



## **Architectural Guidelines**

**4-2-2020**

**All exterior projects must have ACC approval.  
Please see ACC Request Form for required submission documents.**

### 1. Awnings

1.1. Only retractable awnings are permitted and must be installed on the rear of the Unit.

### 2. Basketball Hoops

- 2.1. Shall be subject to approval by the ACC and must be an in-ground type with a sleeve only and installed according to the manufacturer's specifications. (An acceptable model is the Lifetime Basketball System-50-inch Shatter Guard Backboard-Model 1084)
- 2.2. Shall not extend onto the 15~ft easement.
- 2.3. Shall be removed and secured during hurricane season (June 1 to November 30) when the owner is on vacation.
- 2.4. Shall be removed and secured when area has been declared by the National Weather Service to be under a hurricane warning.
- 2.5. May be installed on an approved concrete pad adjacent to driveway as permitted by the City of Fort Pierce and in compliance with city code.
- 2.6. Portable basketball goals in existence as of June 1, 2014 are subject to provisions 2.2, 2.3, 2.4 and shall receive a written exemption from the other provisions of these guidelines.
- 2.7. Portable basketball goals as defined in 2.6 shall not be transferred to any other unit or to the next owner of the lot.
- 2.8. Portable basketball goals as defined in 2.6 that are disposed of by the current owner shall only be replaced with a new basketball hoop in compliance with the guidelines.

### 3. Covered Patios

- 3.1. Shall be a minimum of 15~ft from the property line.
- 3.2. Roofs must be sloped to match existing house roof slope and materials.
- 3.3. Paint colors on added covered portion must match existing house paint colors.
- 3.4. Aluminum roofs are permitted ONLY with screen enclosures.
- 3.5. Materials must be of same type and appearance as main structure of home (e.g. stucco & fascia).



#### 4. Driveways, Walkways, and Sidewalks

- 4.1. Brick pavers and stamped concrete are permitted.
- 4.2. Asphalt is not permitted.
- 4.3. Except as required for expansion, all settlement and other cracks must be repaired.
- 4.4. Except as permitted for stamped concrete, painted driveways are not permitted.
  - 4.4.1 Driveways may be stained using a quality stain and with the approval of the ACC as to design and colors.
- 4.5 In cases where the driveway is being replaced, the elevation of the culvert pipe must be brought into compliance with the stamped engineered Master Paving and Drainage Plan of the association recorded with St. Lucie County Clerk of Court on 12-13-90. The culvert pipe must be certified as to its integrity by a licensed contractor.

#### 5. Exterior House Lighting

- 5.1. Fixtures other than porch or coach lighting require approval
- 5.2. Shall not be a nuisance
- 5.3. Landscape Lighting
  - 5.3.1. Wiring shall be buried out of sight.

#### 6. Exterior Changes to Structures

- 6.1. No exterior changes of any kind shall be made without written approval from the ACC and/or the Board of Directors.
- 6.2. All requests must be submitted in writing to the ACC and include:
  1. A copy of the specifications to appropriate scale and sufficient narrative detailing the addition or modification along appropriate Pictures.
  2. Site Plan
  3. Building Permit (if applicable)
  4. Electrical Permit (if applicable)
  5. Plumbing Permit (if applicable)
  6. Landscape Plan
  7. Brochure describing installation and/or materials used
  8. Copy of the Contractor's Liability Insurance Certificate (General, Auto, & Workman's Comp.) naming Palm Lake Gardens Owners Association as the Certificate Holder.
  9. Copy of Contractor's State License
- 6.3. No work may commence without written approval of the Architectural Control Committee.
- 6.4. No exterior changes shall be placed or permitted to remain where it would create a sight



problem for neighbors.

## 7. Fences

7.1. No walls, hedges or fences may be constructed in the front yard. The front yard is defined as the area bounded by the front and side lot lines and the front of the house. As to all other fences, hedges or walls, Association written approval shall be required prior to construction or installation and they shall meet the following criteria:

7.2. Fences shall not be bare metal, wood, or wire

7.3. Fences shall comply with such standards as may be promulgated by the Board of Directors or the ACC.

### 7.4. Dry Lots (Lots not on water)

#### 7.4.1. Style

7.4.1.1. White or black aluminum mechanical fence, and black vinyl chain-link; minimum height of 4-feet, maximum height of 5-ft.

7.4.1.2. White PVC of approved style; maximum height of 6~ft

#### 7.4.2. Setbacks

##### 7.4.2. Dry Lots

7.4.2.1. Front –minimum 20-ft setback from front plane of house  
EXCEPT: black vinyl chain-link setback in line with the back plane of the house

7.4.2.2. Side - property line

7.4.2.3. Rear - property line

7.4.2.4. Corner - minimum 20-ft setback from easement

### 7.5. Lake Lots

#### 7.5.1. Style

7.5.1.1. White or black aluminum mechanical fence only; minimum height 4-ft, maximum height of 5-ft.

7.5.1.2. Must be see-through picket or rail.

#### 7.5.2. Setbacks

7.5.2.1 Front - minimum 20-ft setback from front plane of house

7.5.2.2. Side - property line

7.5.2.3. Rear- minimum 15-ft setback from the property line



## 8. Flag Poles and Flags

- 8.1. Shall display only the American flag and must not exceed the limits of the state statutes (20-ft. high and size of 4' X 6'); other national flags are permitted if the Owner is a Citizen of another country or holds dual citizenship. NOTE: The American flag must always be flown above any other acceptable flag.
- 8.2. American flags flown after dark must be illuminated with approved landscape lighting.
- 8.3. Flags shall be no larger than 4' X 6'.

## 9. FPL Transformer Boxes

- 9.1. Shall have landscaped hedges around sides and maintained at a 4-ft maximum height
- 9.2. Shrubs must contain an entry point for service and hedges along opening side of transformer  
Must be at least 6-ft. from transformer doors and 3-ft. from the sides.

## 10. Fruit Trees

- 10.1. Shall not be a nuisance due to insects or rodents
- 10.2. Shall have fallen fruit picked up regularly
- 10.3. Shall be well trimmed
- 10.4. Are only permitted in rear yards.

## 11. Gardens – Vegetable

- 11.1 Shall conform to Florida State Statute SB 82

## 12. Gas (Natural) Tanks and Hot Water Heaters

- 12.1. External Hot Water Heater, Electric, or Natural gas only.
- 12.2. Liquid propane not allowed (approved for outdoor portable devices but not for home appliances).
- 12.3. Shall not be visible from front of house or street; must be obscured from view by a natural barrier or enclosure.

## 13. Pergolas

- 13.1. Pergolas must be attached to the back of the house and over the lanai. They must be anchored according to current hurricane code, and they must conform with the City of Fort Pierce building code regulations. Pergola colors must be white, brown, or natural.



#### 14. Gutters and Down Spouts

- 14.1. Shall match the color of the surface to which they are attached
- 14.2. Shall not create water drainage problems.

#### 15. House Colors

- 15.1. Colors must be in unison with other homes in neighborhood
  - 15.1.1. Colors shall be selected from color schemes that are earth tone with color coordinated trim and accent colors **AND** with the approval of the Architectural Control Committee.
  - 15.1.2. Trim must be a complimentary color which includes the molding on the front of the house, around the windows and doors, the pillars with the molding above and below.
  - 15.1.3. The garage door and front door must be painted in accordance with 15.1.1.
- 15.2. Colors must be compatible with the architectural style of the home.
- 15.3. Shall not be the same color as an adjacent Unit or Unit across the street.
- 15.5. Previously approved colors shall not be considered a guide for future paints. All requests will be reviewed and considered based on their own merit and in compliance with the Guidelines, Covenants & Restrictions of Palm Lake Gardens.
- 15.6 All exterior painting projects must have ACC approval.

#### 16. Landscaping, Plants, and Decorations

- 16.1. Installation of decorative statues, pond, waterfall or fountain must be approved by the ACC and/or the Board of Directors.
  - 16.1.a All hard landscape edging, garden edging, concrete block edging requires ACC Approval i.e., pavers, concrete block, rubber edging, wood edging, etc.
- 16.2. Plantings in existing landscape beds may be replaced as needed without approval. Any removal of or additions of landscaped areas must be submitted in writing to the ACC for approval. Minimum foundation planting is required.
- 16.3. Plantings may not occur on corners that may block vision of any vehicle
- 16.4. New landscaping beds must have ACC approval.
- 16.5. Trees
  - 16.5.1. Type
    - 16.5.1.1. Most varieties.
    - 16.5.1.2. No Ficus, melaleuca trees or other non-native species.
    - 16.5.1.3. Fruit trees cannot be a nuisance.



16.5.2. Setback

16.5.2.1. Minimum 5-ft from side property line.

16.5.2.2. Minimum 2-ft from adjoining lot with notarized permission letter from neighbor.

16.5.2.3. No trees are permitted on lake easements.

16.6. Hedges

16.6.1. Any hedges, except for whose length is contiguous to the side of a house, located anywhere on a lot must obtain Association approval before they are planted.

16.6.2. Spacing

16.6.2.1. Shall be continuous; minimum spacing of 18-inches.

16.6.3. Type

16.6.3.1. Most varieties (Surinam cherry, jasmine, silver buttonwood, etc.).

16.6.3.2. Preferred varieties: arboricola or Pota corpus.

16.6.4. Height

16.6.4.1. Dry Lots

16.6.4.1.1. Side property line hedges: maximum of 6-ft.

16.6.4.2. Lake Lots

16.6.4.2.1. Maximum height restriction of 4-ft. all sides.

16.6.5. Setback

16.6.5.1. Minimum of 18-inches inside property line.

16.6.5.2. No hedging is permitted on easement

16.7. Plants

16.7.1. Type

16.7.1.1 Most varieties permitted (see plant material).

16.7.1.2. Addition of plant beds requires approval.

16.7.1.3. Shrubs must be maintained at a maximum of 3-ft; except for approved hedges (see above).

17. Mailboxes

17.1. The Association reserves unto itself the right to approve the locations of all mailboxes or Other similar receptacles erected or installed on any Unit.

17.2. The Association reserves unto itself the right to approve the color, type and style of all Mailboxes or other similar receptacles erected or installed on any Unit.



## 18. New Construction

- 18.1. No single family building with less than 1,900 square feet of living area shall be erected on any lot.
- 18.2. No multi-family dwelling unit may be constructed within Palm Lake Gardens. A dwelling unit shall mean a residential lot and house.
- 18.3. All buildings erected or constructed within Palm Lake Gardens shall conform in area and setback limitations to the following table:
  - 18.3.1. Easement Requirements
    - 18.3.1.1. Front-10-ft
    - 18.3.1.2. Back-10-ft
    - 18.3.1.3. Sides -10-ft
  - 18.3.2. Setback Requirements
    - 18.3.2.1. Front- 25-ft minimum, except that on lots of 150-ft or greater depth, the setback requirement shall be 50-ft.
    - 18.3.2.2. Back - 15-ft (this includes the 10-ft setback easement requirement)
- 18.4. Any project that shall be construed as a nuisance shall not be approved by the ACC

## 19. Patios and Decks

- 19. 1. Shall be a minimum 10-ft from property line AND meet City of Fort Pierce code requirements.

## 20. Play Equipment

- 20.1. Tree houses are not permitted.
- 20.3. Must be installed in rear yard only.
- 20.4. Any project that shall be construed as a nuisance shall not be approved by the ACC.
- 20.5. Must have a landscape plan submitted with the application from view.

## 21. Screen Enclosures

- 21.1. Shall be of mansard roof design.
- 21.2. Shall be white, black, or bronze aluminum framing.
- 21.3. Shall have charcoal colored screening.
- 21.4. Shall not extend past the side plane of house.
- 21.5. Aluminum roofs must have foam insulator (minimum 4-inches) with built-in gutters.
- 21.6. Lake Lots
  - 22.6.1. Rear- minimum 15-ft setback from change of plane (slope) or 15-ft from the rear property line.



## 22. Solar Panels

22.1. Placement of solar panels must be in accordance with Florida State Statute 163.04.

## 23. Spas

23.1. Shall be minimum of 10-ft from property line.

23.2. Shall be a minimum of 5-ft from house.

23.3. Pumps shall not be unsightly or a noise nuisance.

23.4. Shall not extend past the plane of the house.

## 24. Storage Sheds

24.1. Subject to approval.

24.2. Shall be permitted on lake front lots abutting (parallel to) the side of the house and not extend beyond the back of the house. Must be 20 ft. back from front edge of house. They must be anchored according to current hurricane code and must conform with the City of Fort Pierce building code regulations.

24.3. Shall include plant screen design so as to obscure from view.

24.4. Shall be no larger than 10-ft. by 12-ft. They must be anchored according to current hurricane code and must conform with the City of Fort Pierce building code regulations.

24.5. Shall be used ONLY for storage.

## 25. Storm Shutters

25.1. Permanent track shall match adjacent stucco color or be white.

25.2. Roll down and sliding models shall match stucco color or be white.

25.3. No Bahamas shutters permitted.

25.4. Temporary hurricane shutters may be installed during the threat of hurricane or similar storm, but must be removed promptly once the storm (or threat of the storm) has passed.

25.5. Shall not be used for security purposes.

## 26. Swimming Pools

26.1. Dry & Lake Lots-Shall be minimum of 15-ft from back property line.

26.2. Shall be minimum of 5-ft. from house or 5-ft from a supporting structure.

26.3. Pumps & Motors

26.3.1 Motors (pumps) shall be landscaped on a minimum of two sides to obscure from view.

26.3.2. Motors (pumps) shall not be a noise nuisance

26.4. Shall not be visible beyond side plane of house.

26.5. Dry Lots: pool shall not be visible from street





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26.6. Above-ground pools are not permitted.

26.7. Must be secured **at all times** with a screened enclosure or a fence (minimum of 4 feet).

26.7.1. During construction the pool area **must** be secured with a temporary or permanent barrier (fence or screen enclosure).

26.7.2. Upon completion of the pool project a permanent barrier **must** be installed (a fence or screen enclosure).

## 27. Temporary Building

27.1. No tent and no temporary or accessory building or structure shall be erected without the written consent of the Association.

27.2. All temporary structures will be considered on an as needed basis as described on a completed application along with a site plan and how long it is needed.

## 28. Trellises

28.1. Shall match house or trim color.

28.2. Shall be no less than 5-ft from property line.

## 29. Wells

### 29.1. Well Motors

29.1. Well motors (pumps) shall be covered with a pump cover or landscaped from view on a minimum of two sides

All rules subject to change by the Architectural Control Committee with approval by the Board of Directors. Any changes and/or additions made to the exterior of any Unit must receive approval prior to commencement of change or addition.



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## **HISTORICAL RECORD OF REVISION TO ACC GUIDELINES**

January 29, 2016 Annual Meeting

Members notified a complete revision of ACC guidelines were being amended and restated

Spring 2016

Series of 4 public ACC/BOD workshops to revise documents

April 2016

Members sent copy of draft document

April 25, 2016

1st reading. 3 revisions noted

December 5, 2016

2nd reading and adoption

March 6, 2018

Workshop for Clerical corrections

April 9, 2018

1<sup>st</sup> Reading of revisions

May 14, 2018

Workshop 2 revisions to pools and garage doors

June 21, 2018

2<sup>nd</sup> Reading and Adoption

August 2019 – March 2020 ACC/BOD workshops to revise documents

April 2020 Members to be sent draft copy.

January 2024 – Updated PO Box number in heading