

THOROUGHBRED LAKES HOMEOWNERS ASSOCIATION, INC.

ARCHITECTURAL CONTROL COMMITTEE (ACC)

DESIGN AND DEVELOPMENT GUIDELINES

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THOROUGHbred LAKES HOMEOWNERS ASSOCIATION, INC.

ARCHITECTURAL CONTROL FOR EXTERIOR CHANGES

Purpose

The Approving Party shall have the right to exercise architectural control over all Improvements to ensure the Thoroughbred Lakes HOA maintains high standards and aesthetic beauty.

Architectural control includes, but is not limited to:

- Size, height, site planning, and setbacks
 - Exterior design, materials, and colors
 - Landscaping, open space, and water features
 - Overall aesthetic criteria
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Owner Approval Requirements

- No Owner shall make any Improvement, apply for governmental permits, or seek building approval without written approval from the Approving Party.
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Request for Approval

1. Submission Requirements:
 - Requests for approval must be in writing and accompanied by detailed plans and specifications.
 - The submitted plans must include:
 - Nature, kind, shape, height, materials, color, and location of all Improvements.
 - Additional items such as floor plans, site plans, drainage plans, elevation drawings, and material samples may be required.
2. Review Process:
 - The Approving Party may postpone review if plans lack sufficient detail.
 - A reasonable fee may be charged to cover administrative costs, including fees for architects or engineers reviewing the plans.
 - No review will begin until the fee is paid.
3. Approval Timeline:

- The Approving Party will notify the Owner of approval, disapproval, or additional requirements within 30 days of receiving all necessary documents.
- Failure to respond within 30 days constitutes automatic approval.
- Written approval will be provided upon request, provided all fees have been paid.

Conditions of Approval

- Approval may be conditional, requiring changes or additions.
 - Improvements must adhere strictly to the approved plans.
 - Material changes require additional approval.
 - Approval of an Improvement does not obligate the Approving Party to approve similar future requests.
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Remedies for Violations

If an Owner proceeds without proper approval or fails to comply with approved plans:

1. The Approving Party may seek injunctive relief to stop, remove, or alter the Improvement.
2. Fines and assessments for enforcement costs may be imposed.
3. The Approving Party reserves the right to:
 - Inspect any property to verify compliance.
 - Enter onto any Lot, if necessary, for inspections.
4. Timelines for Enforcement:
 - Action must begin within 1 year of notice of the violation or 3 years after the violation occurred, whichever is earlier.

Additional Notes

- For the complete Architectural Control documentation, refer to the Declaration of Covenants and Restrictions, Section 7 in your Homeowner Documents.

POOL AND SPA

Approval Criteria:

1. **Pool and Spa Equipment:**
 - All equipment (pump, filter, heater) must be placed in a location that **does not disturb adjoining neighbors**.
 - A **hedge** must be installed around the equipment to screen it from view of the **street** and **neighboring properties**.
2. **Construction Storage:**
 - No material or debris storage during construction may be visible from the front of the home.
3. **Soil and Drainage:**
 - No changes to the soil condition or land level are permitted if they result in:
 - Permanent changes to surface or subsurface **water flow or drainage**.
 - **Detrimental effects** on any adjoining residence.
4. **Pool Installation:**
 - Pools must be installed **below grade**.
 - **Above-ground pools are not permitted**.
 - **Above-ground portable spas are allowed**.
5. **Construction Access:**
 - Access for construction must remain **within the boundaries of the lot** under construction.
 - No access is allowed through **common areas** or vacant developer lots.
6. **Pool and Spa Enclosure:**
 - All pools and spas require an enclosure (fence or screen).
 - Applications for the enclosure **must accompany the pool application**.

Note: A **\$1,000.00 security deposit** check must be included with the application. Refer to the application form for additional notes.

LANDSCAPING

Approval Criteria:

1. **Consistency and Suitability:**
 - All landscape material must be **consistent with others in the neighborhood** and appropriate for **South Florida** conditions.
2. **Tree Removal and Replacement:**
 - Removed trees must be replaced with trees of the **same quality, quantity, and size** as those removed.
3. **Shrub Replacement:**
 - Removed shrubs must be replaced with sufficient plantings to complete a **planting bed** of the same square footage.
4. **Tree Placement and Maintenance:**
 - Trees must be placed so they do not:
 - Require access to the neighbor's property for trimming or maintenance.
 - All tree roots must be **properly root-pruned** to prevent damage to adjoining lots.
5. **Hedges:**
 - Hedges must not exceed **5 feet in height**.
 - No hedges are allowed on **lake-adjacent lots**.
 - If written consent is obtained from both Lot Owners, side-lot hedges may be maintained at **5 feet**.
 - A **hedge** is defined as three (3) or more plants with woody stems planted closely together to form a barrier.
6. **Soil and Drainage:**
 - No changes (e.g., berming or planting) may permanently alter the **flow or drainage** of water.
 - Changes must not **detrimentally affect** adjoining properties.

Important: Per Florida law **HB 293**, homeowners may implement certain landscape-related changes, particularly as they pertain to water flow and drainage, in compliance with state building codes. The last bullet point regarding **soil and drainage changes** may now be subject to the provisions of HB 293, which supersedes HOA guidelines where applicable.

PORCHES

Approval Criteria:

1. **Roof Structure:**
 - Porch roofs must be of the **“Built-Up” type** (wood frame) or **conventional roof truss** with tile.
 - **Aluminum roofs are not permitted.**
 2. **Materials and Appearance:**
 - Porch materials must match the **main structure** of the home, including:
 - **Stucco, fascia, and tile.**
 3. **Colors:**
 - Porch paint colors must match the **existing house colors:**
 - Porch fascia must match the house fascia color.
 - Porch stucco must match the house stucco color.
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FENCES

Approved Criteria:

1. **Permitted Fence Styles:**
 - **White PVC fences** are permitted on **interior home sites**.
 - On **lake home sites**, **white aluminum railing fences** may be permitted.
2. **Specifications:**
 - **Maximum height:** 5 feet.
 - Fence construction for interior sites must follow the **“Post Incorporated” method** with a **finished appearance on both sides**.
 - Fence materials must remain in their **natural state** and **cannot be painted or stained**.
 - All fences must include at least **one 3-foot gate** for lawn mower access.
3. **Lake Home Sites:**
 - Fences may **not extend into the Lake Maintenance Easement** or the **Lake Slope Easement**.
4. **Zero Lot Line Homes:**

- Homes constructed on **zero lot lines** must include a gate to allow the **adjoining neighbor to maintain their home properly**.
5. **Maintenance:**
- Approval remains valid **only if the fence is maintained** in good condition and appearance.

EXTERIOR REPAINT

Approved Criteria:

1. **Color Selection:**
 - Colors must be **consistent** with other homes in the neighborhood.
 - All colors must be selected from the **approved paint schemes** or approved by the **Architectural Review Committee (ARC)**.
2. **Faux Finishes:**
 - **Faux wood grain** garage and front doors are permitted.
 - ARC approval is required, including submission of a **photo sample** of the vendor's work.
3. **Approval Requirements:**
 - All exterior paint modifications must be approved by the ARC, including instances where the **original color scheme** is retained.
 - Paint colors **cannot be identical** to the homes on **either side of the residence**.
4. **Pre-Approved Paint Chart:**
 - To assist homeowners, the ARC provides Pre-Approved **Paint Options** for reference and selection.
5. **Paint and Roof Schemes:**
 - When an ARC is made to change the roof color and the residents current paint scheme does not match the new roof, you will be given six months to repaint the exterior of your house an approved color to match the new roof.

GUTTERS AND DOWNSPOUTS

Approved Criteria:

1. **Color:**
 - Gutters and downspouts must be **white** or painted to match the **trim** or **body color** of the home.
2. **Maintenance:**
 - Approval remains valid only if the gutters and downspouts are:
 - **Properly maintained** (free of peeling paint and rust).
 - **Securely attached** to the house.

WINDOWS

Approved Criteria:

1. **Window Frames:**
 - All window frames must be **white**.
2. **Grid Style:**
 - Windows may be installed **with or without grids**, but the style must remain **consistent for all windows in the front of the home**.
3. **Decorative Shutters:**
 - All front-facing windows must include **decorative shutters**.
 - The required shutters vary by **model and elevation** as outlined below:

Decorative Shutter Guidelines by Model/Elevation:

Model	Elevation A	Elevation B
Hollywood 2 Bedroom with Den	Front and side windows	Side windows
Belmont 3 Bedroom	Front and side windows	Side windows
Chantilly 3 Bedroom	All front windows (except above garage door)	Same as Elevation A
Gulfstream 3 Bedroom	Front windows above garage	None (patio doors over garage)
Saratoga 4 Bedroom	Left window above garage	None (patio doors over garage)
Affirmed 3 Bedroom	Middle bay window	Middle bay window
Whirlaway 4 Bedroom	None	None

Seattle Slew 3 Bedroom	All front windows	All front windows
Ruffian 4 Bedroom	2 above garage, middle bay window (both floors)*	Same as Elevation A
Secretariat 5 Bedroom	2 above garage	2 above garage

*Note: For the **Ruffian model**, the middle bay window shutters are not required on either floor if **accordion shutters** are installed.

STORM SHUTTERS

Approved Criteria:

1. Removable Panels:

- Panels must be **aluminum corrugated** as originally installed by the Declarant.
- Panels may **only be installed during severe weather emergencies** and must be **removed promptly** after the emergency passes.
- Storage: Panels must be stored **inside the home or garage** when not in use.
- Headers and sills (if removable) must also be **removed promptly** after the emergency.
- Permanently attached tracks or hardware must be **painted to match the stucco color** of the home.

2. **Note:** Removable panels meeting the above criteria are allowed on **all openings** and all sides of the home.

3. Accordion (Folding) Shutters:

- Accordion shutters must be either:
 - **White**, or
 - A color similar to the **body paint** of the home, as approved by the **Architectural Control Committee (ARC)**.
- Shutters must comply with the following:
 - When fully stacked, the slats must **not exceed 1 inch per foot** in thickness.
 - Material (usually aluminum) must meet the approved color requirements.

Important: Under Florida law **HB 293**, homeowners have the right to install storm protection devices (including shutters) that comply with applicable building codes. These legal rights may **supersede community guidelines**, and the HOA cannot unreasonably restrict the installation of approved storm shutters or storm protection measures.

DRIVEWAYS

Approved Criteria:

1. **Interlocking Pavers:**
 - Interlocking pavers are permitted in the area between the street and the garage.
 - Pavers must meet one of the following criteria:
 - The color of the pavers must be **consistent with existing pavers**.
 - Alternatively, the **entire driveway** may be replaced using **SIERRA pavers**, the approved paver for Thoroughbred Lakes.
 2. **Driveway Staining:**
 - Driveways may be stained with **Architectural Review Committee (ARC) approval**.
 - The approved product for staining is **Rustoleum Decorative Concrete Coating in "Sunset"**.
 3. **Driveway Widening:**
 - Driveways may be widened with:
 - **ARC approval**, and
 - A permit, if required by **Palm Beach County (PBC)**.
 - Pavers for widened driveways must:
 - **Match existing pavers**, or
 - The entire driveway must be replaced with **SIERRA pavers**.
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PATIOS AND SCREEN ENCLOSURES

Approved Criteria:

Patios:

Concrete interlocking pavers, stamped concrete, and patios are permitted under the following conditions:

1. **Pavers:**
 - Pavers must match the **existing pavers** or be submitted for **ARC approval**.
 2. **Stamped Concrete:**
 - The **color** of stamped concrete must be submitted for approval.
 3. **Concrete Staining:**
 - Concrete must be **stained**, and the selected color must be submitted for approval.
 4. **Soil and Drainage Changes:**
 - No changes to the condition of the soil or land level are allowed if they result in:
 - Permanent changes to the flow or drainage of **surface or subsurface water**.
 - **Detrimental effects** on adjoining properties.
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Screen Enclosures:

1. **General Screen Enclosures / Front Entry Screen Enclosures:**
 - The **frame** of the screen enclosure must match one of the following:
 - The color of the **existing house window frames**, or
 - **Bronze**.
 - The **screen fabric material** must match the color of the **existing house window screens**.
 2. **Front Entry Screen Door:**
 - All front entry screen doors must be **submitted for ARC approval**.
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PLAY STRUCTURES AND SWINGSETS

Approved Criteria:

1. **Placement:**
 - All play structures and swing sets must be placed in the **rear yard**.
 - Structures must be **out of view from the street** for all standard rectangular-shaped lots.
2. **Height:**
 - Play structures must be **10 feet or less** in height.
 - Any structure exceeding this height must be **submitted for ARC approval**.
3. **Screening:**
 - Play structures must be screened from roadway view using:
 - **Approved natural hedging**, or
 - **Approved fence materials**, where appropriate.
4. **Maintenance:**
 - Structures must be **properly maintained** and kept in **good appearance** at all times.
5. **Application Requirements:**
 - A **photo** of the play structure must be submitted with the application.
 - The **exact location** of the structure must be noted on a **survey** of the property

ROOFS

Must be flat concrete tiles in the following approved colors to match with existing paint schemes:

Eagles Rocklin Blend 4804
Paint Scheme 1, 4, 6 and 8

Eagles Light Gray Peak Range 4679
Paint Scheme 2, 3, 5, and 7

Eagles Concord Blend 4602

Metal Roofs - Homeowner must present a PBC approved roofing system that matches current texture, style and color of the published color codes for existing concrete tiles. A metal roof must look like the existing concrete tiles to maintain a consistent aesthetic throughout the community.

ADDITIONAL PROVISIONS

As outlined in the **Declaration of Protective Covenants, Restrictions, and Easements** for Thoroughbred Lakes, the following provisions are applicable to all Lots:

1. No Temporary Buildings

- The following structures are **not permitted** on any Lot:
 - Outbuildings (including doghouses)
 - Portable buildings
 - Temporary or accessory buildings or structures
 - Storage buildings
- Such structures may **not** be erected, constructed, or located on any Lot for **any purpose**, including storage.

2. Basketball Poles

- **Permanent basketball poles are not permitted.**
- **Portable basketball poles** are allowed under the following conditions:
 - They must be **stored out of sight** when not in use.

3. Signs

- **General Rules:**
 - No signs, advertisements, notices, or other lettering may be:
 - Exhibited, displayed, inscribed, painted, or affixed on any part of the property **without written consent from the Board.**
- **Exceptions:**
 - Street numbers in front of Lots
 - Names and addresses on mailboxes
- **Sale or Rent Signs:**
 - The Board has the right to:
 - Prohibit signs offering property for sale or rent.
 - Limit the **size** of such signs.
- **Additional Restrictions:**
 - Owners may not attach or display any signs, advertisements, notices, or lettering on:
 - Exterior walls, doors, patios, windows, or roofs **without Board approval.**