

Currently not in Documents:

Doors: *(City Permit required and ARB)*

DOORS (Garage and Front) - (Prior approval required) Existing front doors may be replaced with a style approved by the Architectural Review Committee.

Decorative glass inserts and full impact glass doors are permitted in front doors. All glass inserts, or full glass impact glass front doors are permitted with approval of the Architectural Review Committee.

Garage and front door frame finish must be painted the door color of the selected color scheme. At all times garage door and front door colors must match. Garage doors cannot contain windows. Garage Doors must be raised panel in style as exists on all homes currently.

Garage door and front door ornamental hardware will be allowed with approval of the Architectural Review Committee.

City of Pembroke Pines Permit is required to be submitted to the Architectural Review Committee.

Driveways: *(City Permit required and ARB)*

DRIVEWAY/WALKWAYS/EXTEND THE DRIVEWAY/ CIRCULAR DRIVEWAY

Brick Pavers or Stamped Concrete shall not be installed without the prior approval of the Architectural Review Committee. All applications must include a sample of the color and material to be used. Color must be close to the roof color if changing from existing pavers. Example: Grey roof, Grey pavers.

Brick Pavers, Stamped Concrete, or look alike pavers must be the same size as of the existing driveways in the Community. Asphalt or gravel is not permitted. Color may be the same as the roof color, or a warm, natural tan-and-light-brown blend with subtle gray shading. Samples must be provided prior to ARB review and approval.

Brick Pavers, Stamped Concrete cannot be installed over sidewalks.

Driveway Color: *(ARB required)*

Staining of driveways shall not be performed without the prior approval of the Architectural Review Committee. All applications must include a sample of the color to be used. Driveway stain must coordinate with the current paver or coordinate with grey roof. The Architectural Review Committee in its sole discretion may require the stain to be one shade lighter or one shade darker than the existing pavers or coordinate with grey roof color. Sidewalks cannot be stained or painted.

Widening *(City Permit required and ARB)*

The widening of a driveway is permitted provided that the City of Pembroke Pines Specifications 52.26 is followed:

No driveway can excel a 40% of the total front-line coverage for zero-lot line properties

Each Circular driveway shall provide for an unpaved area with a radius of at least five feet between the driveway and the property line or sidewalk, radius for circular drives "island".

Prior approval from the Architectural Review Committee must be given before work commences. The new extending areas must match the current driveway color and style design.

Circular driveways *(City Permit required and ARB)*

are permitted with prior approval from the Architectural Review Committee, City permit and adherence to City Specifications 52.26. Circular driveways shall not extend past the exterior building walls.

Pavers/cement walkways may be installed in side yards and extend to the front of the property.

Stepping stones shall not be permitted on the front portion of the property. Stepping stones shall be permitted on the side and rear of the property only. For purposes of this section, the side and rear yard shall be the portion of the property located to the rear of the front side wall (privacy wall) of the building.

City of Pembroke Pines Permit is required

Docks / Seawall – Retaining wall *(City Permit required) (South Broward Drainage Permit)*

DOCKS/SEAWALL-RETAINING WALL - (City & South Broward Drainage permits also required) No Docks shall be constructed without the prior approval of the Modification committee.

Docks encroaching into the (22') twenty two-foot Lake maintenance easement, as indicated on each lot's property survey, may not be installed without prior approval of the South Broward Drainage District (SBDD), Pembroke Pines, and all governmental agencies.

Dock shall not exceed SBDD allowable square footage limits as may be amended from time-to-time

Owner bears sole responsibility for overseeing the installation of any improvements in the (22') twenty two foot Lake maintenance easement.

Association does not bear any responsibility in connection with the installation and maintenance of any improvements, however, should a situation arise in which the improvement must be removed due to an issue with respect to the Lake maintenance easement, Association may, but is not required to, undertake the removal of said improvement at the direction of the applicable local entity. Should Association take such action, the cost of removal shall constitute as a special assessment against the unit, and

it will be collectible in accordance with the terms and conditions contained within the Association's governing

No Dock shall be constructed without the approval from SBDD, Pembroke Pines and all required governmental agency permits must be provided prior to commencing construction. Final approval from SBDD, Pembroke Pines and all governmental agencies must be provided upon completion.

No Seawall/Retaining wall shall be constructed without the prior approval of the Architectural Review Committee. Approval from the SBDD, Pembroke Pines and all required governmental agency permits must be provided prior to commencing construction. Final approval from all governmental agencies must be provided upon completion.

Electric Charging Stations: (City Permit required)

Homeowners will have the right to install EV charging stations at their homes. Charging stations cannot be located within the front or back yards or swale, and must be either inside the Garage, or mounted to the exterior wall of the home in the area of the garage. The charging station may not be located on the zero-lot line side of the home. Care should be taken to keep the station out of sight.

Flags, Fountains, Lawn Accessories, Statuary

Fountains are permitted providing they are an operable and maintained part of a residential landscape bed. Fountains standing alone on any front elevation must not be more than (4') four feet in height or more than (3') three feet in diameter. Fountains must have prior Architectural Review Committee approval prior to installation. Fountains are limited to (1) one in the front of the property.

Sculptures and/or statues cannot stand alone on any front elevation. Exterior sculptures and/or statues are limited to (3) three and must be no more than (18") eighteen inches in height.

Ponds or Wall Fountains, and/or waterfalls are not permitted in the front yard. They are allowed in backyard of the property.

Flags - Any homeowner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner. Removable official flags are not larger than 4-1/2 feet by 6 feet. Decorative Flags are permitted.

Flagpoles are permitted to a height of (25') twenty-five feet. Flagpoles must have a minimum setback of (5') five feet from the sidewalk and prior approval of Architectural Review Committee.

Exterior Generators (City Permit required and ARB)

Homeowners will have the right to install underground or above ground generators and fuel storage tanks for Hurricane power supply. It is critical that the installation of these generators and fuel tanks does not inhibit the ability to maintain the wing wall, or the maintenance of the exterior wall of the homes.

Gutters *(City permit required, and ARB)*

GUTTERS – The addition of gutters to the home is permitted with prior approval of the Architectural Review Committee. Gutters must be the color of your fascia. The gutter down spout must be the body color of your home, and must be pointed towards your property, not your neighbors.

City of Pembroke Pines Permit is required to be submitted to the Architectural Review Committee.

House Painting

HOUSE PAINTING - (Prior approval required) The Portraits Community color chart and approved colors may be viewed at the Property Management Office or on the Portraits website; only those colors on the chart shall be used. As of January 2017, the Portraits Board of Directors approved house painting to be done every ten (10 years) beginning in 2018. All house colors submitted must be colors on the approved color chart. Paint schemes shall not be altered or reversed or darkened/ lightened. The same paint color may not be painted on the adjacent home. The Board of Directors, reserves the right to revise the color chart.

House Numbers

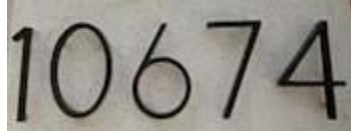
House numbers must be visible to the street and seen at dusk by an Emergency Vehicle. If replacing house numbers, they must be mounted in the same location as the original numbers. House number styles approved are in three varieties: The original house numbers, a silver plaque with silver numbers, or singular black numbers. Care should be taken in selecting a new style of house number so that based on the color of your home, it can be seen at dusk by an Emergency Vehicle. Changing house numbers requires approval of the Architectural review Committee. Both the plaque and numbers are found at Home Depot.

Reference for plaque (all are in inches)



Maximum plaque/sign length – 11.87 Product Height – 1.5
Maximum plaque/sign width – 11.87 Product Width – 11.77
Product Depth – 17/25

Black Numbers



Singular numbers may not exceed 5" and must be black.

Outdoor Kitchens and Firepits

OUTDOOR KITCHENS AND FIREPITS (city permit may be required) No outdoor kitchens or fire pits shall be installed without the approval of the Architectural Review Committee.

All outdoor kitchens and fire pits must be installed in the rear of the property. The outside edge of any outdoor kitchen or fire pit must be a minimum of (5') five feet from the rear property line on non-waterfront lots or lots not abutting the (25') twenty five foot landscape buffer.

Outdoor kitchens or fire pits installed on waterfront lots can extend up to the (22') twenty two-foot lake maintenance easement...

Outdoor kitchens or fire pits within the side setback are permitted on zero line properties to within (7') seven feet of the property line. Any side yard drainage easements will take precedence over these setbacks

Pools, Screen Patios, Fencing: (City Permit required)

POOLS, SCREEN PATIOS, FENCING - All requests to install swimming pools must include specifications for a fence, screen enclosure or City required safety fence. Pools, screen rooms, patios and additions on lake lots must obtain South Broward Drainage District approval. Swimming pools shall not encroach into the (22') twenty two-foot easement. Above ground pools are prohibited. Arrangements must be made with the Association to cap and or re-route any and all irrigation pipes within work area. This is a Homeowner expense

SCREEN PATIOS- No additions or extensions shall be constructed without the prior approval of the Architectural Review Committee. Aluminum roof allowed with minimum of 3 inch foam insulation and must maintain a minimum slope of ¼ inch per foot. City of Pembroke Pines Permit required

FENCING – No fences shall be installed without the prior approval of the Architectural Review Committee. No fence shall be installed in such manner as to deter and/or detract from the appearance of the front of the home and/or adjacent home as may be determined by the Architectural Review Committee and/or the Board of Directors. No Fences shall be attached to a neighbor's house.

No dog runs or animal pens are permitted.

Fencing between lots is permitted with the approval of the Architectural Review Committee.

Fences are not allowed along any lot line in the front portion of the home or neighbor's property. All fence panels or pickets must be installed vertically. Two fences cannot be installed side by side along the same property line. Fence Gates must be no more than (4') four feet wide. A single double gate shall be permitted with no more than an (8') eight-foot opening.

FENCING (cont)

All wood fences must be installed (2") two inches above the sod level. The entire fence (interior and exterior) must be painted or stained white within 60 days of installation. All wood fences must have the finished side facing the neighboring properties.

Waterfront Lots: South Broward Drainage District prior approval also required.

In addition to the foregoing general fencing requirements, the following are additional requirements for Lake Front Lots: fencing is four (4') feet in height and one of the following approved styles: White or bronze aluminum rail, (picket style with smooth straight top only). Green or black vinyl clad chain link.

Requirements for Interior Lots: Between homes: White or bronze aluminum or PVC type, (picket style with smooth straight top only) and must be (4') four feet in height. Wood or PVC approved styles are: Presidential shadowbox; board on board; shadowbox or stockade; privacy panel; tongue and groove; and lattes top with privacy bottom (Decorative post finials may be approved). All of the foregoing must be (6') six feet in height and white. Wood fences must be painted or stained white, on both sides of the fence. The Green Chain link fence is to be maintained on the street side.

Property Maintenance

Property appearance is to be always maintained. Grass consistently mowed, and the lawn free of weeds. Pavers to be free of weeds and debris. Driveways should be oil stain free.

Roofing Materials *(City Permit required)*

ROOFING MATERIALS No roof shall be installed without the prior approval of the Architectural Review Committee. Barrel Tile, Barrel cement tile are acceptable roofing materials. As of July 16th, 2018, stone covered steel, metal barrel roof tiles, Composite barrel tile, Concrete barrel Tile and flat Shaker styles were approved by the Portraits Board of Directors. Only approved styles and colors are permitted and available through the Property Manager. All approved roofing styles and colors are located on the Portraits website. All Roof changes or upgrades require prior approval from the Architectural Review Committee before installation. Concrete tile roofs may be sealed with a clear coat material but shall not be painted. Concrete tile roofs may be stained with prior approval from the Architectural Review Committee. The list of approved roof colors may be amended at the sole discretion of the Board of Directors from time-to

time. Shingles, gravel, flat metal, or flat concrete is not permitted. Pembroke Pines City Permit is required

These articles need changed or recertified: Will need to vote on each Article.

ARTICLE IX

Sections 1, 2, Recertify with recommendation of Attorney

Section 3. Nuisances – Recertify with recommendation of Attorney

Section 4. Temporary Structures and use. Recertify with recommendation of Attorney

Sheds – No sheds as of this date. Existing sheds will be “grandfathered” if they meet Miami Dade Building Specifications, are set back four feet (4’) from the adjacent house walls, tied down, and a copy of the Pembroke Pines permit to install the shed is produced.

Section 6. Pets - Recertify with recommendation of Attorney

Pets - Add Broward County Leash Law Section 4-3

- Nuisance Animals Section 4-4
- Permitting an Animal to be a Nuisance Section 4-8
- Harboring of Stray Animals Section 4-23

Section 7. Visibility – Recertify with recommendation of Attorney

Section 8. Clotheslines –The addition of permanent clotheslines to the home is permitted with prior approval of the Architectural Review Committee. Permanent Clotheslines must be installed in the rear of the home, and laundry cannot be visible from the street. For waterfront lots, permanent clotheslines with laundry cannot be visible from 10:00 AM – 6:00 PM. Collapsible clotheslines contained within a screened patio are permitted

Section 9. Barbeques – Recertify and add: Barbeques cannot be located on the adjacent house wall, or located within four feet of the easement between properties.

Section 10, Parking – Recertify and add: Parking is limited to 4 cars per household and to be contained within the driveway or front of the home. Vehicles cannot block mailboxes, access to another property. Vehicles parked in designated No parking areas will be towed. Vehicles cannot block sidewalks. Vehicles can be parked on street with two wheels on swale. Vehicles cannot be parked parallel to each other on a street so as to narrow the roadway. The Board recognizes Parties, and Holidays and asks that Home Owners seek permission of other Home Owners to park in front of their homes. Visitors can not block mailboxes or driveways.

Section 11. Commercial and Recreational Vehicles – Recertify with recommendation of Attorney

Section 12. Standing Cycles or Other items – Recertify with recommendation of Attorney

Section 13. Antenna and Aerials – CHANGE

Satellite television reception dishes up to (39”) thirty-nine inches in diameter are permitted and should be located in the rear of the property unless such location would impede receiving a signal. If it is necessary to place the dish in a location on the property, which would be visible from the street or adjoining properties, suitable efforts are required to screen the dish with landscaping and color coordinate the dish to the colors of the home. Maximum width of a dish shall not exceed (10’) ten feet with a maximum height of (10’) ten feet.

No HAM radio antennas are permitted. No television antennas are permitted.

Wires must be concealed, and or painted the color of the home. Pembroke Pines Permit may be required

Section 14. Litter and Garbage Collection – CHANGE - Garbage receptacles must be stored in the side or rear yard, except when placed out for scheduled pick-up. May be placed out 6:00 p.m. the day preceding the regularly scheduled day of collection and shall not be permitted to remain past 10:00 p.m. of the collection date, providing, further, that the customer/property owner shall ensure that all containers are stored and kept in a clean condition and inside a structure, or in the back yard, or at least ten feet behind the building line, whenever possible and practicable, in the side yard or screened from view from the street and adjacent properties except during collection. Outdoor storage of hard junk is not permitted. Hard junk includes appliances, furniture, vehicle parts, wood, scrap metal and the like. Items should be stored inside a wholly enclosed structure or disposed of properly with monthly bulk pick-up.
WHAT IS QUOTED IS PEMBROKE PINES CITY CODE

Section 15 – Personal Property - No idea what to do

SECTION 16 – Removal of Sod and Shrubbery; Additional Planting – CHANGE –No changes and or additions shall be made to a Lot’s front Landscaping, side landscaping and/or visible rear landscaping without the prior approval of the Architectural Review Committee.

Trees - Removal of Trees MAY require a Pembroke Pines City Permit as will require approval of the Architectural Review Committee. Refer to State Law 163.045 regarding necessity of permit. If required, a list of approved Trees can be found on the City of Pembroke Pines website under Landscape and Information. Coconut palms are not permitted.

Tree Trimming

1. Trees shall be pruned every two years.
 2. All trees must be pruned according to Broward County Tree Trimming Guidelines
 3. All Tree Trimming Companies must hold a Broward County Tree Trimming License. Rev. 6/15/17 10 of 18
 4. For detailed information please refer to www.broward.org – Search Proper Tree Trimming Palm Tree Trimming
1. Palms shall be pruned once a year.
 2. All trees must be pruned according to Broward County Tree Trimming Guidelines
 3. All Tree Trimming Companies must hold a Broward County Tree Trimming License
 4. For detailed information please refer to www.broward.org – Search Palm Tree Care.

Swale Trees: No fruit trees shall be planted in the swale area or the side yard areas and must be a minimum (10') ten feet setback from any property line. Trees with invasive root systems cannot be planted in the swale without a root barrier.

Perimeter hedges: Acceptable perimeter hedge replacement materials include Arbutus or Clusia. Approval for removal and replacement of perimeter hedge is required by the Architectural Review Committee.

Hedges around AC, Utility boxes: Acceptable hedge material includes: Acceptable hedge materials; Ixora, Coco Plum, Podocarpus, Green Arbutus, Dwarf Clusia, Hedge surrounding an air conditioning unit visible to the street must be maintained at a (4') four feet to (5') five feet height at all times in an "L" shape to conceal the unit from street and neighbor view.

Hedges between homes: Hedges must be maintained at the same height as the fence. If no fence present, then Hedges to be maintained at six (6) feet.

Two hedges cannot be installed side by side along the same property line.

No plantings shall be done in drainage easements, as indicated on each lot's property survey.

No change in the condition of the soil or the level of the land of such areas shall be made which results in any permanent change in the flow and drainage of surface water which the Board, in its sole discretion, considers detrimental. Sod may not be replaced by stones or gravel

SOD: Lawns (sod) cannot be removed and replaced with gravel, asphalt or pavers on the front, side, or rear of the yards.

Section 17. Increases in Insurance Rates – RECERTIFY if needed with recommendation of Attorney

Section 18. Windows, Awning, and Shutters - (City Permit required)

Windows – No windows shall be installed or replaced without the prior approval of the Architectural Review Committee. Replacement windows must be the same style as the existing windows. Impact windows may be installed with or without the "architectural white dividers". Approved window frame color is white. Windows on zero lot line side may be changed to Impact windows ONLY in opaque. Window tint is permitted. A City of Pembroke Pines Permit is required and must be submitted to the Architectural Review Committee.

Awnings – Awnings shall NOT be placed over front door entrances or driveways. No window awnings are permitted. Fabric patio awnings attached to the rear of the home are permitted, but must be retracted during Hurricane Warnings. No canvas car ports are allowed.

Shutters - No storm shutter and/or hurricane panel shall be installed without the prior approval of the Architectural Review Committee. Aluminum removable panel's permanent top and bottom rails must be white or the color of the house. Roll up and/or accordion style shutters are permitted with approval of Architectural Review Committee and must be white, beige or ivory. No Bronze color allowed. Bahama or Roll up type shutters is not allowed. Shutters must be removed 7 days after a storm passes. Shutters are prohibited to be closed for security and safety reasons for more than 7 days without consent of the Board, and or Architectural Review Committee.

Sections 19, 20, 21, 22 Recertify after recommendation of Attorney

Section 23. Disturbances – Recertify and add: NO, motorcycle revving or car revving noise or lawnmowers between the hours of 11:00 PM – 8:00 AM