

PROSPERITY HARBOR NORTH MASTER ASSOCIATION
ARCHITECTURAL REVIEW COMMITTEE
GUIDELINES

Any modification, improvement, addition, deletion, etc. to the exterior of the house (front, back or sides) or front landscape must be approved by the ARC. This includes docks, decks and seawalls. You may request the form "Request for ARC Approval" by contacting the Property Manager. A deposit check in the amount of \$2000.00 is required at the time the request for ARC Approval is submitted.

It is the homeowner's responsibility to have all required government permits before work begins. Only licensed and bonded contractors should be employed within Prosperity Harbor.

Any uses prohibited by the Declaration of Covenants, Restrictions and Easements for Prosperity Harbor North Master Association shall remain in force and effect, notwithstanding that they may not be included herein. A failure of the Board to enforce any particular rule should not be interpreted as a decision to not enforce that rule or any other rule in the future.

Accessory Structures

Accessory structures such as, playhouses, tool sheds, and dog houses or runs, shall not be permitted unless specific written approval from the Board is obtained. If approved, structure must be well hidden and not visible from the street.

Awnings

Should match the community in general and your home in particular and must not interfere with easement areas.

Basketball Hoops/Goal Nets

Basketball hoops, goal nets and other like equipment is not allowed to remain anywhere visible from the street. They may be moved to the front to use but must be put in back of the house to store when not actively in use.

Complaints

Complaints should be made in writing, signed by the complaining party and submitted to the Property Manager.

Docks

Dock design, construction and paint/stain color must be approved prior to work beginning. Docks should be stained a "wood" tone. Grey or unpainted/unstained docks are not permitted.

Exterior Paint Color

A Request for ARC Approval must be completed for any request to repaint a home a color other than its original color and ARC approval must be obtained prior to any work beginning. (If you are repainting your home the same color it was originally painted, i.e., one of the approved Pulte" pastels, you do not need ARC approval.) No two homes next to one another may be

painted the same color. A color sample must be attached to the Application including the original Porter paint colors (on file with Porter Paints at 628 Northlake Blvd., NPB 848-7222). The trim color should remain the same. The new approved paint colors are from Benjamin Moore and are: Roxbury Caramel #HC-42; Chestertown Buff #HC-9; Putnam Ivory # HC-39, Huntington Beige #HC-21, Mystic Gold HC-37 and Pumpkin Patch 055. If a color other than one of the approved colors is requested a swatch must be attached to the ARC form for approval by the ARC committee. The committee will consider approval if the requested color is within the family of currently approved colors.

Fences

The only approved fence type is the black metal railing type currently found on the property. No other type of fencing is allowed in the front or back yards of any homes. If your fence is damaged whether from storm damage or other, it is the Owner's responsibility to repair the fence or have the fence repaired at the earliest possible time. Broken or leaning fences are not allowed. Gates must be 36" wide and self closing. Fences may not be attached to neighbor's lot perimeter walls.

Front Doors and Garage Doors

A Request for ARC Approval must be completed for all new front doors as well as faux painted front or garage doors and ARC approval must be obtained prior to any work beginning. A sample of the type and color of any wood or faux painted wood doors must accompany the Application. The Owner is responsible for the upkeep and maintenance of doors in the condition in which they are first installed. It is the owner's responsibility to ensure replacement doors are code rated for hurricanes; ARC approval does not make the Association responsible in any way for unrated doors being installed.

Front Yards

Structures such as fountains, statues, etc. must be approved by the ARC.

Generators

Permanent generators must be installed according to the most current North Palm Beach codes. They must be at least 10 feet from the walls of any building, must be in the back yard only and must be shielded from view by landscape. Decibel levels may not exceed 71. The owner must provide the Association an annual noise level test certificate. The Board has the right to test the noise level due to a complaint.

Holiday Decorations

December holiday decorations may be displayed from December 1 through January 10. All other holiday decorations may be put up two weeks prior to and must be removed no later than one week following the holiday.

Hurricane Shutters

A Request for ARC Approval must be completed for all permanently installed hurricane shutters and ARC approval must be obtained prior to any work beginning. Shutters should be matched to the exterior color of the house or to the trim. Clear composite type panel shutters which meet code are approved. Permanent shutters and removable metal shutters that have been painted to match exterior paint/trim may be kept closed from June 1 through November 30. Unpainted metal removable hurricane shutters may be put up just before a hurricane and must be removed

no later than 10 days after the storm passes. Removable hurricane panels must be stored out of sight when not in use.

Landscape

- A) Landscape must be maintained to the excellent standard of the community. While the Association contracts for maintenance of front yards, some items are not covered such as trees that have become too tall to be reached easily. These are the homeowner's responsibility. It is not permitted to allow dead plants or trees to remain in the yard. Dead branches or palm fronds must be trimmed from trees.
- B) No planting is allowed around mailboxes.
- C) No landscaping shall be installed, replaced or removed without approval from the ARC. This includes front and side yards and all areas visible from the street or the harbor. Approval for replanting annuals is not required.
- D) All plant material is to be Florida Fancy or Florida #1. Sod shall be #1 St. Augustine "Floratom."
- E) Homeowners are encouraged to mulch flowerbeds. This service is not part of the landscape maintenance contract for front yards.
- F) Hedges in the backyard should be maintained by homeowner and trimmed as necessary. Front hedges will be trimmed by HOA landscape company in accordance with instructions from the ARC, i.e., if hedges are deemed excessively high or a driving hazard they will be trimmed.
- G) No berming is allowed which will alter or affect drainage on adjoining property.
- H) All equipment such as A/C, pool heaters, generators, etc. must be landscaped so as not to be visible from the street.
- I) Drawings and specifications for new landscape shall conform to the community's high standards as well as to all prevailing ordinances and codes and will be adhered to by contractors, including irrigation contractors. All pipes under walks and walls must be schedule 40 PVC. No substitutions of plant material shall be made without ARC approval.
- J) Contractors shall fully acquaint themselves with the site conditions under which work is to be performed. They will verify utility locations, relative paving, elevations, water and electrical supply, etc. and notify the owner in writing of unsatisfactory conditions prior to start of work. Start of work will indicate acceptance of conditions and full responsibility for completed work. Job sites shall be kept clean and orderly. All debris and waste shall be removed by contractor upon completion of work.
- K) When working near or crossing drives or walks (common property) such surfaces are to be covered to protect them from cracking, settling, staining or other damage due to weight, mechanical abrasion or traffic. Any and all damage done to the common property shall be the owner's responsibility to repair, restore or replace.
- L) All work in Right of Way (ROW) shall conform to the standards and specifications of the Village of North Palm Beach and approval of the ARC. All work or modifications done in the Utility Easement must have "Hold Harmless Agreements" signed by all utilities and service providers entitled to use such easements. Sodding is required in all unpaved

areas within the site boundaries and adjacent to ROW unless otherwise specified on the landscape plan.

- M) Any owner planting or landscaping shall be subject to any and all easements located within the lot. The Owner, therefore, shall be responsible to repair and/or replace, at their own expense, any damage caused to plants or landscaping which results from any use of the easement for the purpose for which the easement is intended.

Lights – Coach/Landscape/Dock

Homeowners are encouraged to light their landscape. All light bulbs must be white or yellow. Coach or garage light fixtures should be of a similar color and style as others in the community. No lighting will be allowed to shine in others' homes. Snook lights without side panels are not allowed on docks.

Roofs and Trims

The Owner is responsible for the appearance of roof tiles and exterior house trim. From time to time, it may be necessary to power wash these materials. They should not look black or green with dirt, mold, mildew, algae, etc.

Satellite Dish or Antennas

Are not allowed to be mounted on the front of the house and should not be visible from the street. Antennas are not allowed in Prosperity Harbor.

Screen Enclosures

Screens are to be of black aluminum. Setback requirements are 5 feet. from property line on the rear and 10 feet on the side.

Solar Panels

Must be painted to match the house and shall not be visible from the street.