canariensis	Canary Island Date Palm
Phoenix Dactylifera ‘Medjool’	Medjool Date Palm
Phoenix Sylvestris	Wild Date Palm
Sabal Palmetto	Cabbage Palm
Thrinax radiata	Florida Thatch Palm

Table 4: Flowering Tress/Accent Trees – Small-growing trees that fit spatial restrictions and add focal points

Botanical Name	Common Name
Brunfelsia Grandiflora	Yesterday, Today and tomorrow
Conocarpus Erectus Sericeus	Silver Buttonwood
Gardenia Augusta	Gardenia
Ilex Cassine	Dahoon Holly
Ilex Cornuta ‘Burfordii’	Burford Holly
Lagerstroemia Indica	Crape Myrtle
Ligustrum Japonicum	Wax-Leaf Ligustrum
Magnolia grandiflora ‘Little Gem’	Little Gem Magnolia
Myrcianthes Fragrans	Simpson’s Stopper
Senna Surattensis	Glaucous Cassia
Tibouchina Granulose	Purple Glory Tree
Viburnum obovatum	Water’s Viburnum

Table 5: Shrubs – Plants used for hedges, foundations and screenings

Botanical Name	Common Name
Brunfelsia Grandiflora ‘Compacta’	Dwarf Yesterday, Today and Tomorrow
Duranta Erecta	Golden Dewdrop
Galphirnia Gracilis	Thyrallis
Ixora ‘Grant’	Nora Grant Ixora

Philodendron Selloum	Red-Tip cocoplum
Chrysobalanus Icaco ‘Red-Tip’	Split-leaf Philodendron
Pittosporum Tobira ‘Variegata’	Variegated Pittosporum
Podocarpus Macrophyllus	Yew Podocarpus
Serenoa Repens	Saw palmetto
Thunbergia Erecta	King’s Mantle
Viburnum Odoratissimum ‘Awabuki’	Mirror-leaf Viburnum
Viburnum Suspensum	Sandankwa Viburnum

Table 6: Medium Shrubs – Plants used foundations

Botanical Name	Common Name
Ficus Microcarpa ‘Green Island’	Green Island Ficus
Hamelia Patens ‘Compacta’	Compact Firebush
Ilex Cornuta ‘Burfordii Nana’	Dwarf Burford Holly
Ilex Crenata ‘Compacta’	Compact ilex Crenata
Ilex vomitoria ‘Stoke;s Dwarf’	Dwarf yaupon Holly
Odontonema Sstrictum	Firespike
Pennisetum Setaceum ‘Rubrum’	Red Fountain Grass
Philodendron ‘Xanadu’	Xanadu Philodendron
Pittosporum Tobria ‘Glen St. Mary’	Glen St. Mary Pittosporum
Plumbago Auriculata ‘Imperial Blue;	Imperial Blue Plumbago
Podocarpus Macrophyllus ‘Pringles’	Dwarf Yew Podocarpus
Raphiolepis indica	Raphiolepis indica
Rondeletia leucophylla	Panama Rose
Spartina bakeri	Sand Cordgrass
Tripsacum dactyloides	Fakahatchee Grass
Tripsacum floridana	Florida Gama Grass
Viburnum obovatum ‘Mrs ShillersDelight’	Dwarf Walter’s Viburnum

Table 7: Accent Shrubs – Distinctive plants utilized for focal areas

Botanical Name	Common Name
Agave spp.	Agave
Alpinia zerumbet	Shell Ginger
Bougainvillea Spectabilis	Bougainvillea
Canna x Ggeneralis	Canna
Chamaerops Humilis	European Fan Palm
Crinum Augustum ‘Queen Emma’	Queen Emma Crinum
Crinum Jagus	St. Christopher Lily
Juniperus Chinensis ‘Torulosa’	Torulosa Juniper
Leea Coccinea ‘Rubrum’	Red Leea
Muhlenbergia Cappilaris	Muhly Grass
Nephrolepsi falcate	Macho Fern
Phoenix Roebelenii	Pygmy Date Palm
Podocarpus Macrophyllus	Yew Podocarpus
Rhapidophyllum Hystrix	Needle Palm
Rhapis Excelsa	Lady Palm
Strelitzia Nicolai	White Bird of Paradise
Strelitzia Reginae	Orange Bird of Paradise
Syzigium Myrtifolia	Eugenia Topiary
Tabernaemontana Divaricata ‘Flore Pleno’	Crape Jasmine
Tabernaemontana Divaricata	Pinwheel Jasmine
Trachycarpus fortune	Windmill Palm
Zamia Maritima	Cardboard Palm

Table 8: Vines – Climbing plants used in conjunction with walls, fences, trellises and arbors

Botanical Name	Common Name
Bougainvillea Spectabilis	Bougainvillea
Clerodendrum Thomsoniae ‘Delectum’	Delectum Bleeding Heart Vine
Ficus Pumila	Creeping Fig
Mandevilla Splendens	Pink Mandevilla
Passiflora Coccinea	Red Passion Vine
Thunbergia Grandiflora	Sky Vine
Trachelospermum Jasminoides	Confederate Jasmin

Table 9: Groundcovers – Small growing plants for bed facing and limited spaces

Botanical Name	Common Name
Asparagus Meyerii	Foxtail Fern
Aspidistra Elatior	CastiIron Plant
Bulbine Frutescens	Bulbine
Juniperus Chinensis ‘Parsonii’	Parson’s Juniper
Lantana Camara ‘Gold Mound’	Gold Mound Lantana
Liriope Muscari ‘Evergreen giant’	Evergreen Giant Liriope
Microsorium Scolopendrium	Wart Fern
Nephrolepsi Exallata	Sword Fern
Ophiopogon Japonicas ‘Nana’	Mondo Grass
Pentas Lanceolata	Egyptian Star Clusters
Spathoglottis Plicata	Ground Orchid
Trachelospermum Asiaticum ‘Minirna’	Dwarf Confederate Jasmin
Tulbaghia Violacea	Society Garlic

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Table 10: Sod – Utilized for lawns

Botanical Name	Common Name
Cynodon Dactylon	Bermuda Sod
Paspalum ‘Aloha’	Aloha Sod
Paspalum “Sea Isle One”	Sea Isle One Sod
Stenotaphrum Secundatum ‘Floritam’	St. Augustine Sod

Table 11: Mulch – Utilized for dressing all planting beds

Common Name
Pine Straw
Shredded Wood Mulch

Section 5 — Construction Criteria

Section 5.1 – Exterior Remodeling Deposit

A security deposit of \$2,500 for exterior remodeling will be held by the Foundation. The deposit is required for exterior remodeling that includes but is not limited to:

- Pools/Patios
- Home Additions and Home Exterior Renovations
- Major Re-Landscaping
- Generator Installation
- LP Gas Tank Installation
- Solar Panel Installation

If the ARC approves the request. The homeowner has 30 days from the time of approval notification to submit the deposit. If the deposit is not received the ARC will reject the approval. The deposit shall be used, if necessary, to repair damage of any kind or remove any debris or garbage caused by the construction activity of the Owner. A verbal courtesy notice may first be given to the Owner. If no correction is made within five (5) working days the ARC will impose a fine for the first offense. Subsequent infractions could result in additional fines and penalties. These amounts will be garnered out of the construction deposit, and unused funds will be refunded to the Owner upon ARC issuance of Compliance. All fees, deposits, and fines are subject to change without notice. If the damage caused to the community exceeds the construction deposit, the deposit will be used to repair the damage and the homeowner will be charged the difference.

Section 5.2 – Clean Building Sites

Lots must be maintained in an orderly fashion and be policed and cleaned daily for dirt in the street, gutter, or sidewalk. Litter is to be picked up immediately as it tends to blow throughout the area if unattended. The Owner will be responsible to clean and/or replace damaged or stained pavers, asphalt, concrete, or other Improvements at the discretion of Developer and/or the ARC. Erosion due to inclement weather must be addressed immediately to keep the canals and conversation areas clean and the storm water system in workable condition, and to avoid any inconvenience to existing residents. If an objectionable amount of debris attributed to a construction activity is found, and the Owner fails to rectify the situation at that time, Developer and/or the ARC reserves the right to correct the situation and charge reasonable rates for any work done in addition to imposing the fines mentioned above.

Section 5.3 – Access

Ingress and egress for the Owner, Owner's contractor, consultants, subcontractors, and materials personnel will be limited to the approved entrances. Owner must pre-arrange for the distribution of construction passes into Parkland Golf & Country Club for all subcontractors and materials personnel. Construction access will be available as per the city of Parkland Ordinances. No construction activity is permitted on Sundays or holidays. Instruct materials personnel not to arrive prior to the starting time.

Section 5.4 Construction Barricades

Owner or Owner's contractor is required to install a safety fence a minimum of 42" high around any open holes that will not be filled after that day's work, and prior to any development activities, around any

existing trees or vegetation to be preserved, the purpose for this temporary fencing is to clearly identify any areas in need of restricted activity incidental to development. In order to avoid potential damage to trees, no parking or operating equipment within the dripline of the tree is allowed. The fencing must extend beyond the full spread of the tree's branches to reasonably ensure successful protection. Orange mesh fencing should be properly staked in intervals not to exceed six (6) feet, and securely fastened with ties to appropriate fence posts. Excavation in and around the protected trees must be done by hand to avoid damage to the roots. If any length of the construction fencing is removed or is damaged, it is to be replaced by the end of the day. The fencing may be removed when beginning the final exterior landscaping.

Section 5.5 Storage of Equipment, Supplies, and Materials

Lots or common areas cannot be utilized as temporary storage facilities for earth moving equipment, trailers, vans, or other equipment or materials which have no planned immediate use. Materials and supplies delivered to the Lot must be limited to the construction of the Improvement. Adjacent lots are not to be disturbed or utilized for material storage. Construction materials are to be temporarily stored on-site and in an orderly manner that will not interfere with pedestrian or roadway traffic. In the event of a hurricane warning, loose construction debris, equipment, and materials should be removed from the site or secured to prevent those objects from becoming airborne during hurricane force winds. The Developer or ARC has the right to inspect Lots in the event of hurricane warnings and direct materials personnel or anyone working on the site to secure the site.

Section 5.6 Damage

If, during any construction activity on a homeowner Lot, Foundation Property is damaged or destroyed, including without limitation, any asphalt, paver stones, curbs, manholes, street lights, mailboxes, sidewalks, landscaping, irrigation, or street signs located thereon, the Owner of such Lot shall be liable for all costs incurred in repairing or replacing such Foundation Property, Golf Course Property, or Lots. The total costs thereof shall be assessed against the Owner as a Special Assessment, the lien for which may be foreclosed in the same manner as is provided for in the enforcement of the Foundation assessment liens as set forth in the Declaration. The ARC reserves the right to collect a security deposit from Owner against any damages which might occur during any Improvement to the Home and/or Lot.

Section 5.7 Drainage

Surface water runoff on Lots must be controlled and maintained so as to not cause any ponding, erosion or unfavorable impact on adjacent common areas, Lots, canals or waterways. Lots are required to drain toward the drainage system facilities provided by Developer and are required to meet all conditions of all applicable permits including, but not limited to, those issued by the North Springs Improvement District (NSID), South Florida Water Management District (SFWMD), the Florida Department of Environmental Protection (FDEP), Broward County Department of Environmental Protection (DPEP), Corps of Engineers, and the City of Parkland.

Section 5.8 Parking

Parking for Owner's contractor, subcontractors and materials personnel is limited to the designated construction site only.

Section 5.9 Nuisances

During construction of any Improvements, respect the privacy of occupied residences. Do not allow construction workers, subcontractors, or materials personnel to litter, play loud music, leave water bottles around completed homes, or bring alcoholic beverages into the project. Use good judgment in order to maintain good relations with other residents.

Section 5.10 Signage

No names, signs, or job numbers of any kind are to be installed on the site or painted by the Owner, architect, contractor, subcontractors or materials personnel on the Lot. The Owner shall only install a sign in the space provided on the plan/permit box. Plan boxes are to be of white plastic material with 4x4 posts.

Section 5.11 Pets, Friends, or Relatives

Owner's contractor, subcontractors and/or materials personnel shall not bring pets, friends, children, relatives, or other guests into the development.

Section 5.5 Notice of Liability of Responsibility

At the discretion of Developer and/or the ARC, Owner may be held accountable for damage, accidental or otherwise, to landscaping and development-related items including, but not limited to, infrastructure, appurtenances, (i.e. streetlamps/poles, etc.) trees, and irrigation systems. It is, therefore, recommended that Owner pay particular attention to those items to avoid damage and potential liability. Owner is responsible for the acts of all contractors, subcontractors, laborers, materials personnel, and others involved in the construction of Improvements and any persons that enter the community that are associated with such parties. Any infractions of these Guidelines by any such contractor, subcontractor, sub-subcontractor, laborer, material men, or others will be deemed to have been made by the Owner.

Appendix A – ARC Forms

Architectural Review Committee

Architectural Review Modification Form

Parkland Golf and Country Club
10001 Old Club Road
Parkland, FL 33076
Telephone: (954) 905-2120

Date Received: _____ Date Reviewed: _____ Date Notified: _____

Owner(s) Name: _____

Replat#: 1 or 2 (circle one) Lot: _____ Block: _____

Address: _____

Day Phone: _____ Evening Phone: _____

Email: _____

Contractor Name: _____

Contractor Phone: _____

How to complete this form

- Form is to be used for ALL exterior changes to the property this includes but is not limited to:
 - Landscaping Changes
 - Satellite Dish Installation
 - Fence Installation or Extension
 - Pool Installation
 - Paver Changes, Installation
 - Driveway Modification
 - Children's Play Equipment
 - Paint Color
 - Structural Changes and/or Alteration of Original Architectural Design
- Provide details of requested modification(s)
- Attach architectural blueprints, drawings, pictures etc.
- Attach contractor contact, surveys, license, and insurance information, and cost estimate(s)
- Submit request either by mail or in person at the HOA office

Approval is hereby requested to make the following modification(s), alteration(s), or addition(s) as described and depicted below, or on additional attached pages as necessary. Include a copy of your survey, dimensions, materials, color design, location and other pertinent information:

To be completed by the Architectural Review Committee

APPROVED _____ Approved as follows:

DISAPPROVED _____ DISAPPROVED DUE TO:

ARC Member Signature: _____ Date: _____

CONTRACTOR CONTACT FORM

COMPANY NAME

CONTACT

TITLE

OFFICE PHONE

CONTACT MOBILE PHONE

FAX

E-MAIL

COMPANY WEBSITE

As the principal of the above construction firm working in Parkland Golf and Country Club, I accept and agree to be bound by the guidelines and conditions set forth in the attached Parkland Golf and Country Club Guidelines and agree that I shall advise all parties associated with the above constructions firm of the terms of the Parkland Golf and Country Club Guidelines.

PRINCIPAL OF THE COMPANY

TITLE

SIGNATURE

DATE

Parkland Golf and Country Club

Fence Approval Requirements and Acknowledgement

Requirements (Owner keep this page)

1. Copy of site survey showing the location of the fence.
2. Indicate the type of material being used for the fence, i.e. bronze aluminum rail
3. Include the running length and height of each proposed section of the fence on the site survey.
4. Plan packages are to be brought to the ARC prior to being taken to the city for a permit.
5. Deed restrictions limit fence height to six (6) feet. Wooden fences are prohibited.

* Fencing is to be setback a minimum of fifteen (15) feet from the street side property line on estate size lots. A lesser setback of ten (10) feet or seven and one half (7.5) feet may be approved for smaller lots on a case by case basis.

* Fencing is not to go beyond the front plane of the house into the front yard area. Hedge rows are not permitted beyond the front plant of the house.

Approval of the fence is contingent upon the following:

1. The planting of continuous shrubs along the fencing.
2. Shrubs are to be planted with a maximum spacing three and one half (3.5) feet on center along the entire length of the fence.
3. Shrubs are to be planted inside the fence if your property adjoins another homeowner; otherwise you may plant outside the fence.
4. Shrubs must be a minimum of 18" x 18" in size at time of planting.
5. Landscape pods with accent trees and flowering plants installed at 10' intervals may be substituted for a continuous plant line. Contact the ARC for information.
6. Planting of the shrubs must be completed within thirty (30) days of installation of the fence.
7. There may be additional requirements noted on the plan due to lot/fence location at time of approval.

Please review the above then sign the following fence acknowledgement form that states you understand and agree.

Fence Acknowledgement *(Please return this page to the ARC with your plans)*

Parkland Golf and Country Club Replat# *(circle one)* 1 or 2 Lot: _____ Block: _____

Address: _____

I/We the undersigned property owner(s) have read and understand the requirements for installing a fence on the described property. We certify that the requirements will be completed as required. We further acknowledge that nothing contained herein shall be applicable to the property and that the restrictive covenants shall control in the event of any conflict with this document.

This acknowledgement shall be binding upon and inure to the benefit of the parties hereto and to their heirs, personal representatives, successors and assigns.

Date: _____

Property Owner: _____

Please print name: _____

Property Owner: _____

Please print name: _____

Color Submittal Form

Parkland Golf and Country Club Residential Development Guidelines

Owner: _____ Phone: _____ Email: _____

Street Address: _____

Parkland Golf and Country Club: Replat 1 or 2 (please circle one) Lot: _____ Block: _____

Body of House:

Attach color sample here

Garage Doors:

Attach color sample or
photo here

Trim:

Attach color sample here

Other Trim:

Attach color sample here

Roof:

Circle tile type: Barrel Flat

Attach photo of material

Driveway:

Indicate driveway material

Attach photo of material

Note: Body color of house must not match homes on either side of property

Appendix B – Approved Colors

These are the official home colors approved by the Homeowner’s Association and Architectural Review Committee (ARC). Actual colors can be viewed on the Sherwin Williams website at <https://www.sherwin-williams.com/architects-specifiers-designers/color/find-and-explore-colors/paint-colors-by-family?>

Please note, all exterior home painting projects must be approved by the Architectural Review Committee. The homes on either side of your home cannot have the same, or a similar color, in the discretion of the ARC. Front doors and garage doors are required to be painted a variation of BROWN.

When submitting your request, please include the following:

1. Sherwin Williams Swatch numbers and color samples
2. Pictures of the homes on both sides of your home
3. If using a paint contractor, please include:
 - a. Contractor Name and Address
 - b. Copy of their business license
 - c. Copy of insurance liability declarations showing you as a named insured

Body Swatch		Trim Swatch	
No.	Description	No.	Description
6086	Sand Dune	6385	Dover White
6379	Jersey Cream	6063	Nice White
6109	Hopsack	7712	Townhouse Tan
6099	Sand Dollar	6147	Panda White
6086	Sand Dune	6105	Divine White
7682	Bee's Wax	6119	Antique White
6374	Torchlight	2829	Classical White
7626	Zurich White	7503	Sticks and Stones
0007	Decorous Amber	6385	Dover White
2815	Renwick Olive	2829	Classical White
6151	Quiver Tan	7526	Maison Blanche
7557	Summer White	7633	Taupe Tone
7044	Amazing Gray	7509	Tiki Hut
6099	Sand Dollar	7525	Tree Branch
6368	Bakelite Gold	7555	Patience

Body Swatch		Trim Swatch	
No.	Description	No.	Description
6423	Ryegrass	6134	Netsuke
6074	Spalding Grey	6126	Navajo White
6106	Kilim Beige	7008	Alabaster
2831	Classical Gold	6133	Muslin
6320	Bravado Red	6126	Navajo White
2836	Quartersawn Oak	6106	Kilim Beige
0010	Wickerwork	6126	Navajo White
6123	Baguette	6133	Muslin
2820	Downing Earth	7079	Agreeable Grey
7008	Alabaster	6073	Perfect Greige
6341	Red Cent	2829	Classical White
6388	Golden Fleece	6106	Classical White
6337	Spun Sugar	7101	Futon
6373	Harvester	6133	Muslin
2823	Rockwood Clay	6113	Interactive Cream
2829	Classical White	6110	Steady Brown
6339	Persimmon	7101	Futon
2815	Renwick Olive	6106	Kilim Beige
2857	Peace Yellow	6133	Muslin
2827	Colonial Revival	2829	Classical White
6054	Canyon Clay	6056	Polite White
2859	Beige	0039	Portrait Tone
2334	Luxuriant Gold	6127	Ivorie
7051	Analytical Grey	7051	Analytical Grey
6121	Whole Wheat	7012	Creamy
6359	Sociable	0050	Classic Light Buff
6108	Latte	6105	Divine White
6086	Sand Dune	6084	Modest White
6128	Blonde	6119	Antique White

Body Swatch No.	Description	Trim Swatch No.	Description
0050	Classic Light Buff	0037	Morris Room Grey