

**THE PASEOS PROPERTY OWNERS ASSOCIATION, INC.**  
**ARCHITECTURAL GUIDELINE & USE RESTRICTION SUMMARY**  
**APRIL 2006 FINAL**

This Architectural Guideline and Use Restriction Summary is provided as a guide to owners and the property management company. For a complete list of Architectural Guidelines and Use Restrictions, which are amended with this document, please refer to the homeowner documents.

All residents benefit from the initial architectural planning and design that has been the basis of the development of Paseos. The intent of this guide is to assure residents that the standards of design and quality will be maintained, which protects property values and enhances the overall quality of life in the community. Paseos is a community which will be constantly evolving to suit the needs of the residents and its governing documents must adapt to these changes while at the same time protecting the things that make Paseos unique.

The Paseos Board of Directors and the Architectural Review Committee (ARC) must insure that exterior additions/alterations comply with the provisions in the Association Declaration and this Guide and owners are complying with the Use Restrictions. The authority for the Board of Directors and the ARC is set forth in the Declaration of the Association, received by all homeowners when they purchased their homes and acknowledged by each homeowner at that time. The Declaration is a contract between the homeowners and the Association, wherein each homeowner agrees to abide by the Architectural Guidelines and Use Restrictions. The Guidelines and Declaration may be amended to suit the community.

**ARCHITECTURAL REVIEW COMMITTEE POLICIES**

The ARC does not seek to restrict individual taste or preferences; in general, its aim is to avoid harsh concepts in the landscape and architectural themes at Paseos and to foster thoughtful design so that there is harmony between neighboring residences and the community in general.

All requests for exterior alterations must be submitted to the ARC and its approval received before they may be undertaken. If changes are made without proper approval they may be subject to correction/removal at the owner's expense. In no event may any alteration or modification be allowed to remain if in violation of any of the Covenants and Restrictions contained in the Declaration, or in violation of any zoning or building ordinance or regulation. The Association is empowered to enforce its policies, as set forth in the Declaration and this Guide, by means including an action in a court of law to insure compliance. The Association also has the right to levy a fine and request full reimbursement of all costs incurred by the Association on modifications made without the written request and approval from the ARC or for continued non-compliance with the Use Restrictions.

The ARC approval of a request for change submitted by one homeowner shall not be deemed to be a waiver by the ARC of the right to object to any of the features or elements if and when the same features and elements are included in any request submitted for approval for use on other homes. Approval of applications shall not constitute a waiver for other owners considering the same changes. Each change must be individually approved for each home.

On behalf of the Association, the ARC is empowered to adopt, amend, revoke and enforce design requirements for the purpose of establishing guidelines with respect to the approval or disapproval of design features, architectural styles, exterior colors and materials, details of construction, location and size of any structure, landscaping and all other matters that require approval by the ARC. The Board of Directors may determine that at any time they will address items in further detail than is set forth in the Declaration, or may not address issues until a future date when a majority of homeowners desire otherwise. Homeowners will be notified in writing as amendments are made.

The ARC evaluates all submissions based on the individual merits of the application. This includes consideration of the characteristics of the individual site and lot size, since what may be acceptable on an oversized lot may not be acceptable on a standard lot and what may be acceptable on an exterior lot may not be acceptable on an interior lot. In reviewing each submission, the ARC may consider any factors it deems relevant, including, without limitation, harmony of the proposed exterior design with surrounding structures and environment. Decisions may be based on purely aesthetic considerations. Each owner acknowledges that these determinations are subjective and that opinions may vary as to the desirability and/or attractiveness of particular improvements. The ARC shall have the sole discretion to make final, conclusive, and binding determinations on matters of aesthetic judgment.

## **REQUESTS & APPROVALS**

Architectural Change Forms may be obtained from the Bristol Management office at 1930 Commerce Lane in Jupiter (575-3551) or from the website [www.BristolManagement.com](http://www.BristolManagement.com) by clicking on the Paseos link. The Paseos property manager is Diane Phillips.

The ARC shall meet as necessary to review applications received and present their findings within thirty (30) days upon receipt. Upon approval by the ARC, a copy of applicant's request shall be returned to the applicant and a copy will be kept on file with the property manager. If disapproved, a request can be resubmitted to the Board or another request submitted to the ARC with appropriate changes made. All approvals will expire after 120 days if work has not started. Extensions for original proposals can be requested in writing. No interruption of work for more than 30 days. Work must commence and be completed in a timely manner. The ARC reserves the right to make a final inspection of the change to ensure it matches the approved request. Please follow the approved plan, or submit an additional request form if the original plan cannot be followed.

Homeowners must follow all local building codes and setback requirements when making the approved change. A building permit may be needed and can be applied for at the Town of Jupiter offices. The homeowner is responsible for contacting the appropriate utility companies before digging to identify the location of underground lines.

The ARC makes no representation as to its expertise regarding either the structural adequacy, capacity or safety features of the proposed improvement or structure as shown in a request or on the ultimate construction or aesthetic quality of the approved modification. The ARC does not assume responsibility for the performance or quality of work of any contractor.

## **PROPERTY MANAGEMENT INSPECTIONS**

The property manager, Bristol Management, has been hired to manage and inspect properties on a regular basis in order to ensure compliance of the Architectural Guidelines and Use Restrictions. This should be viewed as a benefit and not a burden to the community, as the growth and success of Paseos requires good faith efforts and attention to the proper maintenance of property and homes and compliance with the rules under which the Homeowners Association operates. The inspection periods vary and are determined by the Board of Directors of Paseos.

Violations fall under the following categories:

1. Exterior alterations are in violation of the Architectural Guidelines
2. Exterior alterations have not been approved by the Architectural Review Committee
3. Landscaping is not being properly maintained
4. Owner is not complying with the Use Restrictions

If a homeowner receives a violation notice, the matter should be corrected immediately. The owner is subject to a subsequent violation notice if the matter is not corrected upon re-inspection. The cost of sending out second and subsequent violation letters will be charged to the owner. The owner will

continue to receive letters until the matter is resolved. The Board of Directors may levy fines for continued non-compliance.

### **ITEMS IN FRONT/SIDE YARDS WHICH NEED ARC APPROVAL**

- Major landscaping (includes trees, large plants, hedge material or trees, plants, hedge material planted when small that will grow large)
- Coach lights
- Gutters (down spouts are not to be attached to the front of homes or columns)
- Overall house painting with or without color change
- PODS storage containers or general moving containers/vehicles - Allowed to be on a lot for 72 hours
- Satellite dishes: max diameter 18" - placed as close to the rear of the home as possible
- Fountains
- Driveway extensions (allowed with limitations)
  - Driveway can be extended to the side of house parallel with existing driveway and extended on one side only, generally the side opposite the side of the covered porch.
  - Interior driveway landscape/flower beds (between covered porch and driveway) cannot be filled (eliminated with pavers).
  - Adjacent property structures will be considered in approving extensions.
- Permanent walkways on sides of homes
- Renewable resource devices
- Driveway surface treatments
- Glass doors
- Permanent generators (need Town of Jupiter approval)
- Shutters (non-functional, decorative)
- Shutters (installation of functional hurricane type) Accordion and Roll-ups are permitted with color to be white or ivory (Note: shutters are not to be closed unless a storm is imminent and not to be closed for more than two weeks after the threat of a storm)
- Basketball Hoops – Freestanding Hoops
  - Limited to 1 per household
  - Place adjacent to driveway, in upright position, at least 20 feet from sidewalk on a bed of mulch or small paver pad (no larger than 6 inches larger in each direction than hoop base footprint) directly off driveway or directly against the front of the garage .
  - To have black poles and clear backboards
  - Basketball hoop installation should not require cars to be parked on street at any time.
  - No mounted hoops are allowed.

### **BACKYARD ITEMS NEEDING ARC APPROVAL**

- Pools
- Fences
- Screens
- Play sets – To be kept behind the footprint of the home. Landscape buffering may be required due to size, positioning and lot location. Extra large structures may be restricted. Structure may require footers or supports to guard against becoming a wind storm hazard. Town of Jupiter may require a permit. Approvals on a case-by-case basis to determine if structure is suitable to the lot size and location.
- Hot tubs
- Pergolas
- Arbors
- Outdoor kitchens
- Hurricane shutters
- Fruit trees
- Major landscaping (includes trees, large plants, hedge material or trees, plants, hedge material planted when small that will grow large)

- Patios (includes all types of materials such as pavers, bricks, marble, etc.)
- Patio extensions

Any structure which extends beyond the footprint of the home, whether on a regular, pie or corner lot may require landscaping to block the view from the street depending on size, location of structure and aesthetic considerations. Large structures may require a permit from the Town of Jupiter. Footers and/or special support may be needed to guard against becoming a wind storm hazard.

**All ARC approvals are only based on the aesthetics of your proposed change. Approvals should not be taken as any certification as to the construction worthiness or structural integrity of the change you propose. Approvals are subject to the appropriate permits that may be required by the Town of Jupiter or other municipalities. Be aware that you are responsible for contacting the appropriate Utility Companies before excavating.**

### **STORAGE REGULATIONS**

- Garbage cans, trash containers, bags, boxes, miscellaneous garbage items and recycling bins must be kept inside the enclosed structure of the home on non-garbage collection days and placed out only at curb on collection days which are Mondays and Thursdays
- Trash is to be placed out at curb no sooner than 24 hours prior to scheduled collection and taken in no later than 12 hours after scheduled collection.
- No storage of garbage in front, side, back yards, porches or patios at any time.
- No storage sheds or large containers allowed.
- No play structures or miscellaneous structures allowed to be kept in front and or side yards.
- No storage of play toys, equipment, construction materials or equipment, gardening/landscaping equipment, or tools, bag, boxes or other miscellaneous items in front or side yards and not to be left out while not being used.
- No mulch bags or sand bags to be kept in front and/or side yards.

### **USE RESTRICTIONS & VIOLATIONS** (\*See homeowner documents for complete list)

- No signs in yards with exception of one 12" x 12" plaque with owner name and one alarm sign
- No contractor signs, general signage or advertisements in yards, windows or on a home
- For sale and/or rent signs - one sign allowed in inside window only (not in yard)
- Open house signs allowed in yard day of open house; per Town of Jupiter code only one directional sign to be at entrance/corners to act on behalf of many
- No front porches to be screened
- No landscape beds with all rocks - should include some plants/flowers
- No free-standing flags (must be pole mounted to home and not excessive in size)
- No artificial grass or vegetation
- No equipment, play structures, tools, sand bags, mulch bags, etc. to be kept in front/side of home
- No storage containers or sheds
- No foam roof screen patio extensions
- No unit air conditioners
- No trailers, mobile homes, recreational vehicles, campers or boats allowed on a lot outside of the garage