MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
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CERTIFICATE OF AMENDMENT
TO THE
PALM GROVE ASSOCIATION, INC.
RULES AND REGULATIONS AND
ARCHITECTURAL CONTROL RULES

The Palm Grove Association, Inc. Rules and Regulations and Architectural Control Rules were amended as approved by the membership by vote sufficient for approval at a meeting of the membership on April 10, 2025. The amendments were also approved by the Board of Directors. A true and correct copy of the amended Rules and Regulations and Architectural Control Rules are attached as Exhibit "A".

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its President, its Secretary and its corporate seal affixed this 20 day of May 2025.

WITNESSES AS TO PRESIDENT:

Lori A Chase
Printed Name: Lori A Chase
Address: 673 Pony tail Lane

Michael Hanna
Printed Name: Michael Hanna
Address: 5765 Travelers Way

PALM GROVE ASSOCIATION, INC.

David Yates, President

STATE OF FLORIDA
COUNTY OF St. Lucie

The foregoing instrument was subscribed, sworn, and acknowledged before me by means of [x] physical appearance or [ ] online notarization, by Lori Chase, as President of Palm Grove Association, Inc. [ ] who is personally known to me, or [ ] who has produced identification [Type of Identification: _____] this 20 day of May 2025.

Notary Public

Notarial Seal

FRANCHESCA MARTENS
MY COMMISSION # HH 241490
EXPIRES: June 29, 2026

WITNESSES AS TO SECRETARY:

PALM GROVE ASSOCIATION, INC.

Lori A Chase
Printed Name: Lori A Chase
Address: 673 Pony Tail Lane

Daniel Martin
Printed Name: DANIEL MARTIN
Address: 5855 Travelers Way
Ft Pierce

By: _____ Secretary

STATE OF FLORIDA
COUNTY OF St. Lucie

The foregoing instrument was subscribed, sworn, and acknowledged before me by means of [x] physical appearance or [ ] online notarization, by Lori A Chase, as Secretary of Palm Grove Association, Inc. [~~x~~] who is personally known to me, or [ ] who has produced identification [Type of Identification: _____] this 20 day of May 2025.

Notary Public

Notarial Seal

FRANCHESCA MARTENS
MY COMMISSION # HH 241490
EXPIRES: June 29, 2026

NEW RESIDENTS WELCOME TO PALM GROVE

55+ COMMUNITY

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WHILE THIS IS INTENDED AS AN INFORMATIVE SUMMARY, IT SHOULD NOT BE RELIED UPON FOR SPECIFICS. THIS HOMEOWNER'S DOCUMENTS SHOULD BE CONSULTED FOR THE ACTUAL DETAILS

Office hours see front door.
Guard House see Website
Dig Safe 811

PALM GROVE ASSOCIATION AND GROVE CONDO ASSOCIATION

PALM GROVE ASSOCIATION
Consists of 364 Single Residences
Responsibilities:
All Common Areas, Clubhouse and
All Amenities

GROVE CONDO ASSOCIATION
Consists of 144 Condo Residences
Responsibilities:
All Common Areas
All Amenities

GROVE COMMUNITY ASSOCIATION

Responsible for:
Operation of the Water and Wastewater Plants
Operation of the Front Gate and Guard House
Maintenance of Sunshine Blvd, to Palm Grove boundary
Maintenance Emergency Access Road
Maintenance of Ponds and Fountains

DID YOU KNOW

The Grove Community Association and Grove Condominium Association were established in 1982 by a joint venture of two Ft. Pierce companies. The area presently occupied by The Grove Condominium Association and Palm Grove Association were originally intended to be the Grove Condominium Association, section one and section two, each consisting of 288 condo units.

Buigas Investment Corporation was the developer of the 144-existing condo units but failed to build more, apparently because of financial difficulties. No further construction was done until 1992 when Wynne Building Corporation acquired developer rights for the Grove Community Association, and all remaining undeveloped property of the Grove Condominium Association, which Wynne developed as Palm Grove Association (364 home).

All of Wynne's new homes were sold by November 1, 2002, when the homeowners took control of Palm Grove. At the same time, complete ownership and control to the Grove Community Association passed jointly to the 144 condo unit owners, and the 364 Palm Grove homeowners, with each owner paying exactly the same amount for operation of the Grove Community Association.

SECURITY PROCEDURE

The procedure for permitting service personnel and visitors to enter the community is:

After you have prepared your Visitor/Guest list provided during Orientation, deliver it to The Grove Community Assoc. Guard House. The information you supply listing frequently used services, medical personnel who provide services to you on a routine basis and relatives and friends who frequently visit you, will be maintained. You can call the Guards by a phone call, or stop at the Guard House to establish entry sticker and add list of approved visitors.

Only those on the list will be granted entry without an additional call to the Guards. In the event you did not call the Guardhouse, then the Guard will attempt to contact you for entry approval. If contact is not made by either the Guard or your visitor, entry will be DENIED.

IT IS YOUR RESPONSIBILITY TO SEE THAT THE GROVE COMMUNITY ASSOC'S OFFICE HAS YOUR CURRENT PHONE NUMBER, UPDATED CONTACT LIST AND ANY VEHICLE CHANGES.

THE GROVE COMMUNITY ASSOCIATION

RESIDENT VEHICLE BARCODE/FRONT GATE ENTRANCE:

Bring your vehicle to the Grove Community Association Guard House Office (at front gate) to obtain a barcode at a cost per Vehicle. The Administrative Assistant Guard will issue one and place it on the rear passenger side window of your vehicle. If this time is inconvenient, contact the office, leave a message, if necessary, and return contact will be made to make other arrangements.

Our community (and the two subdivisions which comprise it) is a very special place in which to live. We at The Grove Community Association take our responsibilities for your safety and security very seriously. We hope you will enjoy your new home as the rest of us do.

INFORMATION

Palm Grove Management — The Community is managed by the Board of Directors of the Palm Grove Association who are elected each year by the Association Membership. This Board in turn contracts with First Service Residential to assist in the management of the Community. NOTE: When ownership of the property is transferred, an estoppel certificate must be obtained from First Service Residential. An estoppel is a certificate that is provided by the management company, to the title company, certifying whether or not the seller owes any money on their account. Most title companies require this certificate.

Assessment —At present, the assessment is $ ____ per-month. Out of that figure, the Palm Grove Association pays the Grove Community Association per month to operate and maintain the water and waste water plants, the guard house and the entrance boulevard. The assessment is subject to change on January 1 of each year.

Other Obligations — Outside of the normal homeowner bills for electricity, telephone and extra cable, is hook up and pickup of cable boxes from Xfinity / Comcast. St. Lucie County garbage pickup is included in homeowner taxes. -A recycling bin is provided by the collection company. Our Community is located in the "Unincorporated" area of St. Lucie County. Therefore, not being in the city limits of either St. Lucie or Ft. Pierce, you pay no city taxes.

Palm Grove Association - Ownership Responsibilities - The Association owns and maintains the Clubhouse, all the common grounds, the recreational facilities, the irrigation/sprinkler system, and the roads in our Community. As members of the Grove Community Association, we own an interest in the water/reverse osmosis (water softener) plant, and the sewer plant, the guard gate, ponds and the entrance boulevard.

The Palm Grove Association Board meets monthly (summer meetings are subject to change) in the Clubhouse. The meeting notices are posted Online and the Clubhouse Bulletin Board. -All resident members are encouraged to attend.

The Grove Community Association Board (GCA) is responsible for:

- Operation of the Water and Wastewater Plants
- Operation of the Front Gate and Guard House
- Maintenance of Sunshine Blvd, to Palm Grove boundary
- Maintenance of Emergency Access Road
- Maintenance of Ponds and Fountains

INFORMATION OF INTEREST

Resources can be obtained from the Clubhouse Office or Online about the Community and Communication.

Palm Grove Association is strictly 55+ Community Association and will do everything necessary to maintain that status.

The Association strictly enforces all the Rules and Regulations, and Architectural Control Rules in the documents.

On the website you can find the current events, calendar of events, the Covenants and Restrictions, current BOD and HOA minutes.

You will also find many activities in the Clubhouse, including, but not limited to, clubs, card games, pool, bingo, ping pong, crafts, our community library and exercise room.

The swimming pool exercise equipment, tennis courts, bocce courts, shuffleboard courts and other amenities are available to all residents and their guests (eighteen (18) years of age or older), when accompanied by a resident. Guests under eighteen (18) years of age may use the pool only during the hours set forth in the Rules and Regulations.

We welcome you to the community and encourage you to take an active part in all the Community activities. Your life here can be as fulfilling as you care to make it.

RECREATIONAL ACTIVITIES

Unit owners or Occupants are invited to use all recreational facilities with reasonable caution. Your own physical condition and level of skill may suggest prudence in your use or lack of use of a particular facility. No guest under 18 is allowed to use the workout facilities.

PERMITTED USE OF FACILITIES:

	RESIDENTS Includes Owners and Renters	GUESTS 18 and Over	GUESTS Under Age 18
Clubhouse	YES	YES	NO
Swimming Pool	YES	YES	7AM - 4PM
Tennis Court	YES	YES	NO
Pickleball Court	YES	YES	NO
Shuffleboard	YES	YES	NO
Bocce Court	YES	YES	NO

POOL:

POOL HOURS: 7:00 AM to Dusk POOL CAPACITY - Limit 50

GUESTS UNDER 18 YEARS OF AGE

A. Must leave fenced pool area by 4:00 PM
B. No children under 2 years of age are allowed in pool.
C. All children to be accompanied by a supervising resident when using the restroom, and in the pool fenced area.
D. No running or jumping in the fenced pool area.

ALL RESIDENTS AND GUESTS

E. No jumping or diving into the pool.
F. Shower before entering pool.
G. No food or drink within four (4) feet of pool.
H. No glass within the fenced pool area*.
I. No furniture within four (4) feet of pool*.
J. No footwear or any articles which present a safety hazard within four (4) feet of the pool*
K. No animals within the fenced pool area*.

***NOTE — H, I, J and K — Florida Law**

PLUMBING AND GROUNDS

1. Homeowners are responsible for the maintenance of all plumbing within their home.

2. Water Line - Your domestic water line comes from the water plant operated by The Grove Community Association. Your individual water line comes from the water main located in the easement area at the front of all properties. Your shutoff is located on the outside of your home by the hose bib. There is an underground shutoff located about 13 feet from the curb which is only needed or used if your shutoff at your home is broken.

3. The Grove Community Association operates a Reverse Osmosis plant which softens your drinking water. Since June 2003, the use of individual water softeners is NOT permitted in Palm Grove or the Grove Condos.

4. Waste Water - Your wastewater line runs from the front of your home to the sewer main in the street. The waste water plant is also operated by The Grove Community Association. All homeowners are responsible for any maintenance or blockages in the sewer line between their house and the connection at the main line in the street.

5. All wipes, diapers, underwear, etc, are never to be flushed in toilets. This includes tissues and wipes that are falsely claimed as "flushable".

For common grounds problems or Rules and Regulations violations you observe, you must complete an **"Action Request Form"** and turn it in at the Association Office or Online.

No action will be considered by the Association unless one of these forms is completed.

DIG SAFE POLICIES

In order to reduce the cost of unnecessary repairs to the community irrigation system and the resultant disruption of sprinkler service to homes in the same zone, residents must call the office before they dig in their yards for such reasons as planting, landscaping, installing patios, etc.

For larger projects, such as planting of trees and large plants, you must call FL Dig Safe by dialing 811, or go on line to call 811.com. Doing this will prevent disruption to electrical, sewer, cable and irrigation lines. On really large projects, your contractors are responsible to contact Dig Safe before they begin work. Residents, renters or lessees must go to the office and complete an Action Request Form 24 hours (excluding weekends) before they start digging.

The Irrigation Committee will send someone out to advise if it is clear to dig in the requested location.

If a resident breaks a wire or pipe without an approved Action Request Form or through negligence or intentional action, the cost of labor and parts will be the resident's responsibility.

If resident breaks a wire or pipe after receiving an approved Action Request Form and the break is due to the Association's failure to properly identify the location of the wire or pipe, then the cost of labor and or parts are the Association's responsibility.

The cost of repairs shall be calculated based on the labor rate and the parts prices contained in the current contract with our irrigation system contractor.

Enforcement Procedure: This is handled by the Irrigation Committee.

When a break in a pipe or wire is discovered, a determination must be immediately made as to what and or who may have caused the failure. If there is reason to believe that a resident may have caused the failure, the following must be done:

- Document the specifics of the break by having our irrigation technician provide a brief description of the facts. These facts must be recorded by the committee person on the scene.
- Contact the homeowner immediately so that he/she are aware of the finding and situation.
- Notify the Property Manager of the situation as soon as practical.

RULES AND REGULATIONS

COMMUNITY ROADS

As this is a 55+ Community, safety on our community roads requires extra care and caution.

1. Unit owners and visitors must observe posted speed limits.
2. Unit owners and visitors must stop at stop signs.
3. Residents and guests operating golf carts, on our roadways, do so at their own risk and liability.
4. Walkers must always walk on the side of the road facing oncoming traffic and with a light at night for visibility.
5. Bicycle riders must ride on the side of the road in the same direction as the flow of traffic. Front and rear lights are required at night for visibility.
6. Only registered motorcycles and any other two wheeled vehicles are permitted on Community roads.
7. After dusk, caution dictates the use of **light-colored** clothing for walkers, and headlights and rear lights on bicycles and golf carts. Must walk at night with light for visibility.
8. Do not place yard clippings or household trash for collection on the roadway.

VEHICLE PARKING

Parking of motor vehicles shall be on paved areas only, with the exception of temporary parking of work trucks or similar commercial vehicles while performing work or repairs in the subdivision. Only passenger vehicles (cars, passenger vans, trucks and sport utility vehicles) may be parked outside in your driveway or designated parking areas. Other types of vehicles must be parked in the garage with the door closed. Repairs of motor vehicles shall be performed in the garage.

1. The streets are not "designated parking areas". There are no unpaved "designated parking areas". Vehicles are not to be parked on any grass areas.
2. Recognizing the need for convenient parking while attending social gatherings at private residences, temporary (not overnight) street parking is permitted occasionally for "private passenger vehicles", when driveway space is not available.
3. The following vehicles are not "Private Passenger Vehicles" and are not to be parked in the driveways or streets except for short periods of loading and unloading.

VEHICLE PARKING, Continued

a. Motor homes, boats, camper vehicles, trailers of any type.

4. Vehicles other than "private passenger vehicles" may be parked overnight outside at the West End of the Clubhouse Parking Lot adjacent to the shuffleboard courts. Parking pass is needed with a start and end date displayed in dash, picked up at Gate or Office

5. The Clubhouse Parking Lot is for Short Term Parking Only. "Long Term" parking of any vehicle is prohibited. "Long Term" parking of a unit owner or visitor vehicle is considered as parking in excess of twenty-four hours (24) hours. Repeated overnight parking by residents on a continuing basis is also prohibited. The Board of Directors may grant permission for a resident to park "long term" during home renovation projects that require vehicles to be removed, such as roofing or driveway work. Parking pass is needed with a start and end date displayed in dash, picked up at Gate or Office

   Exceptions to this rule may apply to resident's guests parking. Unit owner's guests must use the west end parking spaces facing the shuffleboard courts. Parking pass is needed with a start and end date displayed in dash, picked up at Gate or Office.

6. No vehicle shall be parked outside on blocks or similar devices.

7. No vehicle may be parked outside with a canvas or portable covering. If you have any questions concerning parking situations, go to the Association Office.

CLUBHOUSE AND RENTAL FEES

Individual unit owners and groups of owners may rent the clubhouse for a non-refundable fee. In addition, a deposit is payable to the Association. This deposit will be returned in full when it has been determined the Clubhouse is in the same condition as when reserved. Any claim against the deposit shall be so stated in writing. Pool access is NOT included in the rental of the clubhouse.

IRRIGATION

Lawn irrigation systems use non-potable water from the lakes within the subdivision and the Association owns the distribution mains, pumping stations, electric valves and main and satellite time clocks. To maximize efficiency and conservation, the sprinkler heads may cover more than one lot. Each owner shall not do anything to change the sprinkler coverage as originally designed and installed. Any changes or alterations to the configuration, , of the Irrigation System are at the expense of the homeowner. Written approval of the Sprinkler Committee is required for changes to be made to the Irrigation System.

1. Water use may be restricted and regulated by the Association or governmental and regulatory authorities. All unit owners must abide by these restrictions and regulations.

2. The Association will maintain the complete sprinkler system, including the lines and sprinkler heads on individual lots. The unit owners must keep the sprinkler heads free of grass and weeds for satisfactory operation.

3. Watering of grass, shrubs, flower beds, etc. with potable water may only be done with a hand operated hose nozzle or a hand watering device. No open-ended hoses, water seeping hoses or lawn sprinklers of any type are allowed.

4. For special circumstances involving driveway painting or new lawn sodding, please contact the Sprinkler Committee through the use of an Action Request Form

PET RESTRICTIONS

1. The owner or resident of a Living Unit may have two pets, (no more than 35 pounds at maturity) per Living Unit provided the pet is kept and walked in a manner as to not be a nuisance to any neighbor. Aggressive breeds are prohibited, and the Board of Directors may adopt supplement rules specifying what breeds constitute aggressive breeds. All pets must be registered with the Palm Grove Office and follow St Lucie County Ordinances.

2. St. Lucie County Animal Control Law requires all pets to be leashed on a maximum six (6) foot leash. Local and State Laws must be followed.

3. There are no designated "pet walk areas" in our Community. Pets are to be walked only in the owner's yard or on Community streets. If walked on streets, owner must keep pet off other residents' yards and carry necessary equipment to pick up pet feces from street.

4. Animal Control Law is also regulated by governmental and regulatory authorities.

ASSOCIATION CONTRACTORS

Unit Owners with complaints or suggestions for work done or being done by workers under contract to the Association must complete an Action Request Form concerning any complaints or suggestions. Unit Owners are not to deal directly with the workers.

NOISE ABATEMENT

1. TV's, radios, stereos, etc., must be played at a moderate level.
2. Vehicles of unit owners and their guests to be mechanically maintained so as not to produce excessive noise while operating on Community roads.
3. Use of power tools out of doors prior to 8:00 AM and after sundown are prohibited.

EXCLUSIVELY ADULT COMMUNITY

Palm Grove has been designated as a 55+ Community. Each home must be occupied by at least one person 55 years of age or older in order to quality for residency in the Community. Further, any permanent resident must have obtained the age of 35 prior to residency in the Community. The Association reserves the right to allow a severely handicapped person who has not attained the age of 35 to reside with his/her family member. Visiting children (minors) are restricted from living in the Community for more than thirty (30) cumulative days per year. You cannot lease a room in your home. Only the entire home can be rented.

SALE OR LEASING OF RESIDENCE

To maintain our 55+ status and to make sure new unit owners understand the Rules and Regulations governing this Community, the homeowner must do the following when a prospect wishes to lease or buy their home. Homeowners must own the home one year before leasing it.

1. Notify the Association Office at 5951 Travelers Way. The Administrative Assistant will arrange a date and time convenient for a prospective lessee or buyer to meet with the Palm Grove Orientation Committee.
2. At the meeting, the-Orientation Committee will ask the prospect(s) for proof of age, driver's license, etc. They will review the Association Rules and Regulations. and Architectural Control Rules, and ask the prospect(s) to sign a form saying they agree to abide by them.
3. No lease of the living unit shall be less than four (4) months in duration, or longer than one (1) calendar year. No owner is permitted to lease the Living Unit more than two (2) times in one (1) calendar year. All lessees must adhere to the governing documents of The Palm Grove Association and The Grove Community Association.
4. The unit owner is responsible to turn over all Association Documents to the buyer prior to closing.

Copies of the Association Documents may be purchased at the Association Office for a fee. Electronic copies are available on the Palm Grove Website at no charge. When dealing with a Real Estate Agent, unit owners must advise him/her of the fact that Association Documents are available.

ELECTRONIC VOTING

The Association may conduct elections and other membership votes through an internet based online voting system, as set forth in Section 720.317, Florida Statutes, as may be amended from time to time.

ARCHITECTURAL CONTROL RULES

1. **Painting**
   Repainting of homes requires the use of original colors or colors from the expanded color chart. Colors are available at the Association Office or Online. All trim and doors must remain white. An Action Request Form is required with approval by the Association.

2. **Driveway**
   Driveways, painted or unpainted, must be maintained so as to make an attractive appearance from the street. Decorative driveway coatings/paintings must be approved by the Association. Driveways may be widened up to 20 feet in width, but the driveway shall not extend outside the edge of the garage. Only the following materials may be used for the driveways: (1) concrete and (2) pavers. Driveways must be uniform in appearance and shall not contain more than one of the different types of approved materials. All changes or modifications to the driveways must have an Action Request Form that is required with approval by the Association prior to the work starting. Barricading of the driveway is allowed only by installing white vinyl posts and white vinyl chain.

3. **Roofs**
   Roofs must remain the same color and same type of materials as shown in the Association color chart. Homeowners are responsible to keep their roofs free of mildew to maintain the aesthetic appearance of the community. Only shingled or metal roofs are allowed with approved colors by the Association. An Action Request form is required with approval by the Association.

4. **House Numbers / Mailboxes**
   House numbers must be attached to the house and be large enough and of such design so as to be readable from the street. Mailboxes must be white or black, the post must be white with address numbers on box. An Action Request Form is required with approval by the Association.

5. **Structural Changes**

   No structural changes to the house or yard are to be made without the approval of the Association, unless specifically stated herein. An Action Request Form is required with approval by the Association

6. **Rear Patio Slab**

   Rear Patio slab added to existing patio porch or lanai. This additional slab cannot extend more than ten (10) feet into the backyard and cannot be longer than the house. Should the slab or pavers be placed over any sprinkler mains or electrical lines, telephone lines, utilities. the contractor will, at homeowner's expense, remove, cut or destroy any portion of the slab necessary to make repairs for these services. Additionally, no walls may be built on this slab. An Action Request Form is required with approval by the Association. Call 811 before digging to prevent damage to electrical, cable, or irrigation. IT'S THE LAW!

7. **Planting/Plants/Guidelines**

   No planting or plant removal is allowed on the common ground without the permission of the Architectural Control Committee and the Board of Directors. Since the association contracts with a commercial lawn service, Homeowners must follow certain planting and bedding guidelines. Every yard planting, including trees, bushes, flowers, etc. must have a minimum 6 inch weed free bed around them.

They must be a minimum of 5 feet a part. This will aid the mowing contractor from damaging your plantings. An Action Request Form is required with approval by the Association.

For larger projects, such as planting of trees and large plants, you must call FL Dig Safe by dialing 811. or go online to their website 811.com. Doing this will prevent disruptions to electrical, sewer, cable, and irrigation lines. On large projects, your contractor is responsible to contact Dig Safe before they begin work. IT'S THE LAW!

8. **Satellite Dishes and Antennas**

Satellite dishes must be no larger than 39" in diameter. Homeowners must seek the approval of the Architectural Control Committee in finding the most practical but also the most inconspicuous location for the dish. Exterior antennas are not permitted. An Action Request Form is required with approval by the Association.

9. **Garbage/Trash**

Garbage and trash including yard clippings, must not be placed at the curb until the night prior to pickup. Overnight garbage must be placed in a solid closed container. Palm fronds, tree branches. etc. must not exceed 6 feet in length.

10. **Personal Property / AC Unit**

All garbage cans, trash containers, bicycles and other personal property, with the exception of patio furniture and grills, shall be stored in an area not visible from the street.

Split units in garage or lanai are allowed

White panels that are not more than 6 feet tall approved by the Association may cover garbage cans and AC Units. An Action Request Form is required with approval by the Association.

11. **Signs**

No sign of any type may be displayed in the yard, except for the following:

a. A sign not larger than twelve (12) inches by eighteen (18) provided by a contractor for security services within ten (10) feet of any entrance.

b. An "open house" sign for purposes of advertising an "open house" for real estate sales. One (1) sign may be posted on the homeowner's property, and one (1) sign may be posted at the entry gate. No other signs are allowed. The signs can only be displayed on the date of the "open house" and must be removed by the end of the day. "Open houses" can only take place on Sundays.

One "For Sale" sign, not larger by 18 by 24 inches is permitted on the inside of one window of the house.

12. **Hurricanes**

Shutters cannot remain closed all year. Shutters shall be maintained in good working order and condition. Homeowners absent for a 10 day or longer period during the period of time from June 1 through November 30 (hurricane season) must arrange for storage of yard decorations, grills, or any objects, including flags, which could become windblown "missiles" during a storm. Hedges are to be

no higher than 5 feet. See hurricane preparedness document in Clubhouse or online for instructions.

13. **Maintenance**
Homeowners are responsible to maintain their yard and home in an attractive manner 12 months a year.

The Association will take whatever steps are necessary to enforce these rules. These revised Rules and Regulations are effective April 16, 2025.

HOME IMPROVEMENTS ALLOWED

Improvements allowed at homeowner's expense:

1. **Front Entry**

   Front entry of homes may have concrete and pavers that match what is already there installed in the grassy area in both sides of the walkway, extending no further than the front wall on either side of the house. No vehicles shall be parked in front entry. An Action Request Form is required with approval by the Association before work is done.

2. **Screening**

   Screen door and/or front entry screening of homes – frame white only. Screening allowed in front entry are (under roof) in Limited Model 3A - black screen only. Screening allowed in front entry area (under roof as originally built) of Alec Chase Model — white frame black screening only. Full or partial screening of exterior garage door allowed. If partial, the screening may cover no more than one-quarter (1/4) of the garage door opening. Screening must be either white or black with white trim. An Action Request Form is required with approval by the Association.

3. **Gutters**

   Gutters (white aluminum) may be installed with appropriate downspouts and drainage. Drainage from gutters must not add water to an area that cannot handle extra water. If this happens, underground piping must be installed, at owner's expense, to carry the water away. An Action Request Form is required with approval by the Association.

4. **Enclosures**

   Enclosure of screened patio, porch, or lanai on homes. Material used must be either white aluminum or stucco the same color of the house with white window frames and trim. The lanai and porches or enclosures must be black screened. An Action Request Form is required with approval by the Association.

5. **Flagpoles**

   Flagpole may be installed under the following guidelines:

   a. Vertical pole may be placed within your property lines,
   b. The vertical pole to be a maximum height of 20 feet.
   c. Only the American Flag and military flags may be flown prominently on a vertical pole and the maximum size of the flag is 3 feet by 5 feet.
   d. All rules of the Flag Code (Public Law 94-344) must be followed in the handling, care and displaying of the flag and in good condition and be illuminated during hours of darkness. An Action Request Form is required with approval by the Association.

HOME IMPROVEMENTS ALLOWED (continued)

6. **Storage Sheds**

Outdoor prefabricated wood storage sheds are permitted but must comply with the following conditions:

a) Sheds must satisfy all local, state and federal specifications, rules, regulations and all hurricane building requirements. Sheds must be delivered to home prefabricated. A permit must be obtained from St. Lucie County, if required by St. Lucie County. Meet tie down requirements set by St. Lucie County, Florida.

b) Paint color and roof type must be same as house with maximum dimensions of one hundred (100) square feet, roof not to exceed twelve (12) feet, placement cannot exceed more than ten (10) feet into the backyard and cannot be placed wider than the back corners of the house.

c) Action Request Form must be submitted with shed drawing from vendor and shed placement drawing. Action Request Form must be approved prior to shed purchase and delivery. Buyer will be responsible to repair any damage caused to property or common areas at their expense.

d) Outdoor plastic/rubbermaid sheds are permitted with Approved Action Request Form and must meet tie down requirements set by St. Lucie County Florida.

e) Florida Statute 720.3045 prevents homeowners associations from restricting the installation, display, or storage of items on a parcel that are not visible from the parcel's frontage or an adjacent parcel.

7. **Storage Tanks (Propane):**

a Storage Tanks (Propane) tanks are permitted but must comply with the following conditions: Storage tank must satisfy all local state and federal specifications rules regulations building permits and State of Florida Rule Chapter: 62-761 Titled UNDERGROUND STORAGE TANK SYSTEMS and other related requirements.

b Storage Tank size from 120 lb. tank holds 100 gallons of propane.

c. White panels must cover the storage tanks no more than 6 feet tall and approved by the Association

8. **Hot Tubs**.

Hot tubs are only allowed inside the Lanai and before the hot tub is purchased with an approved Action Request Form.

9. **Clothes Lines**.

Clothes lines are allowed either retractable or removable in garage or back of home with approved Action Request Form.

IMPROVEMENTS NOT ALLOWED

Exterior Wall and/or Window Air Conditioning Units.

Swimming Pools Prohibited

Water Softener

PALM GROVE COMMUNITY APPROVED COLOR CHART

The acceptable exterior colors with which homes at Palm Grove may be painted are on the approved color chart. No other paint colors are allowed. An Action Request Form is required with approval by the Association.

A display of the Approved Color Chart is in the clubhouse lobby for residents. Color chips are available from Sherwin Williams and available at the Office or Online for residents to have in assisting with the color selection process.

In the case of any discussion on the issue of aesthetics, the decision of the Board will be Final.

The revised Architectural Control Rules are effective as of April 16, 2025