

Initial Rules and Regulations of the Architectural Control Board (ACB)

Architectural Criteria and Building Restrictions

(Exhibit F from the Declaration of Restrictions and Protective Covenants for The Lakes at Parkland) (Updated 04/20/2023)

1. Residential Building.

1.1 No building shall be erected, placed or permitted to remain on any Lot other than one (1) detached single-family dwelling and attached garage. Notwithstanding the foregoing, buildings and structures accessory to the use of the family occupying the dwelling may be erected on the Lot upon approval by the Architectural Control Board (ACB) provided that any such accessory buildings do not furnish residential accommodations for an additional family.

2. Building Lines.

2.1 No structure shall be constructed on any lot closer to the lot lines shown on the Site Plan approved by the City of Parkland, Sheet No. SP-_____, unless approved by the ACB.

3. Building Height.

3.1 The dwelling on each Lot shall not exceed thirty-five (35) feet in height and shall not contain more than two (2) stories.

4. Minimum Floor Area.

4.1 Each dwelling located on a Lot shall contain not less than 1700 square feet of livable enclosed floor area exclusive of garages and open or screened porches, terraces or patios.

5. Construction Quality

5.1 All dwellings shall be constructed in conformity with the South Florida Building Code and all ordinances of the City of Parkland, Florida.

6. Exterior Treatments.

6.1 Stucco, decorative block, wood, brick and stone shall be allowed as exterior treatments. The use of any type of material other than the foregoing or such use of more than two (2) materials (other than roof material and glass) shall not be permitted unless specifically approved by the ACB.

6.2 The front elevation material treatment shall have reasonable continuity on the side and rear elevations.

6.3 All finished materials and color plans shall be submitted for approval by the ACB.

7. Roofs.

7.1 Flat roofs may be permitted over Florida rooms, porches, patios and terraces if specifically approved by the ACB. There shall be no flat roof on any other part of the building unless the ACB determines that such flat roof is part of an overall acceptable modern or contemporary design. No built-up roof shall be permitted on pitched surfaces.

7.2 The composition of all pitched roofs shall be tile, slate or concrete. The roof pitch on pitched roofs shall not be less than 4.9/12 unless otherwise approved by the ACB.

7.3 Roof materials may not be in the following colors: green, purple, yellow or red (other than terra cotta tiles or Mediterranean or Spanish design). The color of all tile roofs must be approved by the ACB.

8. Garages.

8.1 Unless otherwise specifically approved by the ACB, no garage, tool shed or storage room may be constructed separate and apart from the dwelling. Each dwelling shall have a private and enclosed garage for not less than two (2) and not more than three (3) vehicles.

8.2 Garage doors shall be operated by any electric door opener and with the exception of a garage being temporarily accessed, the garage doors shall remain closed at all times.

8.3 No carport shall be permitted unless otherwise specifically approved by the ACB as being part of the total design, which contributes to the aesthetic appearance of the dwelling.

8.4 No garage shall be permanently enclosed or converted to other use without the substitution of another garage on the Lot meeting the requirements of this Declaration.

8.5 All garages shall have a minimum width of twenty (20) feet for a 2-car garage or thirty (30) feet for a 3-car garage measured from the inside walls of the garage. Garages shall have either a single overhead door with a minimum door width of sixteen (16) feet for a 2-car garage or in the alternative, two or three individual overhead doors each having a minimum of eight (8) feet in width.

9. Driveways.

9.1 An owner shall repair in a neat and orderly fashion any and all roadways broken in construction of a driveway entrance. No ribbon driveways shall be constructed. For the purpose of the restrictions, the term "ribbon driveway" shall mean two (2) paved driving lanes separated by an unpaved area. No asphalt driveways shall be permitted.

9.2 The Lot Owner shall be responsible for repairing driveways damaged by tree roots.

10. Swimming Pools and Hot Tubs

10.1 All swimming pools constructed on a Lot shall be composed of materials specifically approved by the ACB. Above ground swimming pools shall not be constructed on any Lot. Above ground hot tubs must be specifically approved by the ACB.

10.2 The Lot Owner is responsible for repairing and restoring any lawns, landscaping, irrigation system components, curbing, roads, lot drainage and swales (to the original construction specifications), damaged due to the construction of pools on their lot.

10.2.1 The Lot Owner shall post a \$500.00 road cleaning and or repair deposit at the time of application for ACB approval. The deposit will be held in the Associations Reserve Account during the construction of pool and any other construction projects. The deposit, less road cleanup or repair costs if any, will be refunded to the Lot Owner upon satisfactory completion of the project.

10.3 The Lot Owner shall be responsible for maintaining a "mold free" appearance of the swimming pool surface and pool decking.

11. Recreational or Ancillary Facilities

11.1 All recreational facilities, including, without limitation by specification, swimming pools, and any other play or recreational structures including platforms, playhouses, doghouses, or other structures of a similar kind or nature (collectively referred to herein as "recreational facilities") and any patio, screening or other improvement constructed or used in connection therewith, whether on a Lot on which a dwelling is located or on an adjoining Lot purchased for the construction of any such recreational facility, shall be adequately

walled or fenced and landscaped in a manner specifically approve by the ACB, and in accordance with ordinances of the City of Parkland, Florida, so as to provide a buffer from adjacent dwellings and prevent the general viewing thereof.

11.2 No lighting of a recreational facility shall be permitted unless specifically approved by the ACB.

11.2.1 Lighting of a recreational facility shall be designed so as to buffer the surrounding dwellings from such lighting.

11.3. Basketball backboards. All requests for basketball backboards must submitted to and approved by the ACB.

11.3.1 One basketball backboard per lot may be installed on the side of a driveway at least 20 feet from the street blacktop and within one foot of the edge of the driveway.

11.3.2 The post must be metal and painted or vinyl clad or anodized aluminum.

11.3.3 No wooden backboard is allowed.

11.3.4 No basketball backboard may be attached to the structure (home).

11.3.5 The basketball goal, backboard and post must be kept in good condition. For example, goal must have a net; no broken, faded, cracked, peeled paint or rusty goal, backboard or post. Also, any other disrepair must be corrected.

11.3.6 The basketball goal may be used between 9:00 AM and 8:00 PM daily.

12. Landscaping.

12.1A landscaping plan for each lot shall be submitted to and approved by the ACB. No artificial vegetation shall be permitted on a Lot outside of the dwelling. No structure, planting or other material shall be placed or be permitted to remain on a Lot which may damage or interfere with the elevation or slope of the surface of the Lot, create erosion or sliding problems, change the direction of Flow of drainage channels or obstruct or retard the flow of water through drainage channels. All landscaping beds and tree rings to be covered in mulch or rock.

12.2 The entire lot and any portion between the street pavement and the front lot line of a Lot shall be irrigated and maintained by the Owner of the respective Lot.

12.3 Sod shall be required on the entire Lot, other than structure, tree and shrub planting and driveway areas. Lot Owners seeking exceptions to this rule must submit a landscaping plan to and approved by the ACB prior to work being done.

12.4 Each Lot shall have installed an underground irrigation system capable of irrigating regularly and sufficiently all lawn and plant areas of the Lot and the right-of-way area in the front of the Lot between the paving and the Lot lines. All landscape planting plans must conform to the standards set by the Terramar Community Guidelines.

12.5 All required landscaping irrigation and street trees shall be installed, working and in good order and condition upon the issuance of a certificate of occupancy in City of Parkland, Florida.

13. Trees.

13.1 No tree greater than three (3) inches in diameter and measured four and one-half (4.5) feet in height above the natural grade of the Lot shall be cut or removed without the specific prior approval of the ACB. An approved City of Parkland permit is required and must be included with the request to the ACB. The ACB may require that any such trees, within a construction zone, removed from the Lot, be replaced with one or more similar type of tree (hardwood or softwood) with the combined equivalent diameter (in inches) of

the tree removed. The replacement tree must be planted on the Lot or within the Common area at the expense of the respective Lot Owner. Fruit trees not allowed.

14. Non-Interference with easements.

14.1 No structure, planting or other material shall be placed or permitted to remain on a Lot which may damage or interfere with the installation and maintenance of utilities or drainage facilities located in a utility and drainage easement shown on any Plat or the installation of any fence, wall, hedge, planting, tree or other improvements or landscaping located on a non-access or screened fence easement on a Lot.

14.2 The easement area located on each Lot and all improvements thereon shall be maintained continuously by the Lot Owner except for those improvements the maintenance of which is the responsibility of a public authority or private utility.

15. Utility connections.

15.1 Connections for all utilities, including, but not limited to, water, sewer, electricity, telephone and television, shall be run underground to the building structure in such a manner as is acceptable to the respective utility authority or company and the ACB.

16. Individual water supply

16.1 No individual drinking water supply system shall be permitted on any Lot. An irrigation plan for each Lot that uses an adjoining lake for water shall be submitted to and approved by the ACB. Piping shall be set at a minimum depth of one foot below the set lake elevation.

17. Individual sewerage disposal system.

17.1 No individual sewerage disposal system shall be permitted on any Lot.

18. Air conditioning units.

18.1 No window or wall air-conditioning units shall be permitted on any Lot. Compressors and fans for central air-conditioning systems, which are located outside the exterior of a building, shall be partially walled or fenced and landscaped in accordance with the ordinances of the City of Parkland, Florida, to prevent being viewed from any street and to prevent unreasonable noise.

19. Mailboxes.

19.1 Each Lot on which a residence has been completed as evidenced by issuance of a certificate of occupancy shall have upon it a mailbox, installed by the Developer. One standard mailbox shall be approved for use in the subdivision and all lots shall use the standard mailbox.

19.2 The Association shall be responsible for maintaining and/or replacing the standard mailbox, to include flags, hinges, springs, numbers and painting, as may be required.

19.3 Lot Owner shall be responsible for removing any dirt or mold on their mailboxes, post and house number to maintain a clean appearance.

19.4 Lot Owners shall be responsible for repairing/replacing any damaged mailboxes, post and numbers caused by the Lot Owners, their family, guests, others, and by tree roots.

20. Awnings.

20.1 No awnings, canopies or shutters, including hurricane or storm shutters, shall be attached or fixed to the exterior of any building unless such awnings, canopies or shutters have been approved by the ACB except for hurricane emergency situations.

21. Antenna and Aerials.

21.1 No antenna or aerals shall be placed upon any Lot or fixed to the exterior of any building and no antenna or aerial placed or fixed within a building shall extend or protrude beyond the exteriors of such building without the prior approval of the ACB.

21.2 No satellite dishes greater than 1 meter in diameter shall be placed on any Lot without the prior approval of the ACB.

22. Clothes Drying Area.

22.1 No clothing, laundry or wash shall be aired or dried on any exterior or outside portion of any Lot in an area exposed to view from any other Lot consistent with Section 15, Page 22, of this Declaration.

23. Signs.

23.1 The size and design of all signs located on a Lot shall be subject to the approval of the ACB and consistent with the ordinances of the City of Parkland, Florida. No sign of any kind shall be displayed to general view on any Lot except under the following circumstances:

23.1.1 Directional or traffic signs installed by the appropriate governmental authority.

23.1.2 Entrance or other identification signs as installed by the Association.

23.1.3 Lot Owners shall not display any sign or any character indicating that a dwelling or Lot is for rent or for sale upon the Lot or Common area. However, an Owner may, at any time that he or a designated representative is in attendance, display a sign not exceeding five (5) square feet, approved by the ACB, outside the Project entrance gates displaying the words "Open House" and a name and address plate in size approved by the ACB. During this time, the Lot Owner may place a 3" by 5" or smaller card indicating the words "Open House" and only your three (3) digits name code and/or the Lot Owners name code as it appears in the Entrance Call Box.

23.1.4 Lot Owners may display one "For Sale" or "For Rent" with a nameplate and telephone number plate in a sign not exceeding five (5) square feet and design approved by the ACB within a window of the dwelling.

23.1.5 No Vendor solicitation signs permitted.

24. Temporary Structures.

24.1 No structure of a temporary character, whether a trailer, tent, shack, garage, barn or any other such building shall be placed on any Lot; provided, however, the ACB may in its sole discretion grant permission and specify locations at which construction facilities, temporary storage or outbuildings may be located upon the Project. POD's are allowed for 5 days on driveway.

25. Completion of construction and repairs.

25.1 The construction of any new building or the repair of any building damaged by fire or otherwise shall be completed with reasonable promptness.

25.2 Any such construction shall be completed within a period of six (6) months and any damaged debris shall be removed from a Lot within one (1) month.

25.3 Roof tarps. ARC form must be filled out prior to installation and submitted for ACB approval.

26. Fencing.

26.1 Excluding those lots adjacent to a canal, fences intended to separate one property from another shall be:

26.1.1 A white aluminum railing type (no lattice should cover the fence)

26.1.2 Vertical post members shall be more than ten (10) feet apart.

- 26.1.3 The top rail shall be a maximum height of forty-eight (48) inches.
- 26.1.4 There shall be a top and bottom horizontal rail.
- 26.1.5 There shall be a minimum of one gate no less than forty-two (42) inches.
- 26.2 Privacy walls to a maximum height of seventy-two (72) inches or fencing may be used to surround pool areas and seclude certain portions of a dwelling.
- 26.3 Prior to the construction of any fence or wall, a fencing plan must be submitted and approved by the ACB.

27. Minimum floor elevation.

- 27.1 The minimum floor elevation of all buildings shall be the greater of 1.5 feet above the crown of the road or +/- 16.5 feet mean sea level as required by the South Florida Water Management District.

28 Miscellaneous rules.

- 28.1 Any Owner who desires to construct an improvement or structure of any kind on his Lot shall submit two (2) complete sets of signed and sealed plans and specifications and samples of proposed building materials to the Architectural Control Board (ACB).

- 28.2 All approvals by the ACB shall be subject to further approval by Terramar Community Association, Inc.

- 28.3 The exteriors shall be consistent with the theme adopted by the developer. In keeping with the developer's original theme, all trim, windows, doors, lights, fences and enclosures are in **pure** white.

- 28.3.1 All exterior painting of the building body and/or trim must be submitted to the ACB for approval, regardless if painting the house the same color or another.

- 28.3.2 Lot Owners must submit a Request for Approval to Modify Property form and attach a sample of the requested color, and paint a 1 foot by 1 foot sample of the color near the front door or garage.

- 28.4 Chain link fences are prohibited except along the rear property line of the lots adjacent to a canal. All walls shall be concrete block and stucco. A Request for Approval to Modify Property form must be submitted and approved prior to construction.

- 28.5 The following plant material shall not be planted in the Project:

- Melaleuca Leucadendron (Cajeput tree)
- Casuarina Equisetifolia (Australian Pine)
- Schinus Terebinthilolius (Brazilian Pepper)
- Wedalia Trilobata (Wedalia)
- Acacia
- Ficus Hedges
- Pine Trees of any kind

- 28.6 Except when placed in front for pick-up, no garbage container shall be visible from any street.

29. Vehicle Operation and Parking.

- 29.1 No vehicles of any kind shall be permitted to park on any street or roadway within the community at any time.

- 29.2 No vehicles shall be permitted park at the community pool overnight.

- 29.3 Operation of unlicensed motorized transportation within the community. The operation of a golf cart, go-peds, mini-bikes and go-carts on the streets or sidewalks of this community is prohibited.

29.4 Driving upon sidewalk or bicycle path. No person shall drive any vehicle other than by human power upon a sidewalk or sidewalk area as stated in F.S. 316.1995.

29.5 **Unlicensed vehicles parked in driveway prohibited.**

30 **Lot maintenance and upkeep.**

30.1 Lot Owners shall provide exterior maintenance and repair for their building surfaces as follows: remove mold, mildew and stains from exterior surfaces to include walls, roof, driveway, entry walk, patio decks, entrance doors, garage doors, fences, mailboxes, landscape borders, landscape rocks and paint exterior building surfaces, if needed.

30.2 Garage Sales-due to security concerns, garage sales are not permitted in the community.

30.3 Property owners are required to display the house number on the structure so that it is clear and visible from the street. House numbers are often the only way that first-responders can identify their intended destination.

30.4 Garbage & Recycle bins can be placed by the curb no sooner than 24 hours in advance of scheduled pick up. All cans and any garbage not picked up should be taken in by sundown on the day of said scheduled pick up. This includes bulk trash. Garbage cans must be stored out of view from the street. Stored in garage or put behind a walled area that they will not be seen from the street.

31.1 **Feeding wild animals is prohibited. Ducks, Raccoons, Possums, etc.**

32.1 **Holiday lights must be removed by January 31st each year.**