

APPROVED GUIDLINES FOR ARCHITECTURAL AND LANDSCAPING MODIFICATIONS

Architectural Meeting

June 12, 2014 - Updated August 17, 2016

Call to order August 17, 2016, at 7:05 by Cheryl Beale

Members present:

Bobbie Fulweber

Cheryl Beale

Ken Ingle

The following installations / alterations / modifications open for discussion.

All installations/alterations must be properly constructed, insured, permit/inspected and maintained at unit owner's expense. THE TOWN OF DAVIE MAY REQUIRE PERMITS. It is the unit owner's responsibility to secure all permits. The homeowner must maintain all modifications.

Exterior doors: Must adhere to Miami-Dade and Broward County Standard (Florida Building Code High Velocity Hurricane Zone test standard – HVHZ) Permitted to have the glass fan at the top or a glass rectangle or no window at all. Must be painted to match current approved exterior wood surfaces.

French Doors: French Doors that open out to patio must adhere to Miami-Dade and Broward County Standard (Florida Building Code High Velocity Hurricane Zone test standard – HVHZ). Trim must be painted to match current approved exterior wood surfaces. Non-reflection solar film is accepted.

Garage doors: Required to adhere to Miami-Dade and Broward County Standard (Florida Building Code High Velocity Hurricane Zone test standard – HVHZ). Material must be made of metal, no windows, and in like appearance to existing garage doors and painted to match current approved exterior wood surfaces.

Windows and Glass Sliding Doors: Must adhere to Miami-Dade and Broward County Standard (Florida Building Code High Velocity Hurricane Zone test standard – HVHZ). Non-reflective solar film is accepted.

Trellis Modification: 1 x 1 strips above fences may be removed.

Corrugated Polycarbonate Panels: The Town of Davie will not provide permit unless designed by an Architect or professional Engineer. The trellises are not designed to support permanent coverings. Homeowner must show proof of Town of Davie Permit Approval before installation. Must be installed per manufacturers specification. Must not be attached to mansards. Accepted colors: smoke grey or clear.

Sun Shade Sail Cloth: Accepted colors updated to include tan, beige and dark brown. Shapes updated to include triangle or rectangle only. Sun Shades are only permitted to be attached to railing and fence post by using rope, clips or hooks and cannot be attached to mansards. Must be removed during Hurricane warning. All sunshades must be kept in good condition: no tattering, no holes, free of mildew and mold and must be stretch tight. An Association approved Hold Harmless form must be signed and provided to Association.

Lattice wood panels: Can only be installed between trellis and fencing and must be painted to match current approve exterior wood surfaces.

Screen Enclosed patios: Two story Birdcage type structure no longer permitted. One story screening required to adhere to Miami5 Dade and Broward County Standard (Florida Building Code High Velocity Hurricane Zone test standard – HVHZ) Screen mesh must be black in color. Aluminum framework to be black in color. Spline must be black in color. Aluminum roofing above trellis is permitted as well as full roofing in Villa Townhomes and Villa Plus and Villa atrium. Must have built in gutter.

Hurricane Aluminum Panels: Must adhere to Miami5 Dade and Broward County Standard (Florida Building Code High Velocity Hurricane Zone test standard – HVHZ). Must be removed when hurricane warning is discontinued by National Hurricane Center.

Hurricane Accordion Shutters: Must adhere to Miami-Dade and Broward County Standard (Florida Building Code High Velocity Hurricane Zone test standard – HVHZ) Accordion shutters colors: ivory or white. Must be opened when hurricane warning is discontinued by National Hurricane Center.

Nylon Fabric Hurricane Protection: Must adhere to Miami-Dade and Broward County Standard (Florida Building Code High Velocity Hurricane Zone test standard – HVHZ) Color: beige or black only. Must be removed when hurricane warning is discontinued by National Hurricane Center.

Security Lights with motion sensors: One fixture with either one of two spotlights with dusk to dawn, motion sensors may replace Soffit Lights. Homeowner is responsible to replace bulbs.

Fence Gate Modification: Only lots facing lake may modify fence with shadow box type wood fencing presently installed. Approved for two center gates opening out to the common property. Must be built to Florida Building Code for wood fences. Must be painted to match current approved exterior wood surfaces. Homeowner responsible for maintaining/replacing any modified area of wood fence/posts.

Satellite Dishes: Cannot be attached to roofing or shingles (mansards). Must be attached only to fence or railing. Must be removed during hurricane warning. An Association approved Hold Harmless form must be signed and provided to Association.

Solar Panels: Must adhere to Miami-Dade and Broward County Standard (Florida Building Code High Velocity Hurricane Zone test standard – HVHZ) Required to sign indemnification form prior to installation. Homeowner responsible for all damage to roof system/ Association property incurred during installation and thereafter, including, but not limited to roof leaks and repairs.

Wood Fencing: Must adhere to Miami-Dade and Broward County Standard (Florida Building Code High Velocity Hurricane Zone test standard – HVHZ). Replaced fencing must adhere to original builder design and must be painted to match current approved exterior wood surfaces. Wood fence specifications found on the VLP2HOA.com website under the heading menu: Docs and Forms.

Landscaping:

Planters. Glazed ceramic potters or unglazed terra cotta ceramic pots are permitted. Black plastic nursery potters are not permitted.

Garden Borders: Black or brown rubber edging. Plastic brick edging, brown or beige rubber edging, flexible paver edging, bedrock resin slate edging, light stone edging, brick pavers and brick border are permitted. Railroad tie borders not permitted.

Trees: Trees are not permitted to be planted between the sidewalk and buildings. Hardwood trees that are permitted to be planted on Association property must be placed at least ten (10) feet away from sidewalk, patios, or parking areas. No fruit trees, ficus, and thorned cactus permitted on Association property. NO bougainvillea or philodendron is permitted. All landscaping within the Homeowner's one-foot perimeter outward from the fence must be approved. Trees inside patio must be potted. No vines permitted to be attached to either the inside or outside of wood fence or on lattice. Sheds must be 1 foot from fence in order to maintain fence.

This list represents guidelines for Architectural / Landscaping Modifications. Each home owner request will be reviewed individually.

Bobbie Fulweber makes a motion to accept the above Architectural and beautification guidelines.

Cheryl Beale seconds the motion

Motion unanimously passes.