

Madison Place Architectural Control Guidelines

Madison Place Architectural Review Committee (ARC)

(March 19, 2018). **Revised March 13, 2019.**

Board of Directors,

Below are modifications to committee's initial recommendation of items which were adopted on March 19, 2018. These items have yet to have been enforced within the community. We understand that additional items will be added, and this list will be refined over time and understand that amendments will be made to this list at the meeting and thereafter. These once adopted, will need to be uploaded and available on our community website ASAP for use of members of our community.

It is up to the Compliance Committee to establish a violation/fine structure for and enforce these items.

Section A

The Following items are general practices and items that **“Must be Maintained”** in clean, working and aesthetically acceptable order. Should you need assistance in repairing or remedying these issues, please reach out to Matt Jelinek at Metropolitan Property Group (*text*) 608-843-4648 or (*e-mail*) MJ@MPGFL.com and he will assist you with product replacement or remedy information or assist in scheduling a repair at the cost of the Owner.

The following items must be kept in clean, working, and visually aesthetic order.

- I. Oil Stains and weeds in pavers
- II. Gutter downspouts
- III. Garage, Front and Rear Slider Doors
- IV. Pavers (broken, chipped, dirty)
- V. Windows damaged/cracked
- VI. Exterior paint chipped, damaged or in need of repair
- VII. Hole penetrations through exterior wall
- VIII. Roof Tiles
- IX. Window Shutters
- X. Trash/Recycling Cans – See Trash and Recycling Schedule and Placement Guidelines.

Section B Outline

The Following improvements are recommended to be permissible, by submitting a **“Notice of Implementation”** (*see attached*) document to the committee, so as acknowledgement that all guidelines as put forth in this document are met. No application is required for these items if guidelines adopted by Board of Directors are met. Refer to Section B for guidelines.

1. Plant Species Acceptable
2. Exterior Light Replacement
3. Satellite Dishes
4. Exterior Security Cameras / Smart Door Bells

5. Patio Furniture
6. Rear Patio Decorations
7. Front Patio Decorations and Plants
8. Flag Poles - American Flag
9. Holiday Decorations
10. Solar Path Lights
11. Bird Feeders and Baths
12. Hoses
13. Mulch
14. Stone
15. Security Signs

SECTION B: *Notice of Implementation Required if meeting guidelines below*

1. Plant Species Acceptable

It is important to maintain a level of homogenous aesthetic within the community. It is also important to vet the plant material being brought into Madison Place as some plants common to South Florida can be harmful, even fatal to pets and small children. The following plants have been approved for replacement/installation.

a. Shrubs

- i. Silver Buttonwood
- ii. Red Tip Cocoplum
- iii. 'Queen Emma' Crinum
- iv. Shrubby Yew (*Podocarpus macrophyllus*)
- v. Coonite
- vi. Fire Bush
- vii. Ti Plant
- viii. Ixora
- ix. Spider Lily
- x. Southern Wax Jasmine
- xi. Split Leaf Philodendron
- xii. Plumbago

b. Grasses

- i. Pink Muhly Grass
- ii. Fakahatchee Grass

c. Potted Plants

- i. Submit pallet to ARC for Review and Approval.

d. Prohibited

There are several plants that can be harmful, even fatal to pets and small children, therefore any toxic plant is strictly prohibited.

- i. Annuals (*with the exception of in potted planters*)
 1. Please provide proposed plants to ARC for Review and Approval.
- ii. Any plant listed as an invasive species to South Florida.
- iii. Any plant the ARC deems unsafe.

2. Exterior Light Replacement

- a. Size/Dimensions 7" W x 8" D x 15" H
- b. Style: Lantern
- c. Material: Aluminum
- d. Glass /Lens Type: Clear
- e. Color – Black

3. Satellite Dishes

- a. Location: Rear or Side of units only. When unit's front door faces South / South East - an extension system should be utilized on the rear of the unit.
- b. If cables cannot be concealed, the cables should be painted to match the house (see exterior paint requirements).

4. Exterior Security Cameras / Smart Door Bells

- a. Color: White, Black, Tan, Light Brown
- b. Wires: Must be secured to building and as concealed as possible or internally through walls. Loose and disorderly wires not permitted.
- c. Lights: Lights permitted. No light pollution or spillover to adjacent or common area.
- d. Quantity: 2 per building side, excluding doorbell cameras.

5. Patio Furniture

- a. Color: No Restrictions
- b. Size: No Restrictions/Must fit on designated patio space
- c. Location: Must fit on designated rear patio space. Not allowed in front yard/alcove/exterior foyer with the exception of 1
- d. Temporary: Temporary use for parties, gatherings, etc. okay.

6. Rear Patio Decorations

- a. Permissible Items: Grills, Flower pots, site furniture (see restriction requirements below).
- b. Other decorations may be submitted for approval through application process
- c. Restrictions: Must fit on designated Patio area or on approved expansion to patio area, cannot be left on lawn.
 - i. Utilizing lawn during gatherings is allowable but shall be cleaned up 24 hours after event.

7. Front Patio Decorations and Plants

- a. Limited to 3 items here within;
 - i. Wreaths (doors or wall): Seasonal Applications
 - ii. Wall Art/Hangings: See Section C.
 - iii. Potted Plants: See Section C.
 - iv. Hanging Plants: See Section C.
 - v. Wind Chimes: Not Permitted.

8. Flag Poles - American Flag

- a. Installation: Utilize proper Flagpole Mount
 - i. Color of mount: White
- b. Location: Rear Terrace; For the front, 12"-24" above sconce on light on non-shared wall.
- c. Occasion: American Flag; year-round. Sports Flags and Flags of other nations, countries, and religions not permitted.

9. Holiday Decorations

- a. Permissible 30 days before and after the specified holiday. (I.e. Halloween; September 30 - November 30)
- b. Restrictions - Must not obtrude or interfere with neighboring spaces and traffic.
- c. Sound - Must not make noise between the hours of 10pm and 7am (per Pompano Beach Noise Ordinance)
- d. Permissible - Lights, fixtures, decorations, seasonal music up to 65 DB
- e. Light Bulb replacement (colored) permitted during time frame permitted above.

10. Solar Path Lights

- a. Color: Black, Silver, Light Brown, Tan
- b. Location: Not in common areas (including turf along walk ways). Must be kept in working and in and tasteful and aesthetically pleasing condition.
- c. Size: 12" - 18" tall
- d. Quantity: Reasonable

11. Bird Feeders and Baths

- a. Location: Not in front yard common area. Can be one of 3 items in alcove. Feeders are permissible in rear on private property. Up to one 1.

12. Hoses

- a. Allowed on front and rear spicket(s). Must be kept in an coiled fashion when not in use.

13. Mulch

- a. Can Apply as often as residents like. Should be cognizant of annual application by HOA.
- b. Color: Brown
- c. Substitution: See Stone Below.

14. Stone

- a. Specifications: Please contact Metropolitan Property Group for information on where these approved stones can be purchased.
- b. Size: 1-1/2"
- c. Color: Standard to be determined by ARC.

15. Security Signs

- a. Permitted. Up to 3 for end units (all door access points). Up to 2 for interior units.
- b. Must be maintained on individual property.

Section C Outline

The Following items are permissible, by submitting an “**Application**” (*see attached*) document to the committee, so as acknowledgement that all guidelines as put forth in this document are intended to be met. Written Description, photos, sketches, specs (per each individual item) shall be provided as requested. The committee will have 30 days to respond to owner. Refer to Section C for guidelines.

- A. Painting of Exterior
- B. Patio Expansion
- C. Front Patio Decorations and Plants (requiring ARC Review)
- D. Landscape Improvements
- E. Window Tinting / Frosting
- F. Paver Replacement
- G. Window Replacement
- H. Garage Door Replacement
- I. Exterior Door Knob/Handle replacement
- J. Front or Rear Slider Door Replacement

SECTION C: Application Required

A. Painting of Exterior

- a. Must match community paint. Paint codes for each building are available on the community website.
- b. Submit application to ARC for Review and Approval.

B. Patio Expansion

- a. Subject to approval, must submit design plans with pictures, diagrams and details. Once approved by BOD, permits must be obtained by the City of Pompano Beach.

C. Front Patio Decorations and Plants (requiring ARC Review)

- a. Limited to 3 items here within;
 - i. Wall Art/Hangings: Submit for ARC Review and Approval.
 - ii. Potted Plants: Allowed on pavers. Cannot be in planter/landscape areas. Anything above 7 GAL, must submitted for ARC Review and Approval.
 - iii. Hanging Plants: Submit location and plant specifications to ARC for Review and Approval.

D. Landscape Improvements

- a. Subject to approval, must submit design plans with pictures, diagrams, plant species, specs and details.
- b. Tree Relocation: Subject to approval, must submit design plans with pictures, diagrams and details. If approved, Tree Relocation permit required by the City of Pompano Beach.
- c. Plants: If using other than pre-approved plants outlined in Section B; plant specs must be submitted to ARC for Review and Approval.

E. Window Tinting / Frosting

- a. Subject to approval, must submit design plans with pictures, diagrams and details.

F. Paver Replacement

- a. Subject to approval, must submit design plans with pictures, diagrams and details. Proposed pavers must fall within the general character, color, and size of what is existing in the community.

G. Window Replacement

- a. Subject to approval, must submit design plans with pictures, diagrams and details.

H. Garage Door Replacement

- i. Subject to approval, must submit design plans with pictures, diagrams and details.

I. Exterior Door knob/handle Replacement

- a. Subject to approval, must submit product information/specs, pictures, and details.

J. Front or Rear Slider Door Replacement

- i. Subject to approval, must submit product information/specs, pictures, and details.

Section D Outline

The Following items are **not permissible** at any time. The Compliance committee shall develop a violation and fine structure associated with these items.

- I. **Window coverings:** OTHER than proper blinds, curtains or window treatments. Bed Sheets, blankets, flags, etc. may not be used as primary source of window covering.
- II. **Bulk trash:** Unless on designated Bulk Trash Days (24 hours prior to pick-up). If not removed within 24 hours, the Property Management Company will have removed, and the owner will be sent a bill.
- III. **Items on Patio or in front exterior entry way:** Appliances, Garments or Blankets, Laundry Hanging, Animal houses, toys. For approved items, please see Section A.
- IV. **Pavers around Trees:** Trees are common area/community assets. No modifications to common areas are allowed, and therefore placement of pavers around trees is prohibited.
- V. **Plants in Tree Rings:** Trees are common area/community assets. No modifications to common areas are allowed, and therefore placement of flowers within the tree rings is prohibited
- VI. **Ornaments in Trees:** Trees are common area/community assets. No items, including Ornaments, Decorations, Bird Feeders, Glass, Windchimes, etc. may be hung from the trees. The lone exception is holiday decorations may be placed in/on the trees to enhance the community during holidays but no longer than 30 days prior to and following the specific holiday in which the decorations or ornaments are celebrating.
- VII. **Wind Chimes:** Not Permitted.