

RiverWalk of the Palm Beaches

Architectural Control Committee (ACC) Guidelines

A. General Requirements:

1. Requests for architectural change shall be submitted to the RiverWalk Architectural Control Committee (ACC) at the RiverWalk office on the Architectural Change Form (see Attachment I). Three (3) copies of this form are required for all proposed exterior additions, changes, and/or modifications.
2. Each application shall be accompanied by relevant plans, exterior elevations (all views), site plans (showing applicable setbacks, dimensions from property lines to proposed structures, landscaping, etc.), photographs, colors, patterns, materials, specifications, drawings and all other information necessary for the ACC to make a fully informed decision. If all required information is not received with the completed application, the ACC will automatically reject that application.
3. The homeowner is solely responsible for the installation, maintenance and repair of all approved changes, including landscape changes.
4. All ACC approvals or rejections are on a case-by-case, one time only basis; they shall not set a precedent for future ACC action.
5. An approval does not imply that the approved change either complies with or does not comply with any governmental code or regulation; such compliance is the complete responsibility of the property owner.
6. All work authorized by an ACC approval must be completed within six months following the date of approval. After six months the approval is no longer valid.

B. Awnings:

1. Awnings are not permitted on front of the home. An awning may be permitted over a side door, but approval is very rare.
2. Roll-up type awnings may be permitted but only on the rear of the home. Fixed type awnings shall only be permitted within a screen enclosure. (Fabric on fixed awnings should be easily removable to prevent damage from storms.)
3. A color sample of the awning material must accompany the application.

C: Carriage Lamps

1. Replacement carriage lamps may be permitted.
2. They shall be approximately the same size and same dark color as the originals. Substantially larger or smaller lamps and copper, aluminum, silver, white and other light color lamps are not permitted.
3. Carriage lamps shall be fitted with maximum 75 watt bulbs.

D: Decorations:

1. Statues, flower pots, bird feeders, bird baths, benches and wall hangings may be permitted. A picture must accompany each request.
2. Such items must be located so as not to interfere with RiverWalk Homeowners' Association (HOA) lawn and landscape maintenance.

E: Drain to a Lake:

1. For homes adjacent to a lake, a down spout or pool overflow drain extension to the lake bank may be permitted
2. The extension must be terminated on the lake bank at an elevation no higher than 13ft. above sea level.
3. The applicant is liable for all for all common area and irrigation system damage resulting from the installation and is also liable for all lake bank erosion and shoaling of the lake bottom caused by water flow from the extension.
4. To prevent damage to the irrigation system, trenches for drain extensions shall only be dug by hand.
5. A five Hundred Dollar (\$500.00) damage deposit shall be required. The deposit will be refunded after the installation of the down spout extension and when the lake bank landscape has been restored.

F: Driveways and Sidewalks on Homeowner's Property

1. Driveway and sidewalk stain or surface coating may be permitted.
2. The coating for all driveways and for natural concrete sidewalks shall either be clear or be "Concrete Grey with Speckles" (as offered by Palm Beach Deco-Concrete, or equal).
3. The coating for sidewalks which were originally "**Divosta Tan**" shall only be coated the same color or equal.
4. A sample of the proposed color must accompany the application.

G: Exterior Cleaning and Painting

1. Washing, power cleaning and touchup painting of a home's exterior are all authorized without ACC approval, provided that all touchup paint matches as closely as possible the existing colors (not necessarily the original colors) of the home.
2. Complete exterior repainting using the original STO colors of the home may be permitted but ACC approval is required. An authorized color list is available at the office for every home in RiverWalk.

H: Fences:

1. Fences may be permitted. A fence shall only be installed on the homeowner maintained portion of the property, not on the Association maintained portion.
2. When the home's main entryway is on the side of the home, a fence shall only be installed to the rear of that entryway.
3. A fence shall not be attached to a privacy wall or to a neighboring home.
4. Fencing shall be white or Hunter Green (Polytech Coating Labs P 4068-60 or equal), aluminum with oval-capped railing. A fence shall be no higher than 48 inches where no pool is constructed or planned, or no higher than 60 inches where pool is constructed or planned. Fence pickets shall be 3/4 (three-quarter) inch by 3/4 (three-quarter) inch, 4 (four) inches on center. See Attachment II, "Fence **Specification**".
5. All gates shall be configured to only swing over the applicant's property, and not to open over neighboring property, common area property or maintenance tracts.
6. Removable fence panels must be used over an easement.
7. Kick plates are not permitted.

I: Flagpole or Bracket for Flag:

1. Only United States Flags are permitted. Decorative flags are not permitted.
2. White flag pole brackets/holders capable of holding a flag staff and mounted on structure near the garage may be permitted.
3. Permanent flagpoles in yard are not permitted.

J: Front Entry or Entry Door Screening:

1. Front entry or entry door screening may be permitted.
2. All frames and structure shall be white surface aluminum. Screens shall be charcoal color.

K: Generators:

1. Permanently installed propane fueled home standby generator systems may be permitted. (Portable generators are not regulated by the ACC.)
2. Such systems must comply fully with the RiverWalk Standby Generator Standard (see Attachment III)

L: House Numbers:

1. Decorative house numbers in colors to contrast with the house color (typically tiles in wooden frames) may be permitted
2. They shall be mounted either where original numbers were located or centered over the garage door.

M. Hose Reel or Hose Hanger:

1. A hose reel or hanger may be permitted.
2. It shall be mounted on the home near a water outlet no more than 48 inches above the ground and shall be screened by landscaping materials

N. Hurricane and Storm Shutters:

1. Roll-down, accordion and replaceable panel storm shutter systems may be approved.
2. All permanently installed elements of the storm shutter system must be white.
3. If the system requires a center bar, the center bar may not be permanently installed and must be removed along with the hang on panels after the storm event.
4. Roll-down or accordion shutters installed within any portico entrance must, when open, be hidden behind the supporting and overhead structure of the entrance.
5. The box containing a rolled up shutter on a window must be installed as high as possible under the overhang.

O. Landscaping:

1. Landscaping additions, deletions, and revisions may be permitted.
2. The ACC policy and procedure for all tree removals/replacements is described in the **ACC Tree Removal Worksheet** (see Attachment IV). This worksheet will be completed and signed by the ACC and will remain as part of the permanent record.
3. Decorative stones in front yard may not exceed 10 in number and must be placed within a planting bed for ease of mowing. The size of the decorative stone(s) shall be subject to the approval of the ACC.
4. Large scale and extensive stone or marble chip ground cover is not permitted in the front or side yards. Border edging may be permitted.
5. Any approval of additional landscaping to be placed in the areas maintained by the homeowners' association will contain a condition that the additional landscaping be solely maintained by the homeowner and not the BOA.
6. Prohibited species include: Norfolk Island Pine; Maleleuca; Australian Pine; Fichus; Mango; and all species prohibited by Palm Beach County and the City of West Palm Beach as amended from time to time.

P. Landscape Lighting

1. Landscape lighting shall be low voltage (12-18 volts) and shall be located mounted within planting beds. All wiring shall be buried to protect it from mowers and trimming/edging equipment.
2. Seasonal lighting, such as Christmas lighting, shall not be installed on any tree, palm or shrub in common areas. At the applicant's sole risk, seasonal lighting may be placed on trees, palms, or shrubs in those areas which are maintained by the BOA (front yards) and thus are subject to damage by BOA maintenance personnel. The BOA will accept no liability for any such damage.

Q. Patios:

1. Flat, ground level, concrete work may be permitted.
2. A Five Hundred Dollar (\$500.00) debris and damage deposit for common area damage will be required from any party installing a pool or doing any concrete work. The deposit is refundable when all roadways and landscaping are restored to the original state.
3. All patios must comply with setback requirements for home.

R. Pools and Spas:

1. Pools & spas may be permitted.
2. Landscaping shall be required to screen any above-ground spa that is placed on a patio. The landscaping material shall be Hibiscus, Viburnum, Eugenia, or a similar hedge material planted 18 inches on center and at least 30 inches tall at time of installation.
3. Pool equipment (pumps, filters, heaters and related devices) and above ground spas located outside of a screen enclosure or fence shall be screened from view with landscape material. This landscaping may be Hibiscus, Viburnum, Eugenia, or a similar hedge material planted 18 inches on center and at least 30 inches tall at time of installation.
4. All pool heaters are to vent away from the home and neighboring homes.
5. Pool equipment shall be located so that neighboring homes are not subjected to nuisance noise.
6. A five Hundred Dollar (\$500.00) debris and damage deposit for common area damage will be required from any party installing a pool or doing any concrete work. The deposit is refundable when all roadways and landscaping are restored to the original state.

S. Screen Enclosure:

1. Screen enclosure kick plates must be hidden with plants.
2. No screens are permitted at garage openings.
3. All exterior aluminum must be white. All screens must be charcoal color.
4. All screen applications must be accompanied by a site plan & elevation drawings.

T. Solar Heater:

1. Installation of a solar heater panels on the roof of a home may be approved.
2. All framework for the panels must match the color of the roof tiles.
3. Piping must be painted to match the surface to which it is attached, namely, the roof, the soffit or the wall.
4. Any owner who installs solar panels must be advised that his roof warranty may be voided.

U. Swing Set in Rear Yard:

1. A swing set may be permitted but only in the rear yard.
2. Depending on location, landscape screening may be required.

V. TV, Radio and Satellite Dish Antennae:

1. A TV and/or radio antenna is not permitted, either on the exterior of the home or on a separate free-standing pole or tower.
2. A satellite dish shall be installed at ground level with the highest point of the dish no more than 48 inches above the ground, and must be screened from view with landscape plantings. The landscaping material shall be Hibiscus, Viburnum, Eugenia, or a similar hedge material planted 18 inches on center and at least 30 inches tall at time of installation.

W. Window Tint

1. Window tinting may be permitted
2. Highly reflective, dark or mirror-like tinting is no permitted.