

THE ANTIGUA ARCHITECTURE REVIEW COMMITTEE

GUIDELINES & CRITERIA FOR ALTERING YOUR INDIVIDUAL LANDSCAPED AREA

BACKGROUND TERMS FOR ALL ANTIGUA LANDSCAPING CHANGE APPLICATIONS

1. All Residential Building Lots contain a Townhouse (the building) and open lot consisting of sidewalks, driveways, and individual LANDSCAPED AREAS.
2. The total land use plan for each Residential Building Lot has been filed in the Plat of Antigua at Town Center, located in the Public Records of Palm Beach County. The Public Records' "Declaration of Covenants and Restrictions of Antigua at Town Center" gives the authority to regulate each lot and its landscaped areas to the ANTIGUA ARCHITECTURE CONTROL COMMITTEE. The Declaration says each "owner of each lot agree(s) that no building, wall, structure or improvements of the land," including LANDSCAPED AREAS, shall be made "until the Antigua Architecture Control Committee has considered such changes."
3. Originally, the design of all Landscaped Areas was specified in the ANTIGUA LANDSCAPE BLUEPRINTS. The Antigua Landscape Blueprints are available for unit owners to study in the Antigua Club House Business Office.
4. The Antigua Architecture Control Committee has determined all Applications to Change Landscaping must be consistent with the Antigua Landscape Blueprints. Further, the Committee has determined that no alteration to Antigua Landscape Blueprints are allowed unless changes are made to an entire Town House Row through vote of the Antigua Board of Directors or of the entire Association

OVERRIDING LANDSCAPE APPLICATION GUIDELINES

1. The landscape changes in your application must adhere to the Overall Design provided for by the Antigua Landscape Blueprints. This means your plan will provide for:
 - a. Maintaining Visual Openness; lot sequestration is not allowed
 - b. Maintaining Integration of Visual Flow (landscaping lines and curves) within each Town House Row
 - c. Insuring Podocarpus SIDEWALK Edge Line under all circumstances

OVERRIDING LANDSCAPE APPLICATION GUIDELINES (continued--)

- d. Maintaining predominance of Association-maintained Vegetation over any landscaping changes proposed
 - e. Assuring Lot Maintenance can be provided exclusively by Association in accordance with Bylaws and the prevailing landscaping contract
 - f. Maintaining Lot Size and Shape, consistent with distances from streets, sidewalks and porches as set forth in the Antigua at Town Center Plats and Plans and the Antigua Landscape Blueprints
3. Applications for Casual Changes in Landscaping may be made in writing to Antigua Architectural Review Committee (ARC), and must include design sketches, statement of overall adherence to Landscape Blueprints, and proof of adherence to all utility easements, Association maintenance easements, and Town of Jupiter Code, as applicable
 4. Applications for Permanent or Structural Changes to Lots or Landscaping would only be accepted after legal amendments have been made to the Plats and Plans of Antigua at Town Center and filed with the Antigua Architecture Review Committee (ARC), Abacoa Assembly, and Town of Jupiter. Legal amendments are expensive; therefore, applications for permanent or structural changes to lots or landscaping are discouraged.
 5. The plan for landscaping changes submitted in your Application should meet all 3 sets of landscaping criteria provided by the Architecture Control Committee. The Criteria were unanimously adopted by the Board of Directors on July 4, 2008.
 6. Applications for changes to Your Individual Landscaped Areas are available from Diane, Site Coordinator, at the Antigua Office from 1-5 pm.

CRITERIA THAT ALLOW CASUAL ADDITION OF PLANTS & ACCOUTREMENTS TO INDIVIDUAL LANDSCAPED AREAS

1. Planting of Annual Flowers is permitted without ARC Review
2. Planting in removable pots or baskets (under 30” in size) is permitted without ARC Review
3. Semi-permanent planting of Plant Materials on the Jupiter Preferred Species List, including small trees and shrubs under 30”, may be considered in the mulch-layered grounds, so long as they do not overwhelm Association-maintained vegetation deemed non-removable (see below). Other Native Plant Materials will be considered on a case by case basis, after application to the ARB. Please specify species list used in your applications for any small and mid-size plants you are requesting to make ‘semi-permanent.’
4. Palm Trees or Shade Trees may be planted, but only by the Association
5. The addition of Small Steps or Pavers may be applied for, so long as they do not take up more than 5% of the sod surface and do not cross the mulch/sod line
6. Grounds lights are allowed upon ARC review.
7. Tasteful decorative figures are allowed upon ARC review.
8. Only ABACOA “FOR SALE” or “FOR RENT” signs with a hunter green background and white lettering are allowed. Homework Automation Security Strips are allowed, one per property.
9. Satellite Dishes are allowed anywhere on ground level, so long as they are professionally installed and placed in an unobtrusive area away from the Town House. (Satellite dishes may be affixed to buildings, but only after ARC approval).

CRITERIA THAT PROHIBIT REMOVAL OR COVER OF SPECIFIED ASSOCIATION-MAINTAINED PLANT MATERIALS

1. Large Palm and Shade Trees and any Vegetation over 30” specified in Antigua Landscaping Plan or maintained by the Association may not be removed by lot owners, but may be replaced by Association for reasons related to plant damage or disease.
2. Podocarpus bordering the sidewalk may not be removed, covered over, or overwhelmed at any time
3. Consideration will be given to removal or cover of other Association bushes and shrubs up to 30”, so long as they are replaced or cloaked in accordance with criteria for “Additions” above. Any removal of Association-maintained plant material requires Architectural Review Committee (ARC) notification and approval
4. Grass lawns may not be removed, totally covered or altered along their edges so as to provide both Utility Easements specified in the Antigua Plats and Plans and to maintain Visual Lines of Flow

CRITERIA THAT ENFORCE UTILITY EASEMENT REQUIREMENTS & JUPITER MUNICIPAL CODES

1. Avoiding Development Order Violations: Resolution 134-03 of the Jupiter Code states that “Any revisions to the site plan, landscape plan, elevations, signs, or statement of use must be submitted to the Department of Community Development, Town of Jupiter, in writing.” Approvals from Town of Jupiter should be attached to Architecture Review Committee (ARC) prior to any application involving either: (a) Permanent Structures of any kind or (b) any Changes to the Plats or Landscaping Blueprints of Antigua at Town Center already filed with the Town. Failure to file with the Town constitutes a Development Order Violation
2. Avoiding Utility Easement Encroachments: All Landscape Additions or Lot Improvements must be reviewed by the utility easement holders before coming to the Architecture Review Committee (ARC). Utility approvals should be attached to ARC applications. As grass lawns cover utility lines and pipes, and as these must be accessible by FPL, Cable, and Town of Jupiter Water Authority, total covering or removal of grass lawns will not be possible.

CRITERIA THAT ENFORCE EASEMENT & MUNICIPAL CODES (continued-)

3. Avoiding Site Triangle Encroachments: No landscape material, except for grass and groundcover, shall be located within a “Site Triangle” that exists at the intersection of two streets and a lot. Jupiter LDR Section 23-64 specifies: (a) Shrubs can not exceed 30” and (b) Tree tops can not be below 6 feet in site triangles.

4. Avoiding Planting of Prohibited Vegetation: Town of Jupiter Land Development Code 26-100 specifies a “Prohibited Vegetation List.”