



**ARCHITECTURAL GUIDELINES
OF THE SHORES OF JUPITER HOME OWNERS ASSOCIATION, INC.**

Version as of August 4, 2008

This document is a restated version of the “**ARCHITECTURAL GUIDELINES**” and is based on the following:

Document	Amendment Date	Approved By	Newsletter Publication Date
December 4, 2003	Base Line	Board	N/A
Landscape	March 4, 2004	Board	April 2004
Landscape	August 5, 2004	Board	September 2004
Multiple	November 4, 2004	Board	December 2004
Landscape & Metal Roof Systems	March 3, 2005	Board	April 2005
Fences, Hedges & General Notes	July 7, 2005	Board	July 2005
Fences, Hedges, Paint	May 4, 2006	Board	June 2006
Metal Roofs, Driveway Coloring, Landscaping Adjustments	August 4, 2008	Board	October 2008

Reviewed by:

/s/ Michael J. Stevens

Michael J. Stevens
Chairman – Architectural Control Committee
The Shores of Jupiter Home Owners Association

Approved by:

/s/ David Ward

David Ward
President
The Shores of Jupiter Home Owners Association



**The Shores of Jupiter Homeowners Association
Architectural Guidelines
Compilation Summary**

Board Approved Copy – August 4, 2008

These Guidelines represent an overall summary of the Architectural Rules as promulgated by the Architectural Control Committee (ACC) and approved by the Board of Directors through the issue date referenced on this document. The Guidelines are in their second revision. The Board encourages regular review and updates; following established protocol in order to reflect newly enacted Architectural rules, trends, and technological advances.

This document is primarily intended to:

- Provide a summary compilation of Architecture Rules for the use of Shores Homeowners
- Facilitate the review and processing by the Architectural Control Committee of any applications for approval of New Construction and proposed modifications
- Facilitate the identification, enforcement and resolution of any architectural, landscape, or site violations of the architectural rules as outlined in the various governing documents which Homeowners of the Shores are required to comply

These Architectural Guidelines are not intended to include all of the requirements stipulated in the Declaration of Protective Covenants, but rather should be considered as a supplement to said covenants. Accordingly, homeowners, Architectural Committee members, and Covenant Enforcement Committee members should thoroughly review the latest revision of the restated Declaration of Protective Covenants as well as these Architectural Guidelines.

Approved and Ratified by:

The Board of Directors of the Shores of Jupiter Homeowners Association

The Board of Directors of the Shores of Jupiter Homeowners Association gratefully thanks Dave Burnett, Don Hearing, Ted Landers, Bob Luczko, Jim Kuretski, Bob Schmidt, and Emily O'Mahoney for their authorship and continued development of these Guidelines

Shores of Jupiter Homeowner's Association
Architectural Guidelines
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**The Shores of Jupiter Homeowner’s Association
Architectural Guidelines**

GENERAL NOTES and COMMENTARY

Construction of any exterior altering element must not occur until the submission of, and approval by, the Architectural Control Committee. Absence of such approval does not relieve the homeowner, contractor, or other party from the requirement to comply with all requirements of the Protective Covenants. If unapproved work is constructed, removal of or repair to such work will be at the sole expense of the Homeowner(s), including, without exception, all legal fees and other costs required to defend said homeowner(s) or the Homeowner’s Association from any legal matters arising from unapproved work. Refer to the Declaration of Protective Covenants for further information.

Unless otherwise approved by the Architectural Committee, construction of approved improvements shall commence within ninety (90) days from the date of approval by the Architectural Control Committee. Construction shall proceed continuously and be completed within a reasonable time, and in no event shall construction of a dwelling house or other improvements be extended or last for more than twelve (12) months unless otherwise approved by the Architectural Committee.

Due to the additional activities incurred by The Shores HOA, should an owner begin a project covered by The Shores HOA documents, including these Architectural Guidelines, prior to receiving an approved Request, the owner will be charged a late processing fee of Fifty Dollars and No Cents (\$50.00). If the Request is disapproved, but the work has been started and/or completed by the owner, The Shores HOA shall have the right to require the owner to remove such work.

It is the goal of the Architectural Control Committee to consider new or alternate building materials whenever possible. However, these materials must be balanced within the existing aesthetic context of the Shores. Consideration of any such new material will be given, as long as application is made to the Committee, and appropriate and extensive technical and illustrative materials are provided. Be advised, however that installation of alternate materials may require Board action and take time to implement.

**The Shores of Jupiter Homeowner’s Association
Architectural Guidelines**

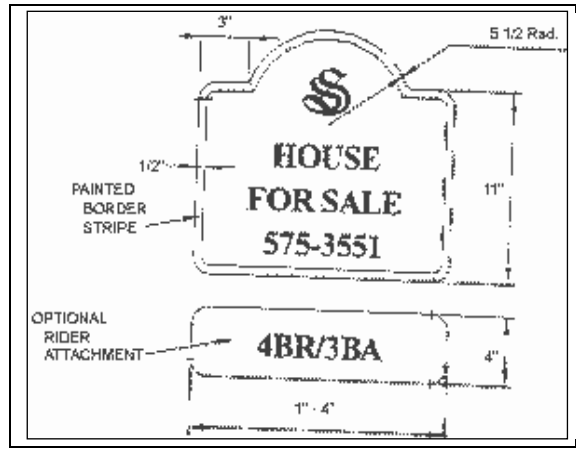
I. Signs:

Paragraph IV (z) of the *Covenants* indicate that “no signs of any nature may be posted, erected or placed, on any lot unless approved by the Architectural Control Committee or in accordance with sign standards and guidelines established by the Committee”. The following summarizes the ACC’s Guidelines regarding the use of any sign(s) within the Shores of Jupiter:

a. Real Estate Signs:

All real estate signs including (1) homes for sale, (2) homes for rent, and (3) model homes must be constructed in strict accordance with the following specifications:

Standard Sign Details



Notes:

1. Only one (1) sign and up to two (2) rider attachments may be erected on any lot within the Shores. No other attachments to sign (e.g. brochure boxes) are permitted
2. Sign background color: dark green (forest)
3. Sign border color – white
4. Shores symbology: Gold
5. Rider background color – to match sign background, or alternately, white
6. Lettering / numbering must not be larger than 2-1/2” in height
7. Lettering / Numbering Color – white, or forest green
8. Lettering / Numbering style – uniform type of stencil quality
9. Sign support – single 2” x 2” wood post painted dark green or a single metal post painted black.

b. **Open House and Garage Sale Signs:**

Use of Open House and Garage Sale signs are permitted on Saturday(s) and or Sunday(s) only. Open house and garage sale signs shall not be displayed on any property within the Shores on any other day. All open house and garage sale signs must be constructed in strict accordance with the following specifications:

1. No more than three (3) open house or garage sale signs may be erected at any one time for any lot within the Shores. Only two (2) such signs may be erected on common properties, including road right-of-ways, for directional purposes to the open house or garage sale.
2. Sign(s) must not exceed 1-1/2 square feet (216 square inches) in overall size.
3. Sign(s) must be commercially designed or of similar quality. Sign(s) shall be constructed with waterproof materials and shall have uniform lettering, of stencil quality, not exceeding 2-1/2 inches in overall height.
4. Sign(s) shall be mounted on a single wood post or metal frame painted black. Sign(s) shall not be affixed to any tree and/or permanent street sign or post.
5. All open house and garage sale signs must be promptly removed each day within one hour of the conclusion of the open house or garage sale. Advertisements for future sales or openings are strictly prohibited.

c. **Miscellaneous Signs:**

No other signage shall be erected within the Shores unless pre-approved by the Architectural Control Committee. Applications for ACC approval of any signage other than that previously specified shall be submitted approximately 30 days prior to event or desired use.

Any signs erected within the Shores (including lots, common properties, and road right-of ways which are deemed in violation of these guidelines may be promptly removed by the Shores Homeowners Association or their authorized representative(s). Special charges may be assessed by the H.O.A. against any property owner who violates these sign guidelines.

II. Mailboxes:

- a. Mailboxes shall be constructed and maintained in conformance with the standard design, as noted in Appendix A. House numbers, to match the standard are required below the mailbox.
- b. Mailbox structure and post color shall be Sherwin Williams “Gravel” or color to match
- c. Mailbox shall include concealed light fixture above address sign with electrical power connection and photocell. New houses are required to have photocell. Houses built prior to 1993 were not required to have this device.
- d. Newspaper boxes are not allowed

It should be noted that the standard Shores mailbox is considered to be an important aesthetic element, which is intended to foster a sense of community and achieve a high quality curbside appearance. Accordingly, each homeowner shall maintain their mailbox in good condition as summarized below:

- Mailboxes shall be kept clean, painted, and free of any visible mildew or rust.
- Mailbox paint shall comply with the Shores’ standard color, as specified above.
- Mailbox lighting shall be kept in working order, maintained as needed.

III. Application Processing – Architectural Control Committee:

- a. Applications for approval of either new construction or proposed modifications to existing or improved properties shall be prepared using a standard Shores ACC application review and approval form, with pertinent sections completed by the property owner and/or their authorized representatives. The form is available either from Bristol Management Services (561-575-3551) or via the Internet at www.bristolmanagement.com. Click on the appropriate tab below:

Associations

Shores of Jupiter

Forms

Request for Project Approval for Property Improvement

Open (You will need Adobe Reader to print this form – It is a free download from Adobe.)

Print the form on a single sheet of paper – front and back

Completed applications shall be forwarded to Bristol. All applications are required to contain one non-returnable copy of all supporting documents and pertinent attachments (such as drawings, samples or schedules). Refer to Appendix B for a copy of the current application form and associated submittal requirements.

Applicants for any proposed construction which involves the determination of setbacks will be required to submit a detailed plan which includes surveys, clearly delineating existing and proposed setbacks, and complete dimensioning for proposed construction. This includes pools, spas, fences, additions, new construction, and other elements. Failure to submit these materials will delay the approval process and may result in the requirement to remove and/or rebuild unapproved elements.

- b. Bristol shall be responsible to insure the completeness of the submitted application. Incomplete applications shall be returned to the applicant for correction and/or further input prior to the application being forwarded to the ACC for review.
- c. The ACC will generally complete their review within thirty (30) days of the receipt of an acceptable application. Approval, rejection, or other action taken shall be communicated in writing using either the approval box on the application, or other written communication. One copy of the submittal will be forwarded to the applicant and should be retained for recording purposes.
- d. Bristol Management will be responsible to (1) notify the applicant of the final review determination(s), (2) mail a copy of the response of the ACC to the

applicant, and (3) maintain a complete file of the application and associated ACC response to the applicant for the record of the Homeowner's Association.

- e. Bristol shall monitor construction activities to ensure and confirm overall compliance with the conditions of approval of the ACC. Any deviations from the approved documents or ACC conditions of approval will require re-submittal for approval. Bristol or the Owner will be required to bring any such deviation to the attention of the ACC. The ACC will have overall responsibility to pursue final resolution of all non-complying documents, including possible litigation, or the requirement for remedial work.
- f. The ACC shall have the authority to assess a fee to any Request that requires the professional opinion of a consultant. Such fee shall not exceed the cost incurred by the Association.

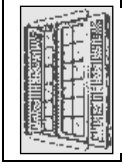
IV. Basketball Hoops:

- a. Basketball goal posts shall be located adjacent to the driveway, approximately mid-point between the front property line or edge of sidewalk and the front face of the home.
- b. Goal posts shall be painted black
- c. Backboards shall not be mounted on the face of the home, or located directly in front of said home. Only basketball hoops on black posts, oriented perpendicular to the road, will be accepted.
- d. Basketball hoop and post shall be installed in new condition
- e. Any required Homeowner's Association landscaping, including Laurel and /or Live Oak trees will be required to remain, or to be installed prior to installation of any proposed basketball goal post.
- f. Adult sized portable basketball goal devices are discouraged, since they can be considered inharmonious with the aesthetic quality of the Shores, and as they may be left in an inappropriate location for extended periods of time. However, they may be permitted on a case by case basis, provided the applicant agrees to insure that it is stored as to meet criteria for permanent basketball goals, and if the applicant agrees to place these goals out of sight when not in use. Adult-sized portable basketball devices must *never* be placed in the street right-of way or on any vacant lot. Failure to comply with these requirements could result in the Applicant being assessed special charges by the Homeowners' Association.
- g. Basketball hoops shall be maintained in good condition at all times. Goal posts shall be kept in good condition without any visible signs of rust, mildew, or missing paint.

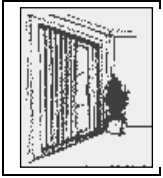
V. Hurricane Shutters:

- a. Temporary hurricane shutters may be installed without the approval of the Architectural Control Committee. Temporary hurricane shutters are defined as shutters which are installed without the use of any permanent mounting brackets and/or other architectural elements which are visible. All other applications would be considered permanent applications.
- b. These hurricane shutters shall be installed when the National Weather Service has established a cone of probable land fall which includes the town of Jupiter, Florida. These shutters must be completely removed when the likelihood of land fall is low.
- c. Permanent shutters require the approval of the Shores ACC prior to installation. Permanent shutters are defined as any shutters, which include mounting brackets and/or other architectural elements, which are permanently installed and visible from street side or lakeside views. Approved permanent shutters shall be closed when the National Weather Service has established a cone of probable land fall which includes the town of Jupiter, Florida. These shutters must be completely removed when the likelihood of land fall is low.
- d. Permanent shutters of the following types may be permitted, provided they are of a color to match the window frame, exterior color of the house, or white:
 - Roll up shutters (special street side requirement – see item f)
 - Accordion shutters (special street side requirement – see item f)
 - Colonial Hinged shutters
 - Bahama Awning shutters
 - Temporary panels (as noted above – provided any permanent mounting brackets and/or other architectural elements are concealed or do not detract from the architectural aesthetic of the house, as determined by the ACC)
 - Alternate materials, such as laminated or impact resistant glazing may be used, as long as application is made, and aesthetics are not impacted.
- e. Aluminum Awning-shutters are not permitted in the Shores
- f. Roll up and accordion shutters shall be permitted in the Shores on any side of a house that faces an adjacent lot and the rear of the house. Placing roll up or accordion shutters on the street side of a house requires approval by the Board of Directors. Any owner using roll up or accordion shutters on the street side of the house will be required to protect any architectural feature, such as but not limited to, windows and/or doors that have a curved arch(es) as part of the construction. The owner shall be aware that the Board meets only once per month and allot sufficient time for review. Applicants are reminded that additional landscaping and/or construction may be required as a condition of approval.

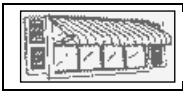
The following sketches depict approved and appropriate types of shutters (following application and ACC approval)



Hinged Colonial Hurricane Shutter



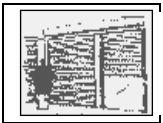
Accordion Hurricane Shutters



Slatted Hurricane Awnings



Bahama Hurricane Awnings



Roll-up Aluminum Hurricane Shutters

VI. Solar Panels:

- a. Solar panels shall not be located on a roof which is visible from street side or lakeside views. Enhanced landscaping consisting of tree plantings may be considered, on a case by case basis, if the property owner has no appropriate roof section available. See Section XIV Landscaping, Sub-Section n., for additional requirements.
- b. Panels shall be installed parallel to and resting on roof.
- c. Vertical pipes shall be painted to match the adjacent surface to minimize visibility. All piping is to run tight to the adjacent structure and parallel to the wall plane.
- d. Complete detailing shall be provided which indicates a clear plan of the location and size of panels, the detailing of panel edges, and the routing and concealment of piping.

VII. Setback Requirements:

Minimum Setback Requirements In Feet From A Property Line

Setback	Building	Pool Edge	Pool Screen and Deck Enclosure
Front Yard	25 feet	28 feet	25 feet
Side Yard (facing an adjacent lot)	7.5 feet	10.5 feet	7.5 feet
Side Yard (facing a street)	15 feet	18 feet	15 feet
Rear Yard (lake)	15 feet	10.5 feet (note 1)	7.5 feet (notes 1 and 2)
Rear Yard (preserve)	15 feet	10.5 feet (note 1)	7.5 feet (notes 1 and 2)
Rear Yard (other)	15 feet	10.5 feet (note 1)	7.5 feet (notes 1 and 2)

Notes on Setback Table

- 1. The swimming pool deck or spa deck may be constructed with a minimum three (3) foot rear setback provided:
 - The entire rear property line is adjacent to open space (lake or natural preserve) with a minimum one hundred (100) foot depth
 - The pool edge is set back a minimum of three (3) feet from the edge of the deck

- All construction and earthwork is completed within the owner’s lot. It should be noted that deck elevations and construction details shall be provided by the owner.
 - Data shall be provided to indicate that site drainage patterns are not altered. See Section XIV Landscaping, Sub-Section o., for restrictions on disposal of excavated and landscaping material.
2. The swimming pool deck may be constructed with a minimum one (1) foot rear setback provided the requirements of Note 1 are met and all of the deck between its rear edge and the edge of the pool are constructed in a break away manner.

VIII. Patios, Screen Enclosures, Pools and/or Spas:

- a. Setback requirements are as specified in Table 1, Section VII.
- b. Black, bronze or white aluminum frame/members shall be used (plain, clear or mill finished aluminum is prohibited).
- c. Black or charcoal screening shall be used (gray or other colors are prohibited).
- d. Above ground pools are prohibited.
- e. See Section XIV Landscaping, Sub-Sections m. and q., for landscaping requirements for patios, screen enclosures, pools, and/or spas.

IX Front Porch Enclosures:

- a. All front porch enclosures shall be set back a minimum of twelve (12) inches from the plane of the adjacent wall surface parallel to the front elevation. Additionally, all framing shall match the existing front wall window framing.

X. Fences

Planting of landscaping hedges in lieu of fencing is preferred within The Shores. Fence installation should be kept to a minimum, allowing for safety, privacy, and containment issues. The overall height of a fence should be kept to a minimum to prevent unnecessary blocking of view from adjacent properties, sidewalks, and streets. Because of visibility issues any fencing in side and rear yards of lots located on one of The Shores many lakes will be subject to more stringent restrictions and requirements.

Where conditions may be created by the approval of a fencing application that in the opinion of the ACC presents a detriment to the appearance and/or values within The Shores, additional landscaping may be required. Hedge and vine plants shall be selected from the Vegetation Table later in this document.

TABLE X-1: FENCE HEIGHTS AND SETBACKS

LOCATION	SETBACK FROM PROPERTY LINES	OVERALL HEIGHT
Front Yard	Twenty Five (25) Feet Or To Outside Face Of House Whichever Is Greater	Six (6) Feet
Side Yard Facing Adjacent Lot	Allowed On Property Line	Six (6) Feet
Side Yard Facing Street	Twenty Five (25) Feet Or To Outside Face Of House Whichever Is Greater	Six (6) Feet
Rear Yard Facing Lake	Allowed On Property Line	Four (4) Feet
Rear Yard Facing Preserve	Allowed On Property Line	Six (6) Feet
Rear Yard Facing Other	Allowed On Property Line	Six (6) Feet

NOTES:

1. Setbacks and heights of any fence shall be reviewed by the ACC to determine if it creates a situation that impairs visibility from adjacent lots, sidewalk, or street. The ACC shall require changes to any individual application in order to prevent such impairments.
2. Specified fence height shall be measured from grade elevation, excluding any landscaping berm. A maximum of two (2) inches construction tolerance to specified fence heights will be permitted to allow for variances in grade elevations. Where a change in grade elevation causes the fence to raise or fall the fence shall be installed in a square manner, not by angling the fence up or down.
3. Fences installed along the side yards of a lot located on a lake shall not exceed four (4) feet in height from a point five (5) feet toward the rear property line from the rear wall of the house closest to the fence location.

A. Fence Design and Material

Exceptions to the fence designs described below shall be considered by the ACC. At the ACC’s discretion, any such exception shall be placed before the Board of Directors for approval or denial.

B Wood Fences

1. Fences shall be built with cedar, cypress or pressure treated lumber.
2. Fences shall be constructed using galvanized nails or screws. Staples are specifically prohibited.

3. The following styles of wood fencing are permitted within The Shores;
 - a. Shadow Box – Vertical boards are placed on each side of a core structural system and are off set by one board width. Variations of this style may be approved by the ACC.
 - b. Single Sided – Vertical boards are placed on only one side of a core structural system, with approximately a one (1) inch gap between adjacent boards. Variations of this style may be approved by the ACC.
 - c. Picket style fences constructed of PVC materials are permitted on side yards only and may not extend forward of the front wall or rearward of the rear wall of the house closest to the fence location.
3. Wood fences shall not be permitted across the rear property line of lots abutting a lake.
4. Fences having boards on only one (1) side of the fence’s structural elements shall be installed so that those structural elements face the lot on which it is installed.
5. Fences shall be painted on both sides using the Gravel Beige color, required on all mail box supporting structures.
6. Structures similar to a shadow box fence located in close proximity, or attached to a house for privacy purposes are not considered a fence. At the option of the ACC such structures shall be painted the same color as the house walls.

C. Chain Link Fences

1. All elements of chain link fences shall be coated with green or black vinyl.
2. The landscaping requirements of Section XIV, Sub-Section r., of these Guidelines shall be planted on the property on which the fence is installed.
3. The maximum height permitted for any chain link fence shall be four (4) feet.
4. Landscaping consisting of an ancillary hedge a minimum of two (2) feet high and 2 feet on center, or vines planted four feet on center shall be provided along the interior of a chain link fence. Hedge and vine plants shall be selected from the Vegetation Table later in this document.

D. PVC Fences

1. The following styles of PVC fencing are permitted within The Shores;
 - a. Shadow Box – Vertical boards are placed on each side of a core structural system and are off set by one board width. This style fence shall have a minimum of one (1) foot of decorative lattice work as the highest element of the fence. This decorative element shall be included in the maximum allowable fence height. Variations of this style may be approved by the ACC.

- b. Vertical Boards - Boards are placed so that they abut each other. This style fence shall have a minimum of one (1) foot of decorative lattice work as the highest element of the fence. This decorative element shall be included in the maximum allowable fence height. Variations of this style may be approved by the ACC.
 - c. Picket – Fence constructed of vertical elements approximately two (2) inches in width and separated from each other by the same dimension. This style can be no higher than two (2) feet. This style fence is permitted on side yards only and may not extend forward of the front wall or rearward of the rear wall of the house closest to the fence location.
2. All PVC fences shall be white in color.
 3. The ACC shall retain the right to require additional landscaping to break up the solid face presented by a PVC fence.

E. Aluminum Picket Fences

1. Dimensions and composition:
 - a. Aluminum picket fence shall be between four (4) and six feet in height.
 - b. The vertical pickets shall be no greater in size than three-quarter (3/4) inch square stock, with a maximum clearance between pickets of four (4) inches.
 - c. Supporting posts shall be no greater than two (2) inch square stock.
 - d. Horizontal rails shall be no greater than two (2) inches wide and one (1) inch high.
 - e. White, black, or bronze colors are permitted in The Shores.
2. Aluminum picket fences used as a safety fence around pools shall be mounted directly to or within one (1) foot of the pool deck.

XI. Paint:

A. House

1. The colors used to paint the exterior of a house within The Shores shall reflect the overall image of this community. As such it is recognized that color is a subjective decision.
2. The submission of an application to paint the exterior of a house, including those being painted the same color, shall at a minimum contain manufacture chips of the colors proposed for the:

- a. Wall
- b. Trim (Trim is defined as all that portion of the house that is not comprised of the walls, passage doors, and garage doors.
- c. Doors and jams
- d. Garage door and jam

If any of the above surfaces will not be painted the existing color shall be identified.

3. If any of the colors are a special mix, or designed to match an existing color, a wood surface measuring six (6) inches square shall be submitted with at least two (2) coats applied. If in the opinion of the ACC, any color submitted that does not meet the “overall image” of The Shores, then the owner shall be required to apply two (2) coats to a three (3) square foot portion of the house wall, in the proposed color.

B. Elements Used For Mounting

1. Frames used to mount windows to the house structure shall be white, bronze, or the house wall or window color.
2. Frames used to mount doors, including garage doors, to the house structure shall be white, bronze, or the house wall or door color.
3. Channels and hardware used to secure hurricane shutters to the house shall be white, bronze, the wall color or the color to which the securing devise is mounted.

XII. New Home Construction and Refurbishment/Renovation of Existing Homes:

- a. Requires a minimum of 1,650 square feet of air-conditioned living area not including garages, porches, patios, or similar ancillary areas.
- b. Two car garages are required with a minimum size of 400 square feet. Carports are strictly prohibited.
- c. Roofs shall have a minimum pitch of 5”/12” and shall be cedar shake, cement tile, clay tile, or approved metal roofing systems. Due to the variety of metal roofing systems that are available and to help facilitate the approval process, the following samples and information shall be provided with metal roofing requests:
 1. A sample of the proposed metal roof panel in the proposed gauge, color, and design
 2. Manufacturer’s literature describing the composition of the metal and the coatings,

3. Manufacturer's engineering drawings describing how the panels are attached to the substrate, at the edge lap, at the end lap, at the eave, at the ridge, and at roof penetrations,
4. Manufacturer's drawings of the configuration of and fastening pattern for the following flashings: eave, hip/ridge, valleys, ridge, and roof-to-wall transition.

At a minimum the metal roofing system shall not have exposed fasteners and shall have the prescribed minimum pitch, a minimum rib depth of one inch and a rib spacing not to exceed twelve inches.

- d. All utilities and wires must be completely underground.
- e. No vent lines, pipes, attic fans, skylights, solar water heater panels, or electric meters shall protrude from the front or street side elevations. Air conditioning units, pool equipment, and sprinkler pumps shall be completely screened from street views.
- f. Deleted by Board action May 4, 2006.
- g. Refer to the Declaration of Protective Covenants and all other sections of these Architectural Guidelines for additional criteria and/or guidelines pertaining to new construction requirements.
- h. The erection and/or installation of building structures that are not attached to the property's main building shall be prohibited.
- i. The erection and/or installation of building structures that are attached to the property's main building shall be of the same material and style as the property's main building.
- j. A flat roof or buildup roof (metal/foam/metal) over rear yard porches, decks, pools and screen enclosures shall be hidden from view.
- k. Any Request that would cause a change to the roof line of an existing main residence shall require Board of Directors approval.

XIII. Concrete Topping/Driveway Refinishing:

Coloring of private walkways and driveways shall be accomplished with strict adherence to the manufacturer's specifications. Concrete stain shall be used for such coloration and paint shall not be used under any conditions. One or more color samples must be supplied to the ACC and approved by that Committee prior to the beginning of the project.

XIV. Landscaping:

- a. Each home site (lot) shall be fully landscaped in accordance with the requirements of this Section at the time of dwelling construction and such landscaping shall be continuously maintained in a healthy and attractive condition. The ACC reserves the right to alter the requirements depending on the configuration of each individual lot.
- b. Each lot shall have an underground sprinkler system that shall irrigate the entire lot from the edge of the roadway pavement to the rear property line or to the lake edge in the case of a lake front lot.
- c. Wherever used Laurel or Live Oak trees shall be a Florida Grade 1 with a minimum height of ten (10) feet from ground level and with a two (2) to two and one half (2.5) inch caliper measured four (4) feet above ground level. All trees shall be pruned to achieve a mature tree shape with lower branches a minimum of seven (7) feet above grade elevation. Lollypop, hat rackin, and other detrimental trimming of trees shall not be permitted.

When used to fulfill the requirements of a street tree, the oaks shall be planted and maintained with an approximate spacing of forty (40) feet. A root barrier shall be installed at the edge of the sidewalk closest to the associated tree and shall measure twelve (12) feet in length, with the associated tree being located at the six (6) foot point. The root barrier shall have a depth of eighteen (18) inches measured from the top side of the sidewalk downward. No such tree shall be planted any closer to an existing stop sign than fifteen (15) feet. Trees shall be planted approximately five (5) feet from the edge of a paved roadway.

- d. A tree with a caliper greater than four (4) inches, measured four (4) feet above ground level, shall not be removed from any lot without approval of the ACC.
- e. Plant material listed in the Town Of Jupiter Ordinance #24-00 Sec. 26-100, Prohibited Vegetation or its successor, shall not be planted in any area within The Shores.
- g. Accent landscaping shall be placed at the dwelling entrance walk way. The selected specimen shall be a palm or an ornamental tree.
- h. Under certain conditions, which shall be determined by the ACC, landscaping shall be required in each side yard. Such conditions shall determine the type of landscaping required.
- i. Between three (3) and five (5) palms, as determined by the ACC, shall be provided in the front yard in a clustered grouping. Each palm shall have a minimum eight (8) foot clear trunk from ground level and of species that ??when mature shall exceed the dwelling roof line by a minimum of three (3) feet.

In place of, or in addition to the palm cluster described above and under conditions which shall be determined by the ACC, a Florida Grade 1 shade tree selected from the Vegetation Table later in this document, with a minimum height of ten (10) feet and with a two (2) to two and one half (2.5) caliper

measured four (4) feet above ground level and of a species that when fully mature shall exceed the dwelling roof line by a minimum of three (3) feet, may be required.

j. All exterior devices such as, but not limited to, pool pump, pool heater, air conditioning unit, lawn waste material container, and garbage container shall be completely concealed from view by landscape screening.

k. Any lot that abuts an open space measuring fifty (50) feet or more from the rear property line shall have a rear yard planting consisting of a cluster of three (3) palms, with a minimum eight (8) foot clear trunk measured from ground level and of a species that when fully mature shall exceed the dwelling roof line by a minimum of three (3) feet.

As an alternative to a three (3) palm cluster, a Florida Grade 1 shade tree can be planted provided it has a minimum height of ten (10) feet and a two (2) to two and one half (2.5) inch caliper measured four (4) feet above ground level and of a species that when fully mature shall exceed the dwelling roof line by a minimum of three (3) feet..

l. A dwelling structure, excluding any decks, pool cages and/or other dwelling extensions, shall have plant material with a height between two (2) and three (3) feet above ground level, planted completely and solidly around its foundation. Such plantings may not be required in the front yard, as determined by the ACC, if an extended planting bed is provided.

m. All decks, pool cages and/or other dwelling extensions shall have foundation planting(s) consisting of one or more of the following options:

1. The plantings described in l. above?? this is not plant material.
2. Non- lawn grass plant material which is full to the base or in conjunction with other layered plants giving the appearance of full to the base plant material.
3. Lawn grass plant material, with ornamental hedge material planted every ten (10) to fifteen (15) feet around the entire perimeter or the deck, pool cage and/or other dwelling extension that is between two (2) and four (4) feet above ground level and a full width of between one (1) and two (2) feet.

n. Where conditions may be created by the approval of a Request submitted under an appropriate Section, that in the opinion of the ACC present a detriment to the visual appearance of The Shores, additional landscaping material consisting of lawn, shrub, and/or tree material may be required.

o. Landscape material of any type shall not be planted, maintained, and/or deposited in any preserve area or lake.

p. Individual lot owner(s) are required to install and maintain approved lawn material between the rear property line and a lake edge. Any other plantings are

prohibited unless approved by the North Palm Beach County Improvement District and the ACC.

- q. Landscaping shall totally screen a raised spa deck foundation.
- r. St. Augustine sod (grass) shall be planted and maintained in good condition with a minimum amount of weeds from the street edge to the rear property line and between each side property line. Additionally, see the requirement under Section XIV.p above.

Planting of landscaping hedges in lieu of fencing is preferred within The Shores. The overall height of a hedge should be kept to a minimum to prevent unnecessary blocking of view from adjacent properties, sidewalks, and streets. Because of visibility issues any hedging in side and rear yards of lots located on one of The Shores many lakes will be subject to more stringent restrictions and requirements.

TABLE X-1: HEDGE HEIGHTS AND SETBACKS

LOCATION	SETBACK FROM PROPERTY LINES	OVERALL HEIGHT
Front Yard	Twenty Five (25) Feet Or To Outside Face Of House Whichever Is Greater	Six (6) Feet
Side Yard Facing Adjacent Lot	Allowed On Property Line	Six (6) Feet
Side Yard Facing Street	Twenty Five (25) Feet Or To Outside Face Of House Whichever Is Greater	Six (6) Feet
Rear Yard Facing Lake	Allowed On Property Line	Four (4) Feet
Rear Yard Facing Preserve	Allowed On Property Line	Six (6) Feet
Rear Yard Facing Other	Allowed On Property Line	Six (6) Feet

NOTES:

1. Setbacks and heights of any hedge shall be reviewed by the ACC to determine if it creates a situation that impairs visibility from adjacent lots, sidewalk, or street. The ACC shall require such changes that will prevent such impairments as a part of any individual application.
2. Specified hedge height shall be measured from grade elevation, excluding any landscaping berm.
3. Hedges installed along the side yards of a lot located on a lake shall not exceed four (4) feet in height from a point five (5) feet toward the rear property line from the rear wall of the house closest to the fence location.

XV. Amendments:

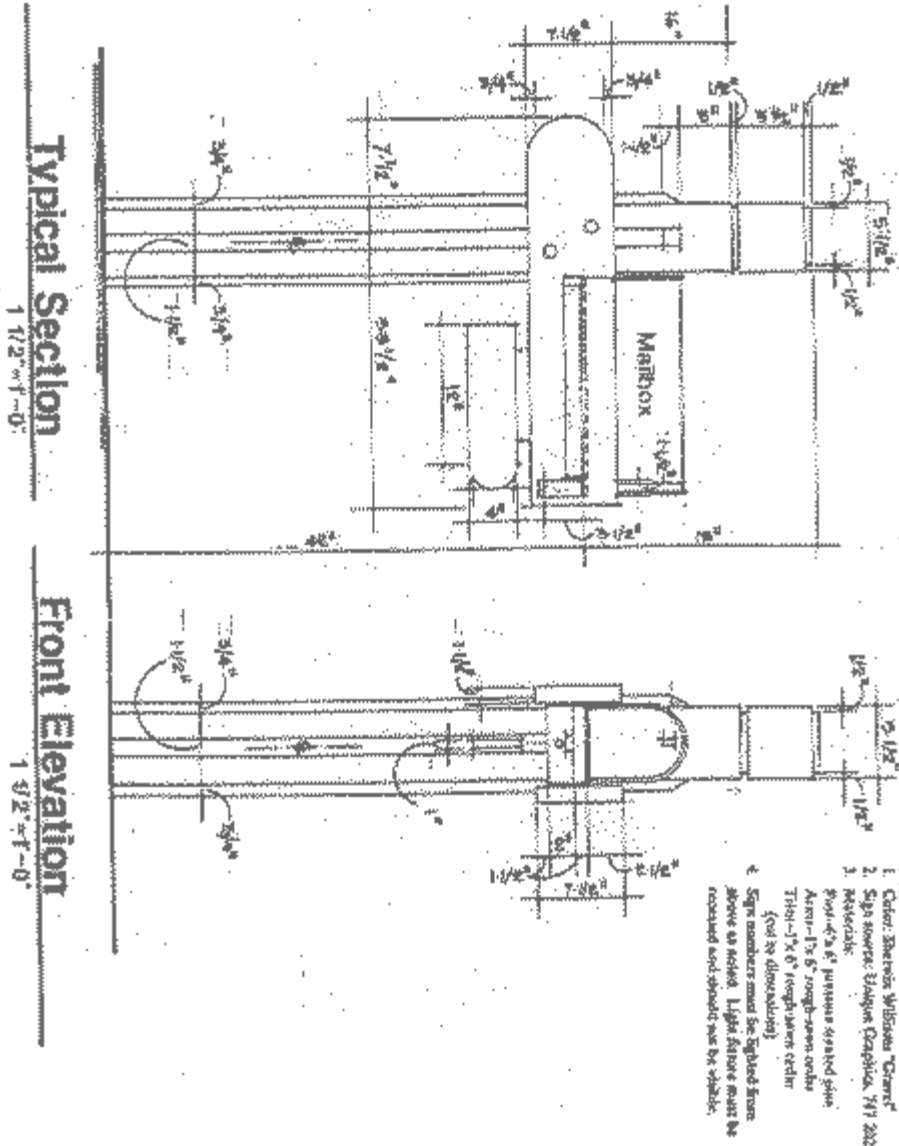
These Guidelines shall be amended by a majority vote of the Board of Directors, at either a regular or special meeting of the Board of Directors, or by a majority vote of the directors present. Notice of the amendment(s) shall be made by posting the approved amendment(s) on the Association's web page and by stating a summary of amendment(s) in the Association's Newsletter.

XVI. Guideline Variance(s):

The following procedure shall be followed for any applicant requesting a variance to these Guidelines:

1. A Request form shall be submitted containing all information required by these Guidelines, and
2. All or a portion of the Request form that has Not Been Approved by the ACC and/or the Board of Directors.
3. A request for a variance shall be filled in writing, with a complete copy of the original Request and a statement as to why a variance should be granted, and
4. The written request for a variance shall be received by The Shores ACC within thirty (30) days from the date the original Request was totally or partially Not Approved.
5. The Board of Directors, at their discretion, shall ask the applicant to make a statement during the meeting at which the requested variance will be discussed.
6. The Board of Directors shall make a final decision on the requested variance within thirty (30) days of the meeting at which the requested variance was discussed.

**Appendix A
Standard Mailbox Design**



<p>OR ONE</p> <p>L-1</p>	<p>DATE</p> <p>April 7, 2007</p>	<p>Mailbox Details</p> <p>The Shores</p> <p>Jupiter, Florida</p>
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Appendix B
Architectural Control Committee Request

The ACC Request form is download available from The Shores web site:

www.bristolmanagement.com/shoresofjupiter/index.htm

Or it can also be obtained from:

Bristol Management
Steve Inglis
1930 Commerce Way – Suite 1
Jupiter, Florida 33458

561 575-3551

Appendix C
Typical Landscape Layout

