

**SILVERLAKES COMMUNITY
ASSOCIATION, INC.**

**COMMUNITY STANDARDS & MODIFICATION COMMITTEE
GUIDELINES**

AWNINGS: (City permit also required)

Approved Fabric patio awnings attached to the rear of the home and/or over garage side doors are permitted with prior Modification Committee approval. Only solid color fabric awnings may be approved. Solid color fabric awnings must match the primary exterior wall color of the home. Awnings may NOT be placed over front door entrances. No window awnings are permitted unless originally installed by the builder in Brittany and/or Brittany Bay. The affected Brittany and/or Brittany Bay homeowners must register the window awnings with the Association and will be recorded and kept at the Management Office.

DOCKS/DECKS/SEAWALL-RETAINING WALL: (City & South Broward Drainage permits also required)

No Docks shall be constructed without the prior approval of the modification committee.

No Decks shall be constructed without the prior approval of the modification committee.

Decks will only be approved for installation in the rear of the property. Decks may NOT encroach into the (20') twenty-foot Lake Maintenance Easements, as indicated on each lot's property survey.

No Seawall/Retaining wall shall be constructed without the prior approval of the modification committee. Any application must include all specifications and approval from the South Broward Drainage District and all required governmental agency permits.

DRIVEWAY/WALKWAYS/EXTEND THE DRIVEWAY: (City permit also required)

Brick Pavers, Stamped Concrete or tile may not be installed without the prior approval of the modification committee. All applications must include a sample of the color and material to be used. Brick Pavers, stamped Concrete or tile must match the primary exterior wall color of the home with no more than two shades of the primary color being used. Brick Pavers, stamped Concrete or tile cannot be installed over sidewalks.

Staining of driveways may not be performed without the prior approval of the modification committee. All applications must include a sample of the color to be used. Driveway stain must match the primary exterior wall color of the home. The modification committee in its sole discretion may require the stain to be one shade lighter or one shade darker than the primary exterior wall color of the home. Sidewalks cannot be stained.

Extending driveway is permitted as long as the extending does not exceed the outer walls of the garage with prior approval from the Modification Committee. The new extending areas must match the current driveway color and style design.

Pavers/cement walkways cannot be installed on the any side yards.

GENERAL FENCING/HEDGE REQUIREMENTS: (City permit also required)

No fence may be installed without the prior approval of the modifications committee. No fence may 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 modifications committee and/or the Board of Directors.

No fences may be attached to a neighbor's house.

No dog runs or animal pens are permitted.

All fences and hedges are required to be installed the greater of 10' back from the forward most point of the structure on each side of the property where the fence or hedge is going to be installed or 5' back from the front door of any adjacent home. All fences and hedges are required to be 5' in from the sidewalk on side yards, were applicable. See attached diagram.

Fences and hedges are not allowed along any lot line in the front portion of the home or neighbors property.

GENERAL FENCING/HEDGE REQUIREMENTS: (City permit also required)

All fence panels or pickets must be installed vertically.

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

Fence gate openings must be no more than (4') four feet wide. Single gates ONLY.

On "Z" lot line properties, Sapphire Homes. Fences must be installed a minimum of five feet back from the neighbors entrance door. Fences on the side property must be installed perpendicular to the home or at a right angle to the home. Fences may not be installed at an angle unless on a cul-de-sac and prior committee approval is received. See attached diagram.

ADDITIONAL REQUIREMENTS FOR LAKE FRONT LOTS: (Fencing & Hedges)

City permit and the 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:

White or bronze aluminum rail, (picket style with smooth straight top only) and must be (4') four feet in height.

Green or black or vinyl clad chain link and must be (4') four feet in height. PVC type, (picket style with smooth straight top only) and must be (4') four feet in height.

Green or black chain link must have a hedge planted on the inside of the fence at time of installation. Hedge material must be a minimum of 24 inches high at time of installation and should be planted no more than 24 inches apart on center. Where your gated chain link fence is perpendicular to your neighbor, a hedge must be on the outside of the fence beside the gated area. Hedges must be maintained at the same height as the fence.

Acceptable hedge materials; Ficus, Jasmine, Ixora, Boxwood, Coco Plum, Podocarpus, Green Arboricola, Dwarf Clusia, Dwarf Vibernum. Hedges are required to cover the entire fence except where a gate is installed or in the lake maintenance easement.

Fences on lake front properties may extend to the waters edge and parallel to the water.

ADDITIONAL REQUIREMENTS FOR LAKE FRONT LOTS: (Fencing & Hedges)

City permit and the South Broward Drainage District prior approval also required.

On lakefront lots (6') six-foot wood fencing or PVC fence styles may be only be installed perpendicular to the side of your home (connecting one home to the other). See attached diagram.

ADDITIONAL REQUIREMENTS FOR INTERIOR LOTS: (Fencing & Hedges) (City Permit also required)

No chain link fences are permitted on interior lots

In addition to the foregoing general fencing requirements, the following are additional requirements for Interior Lots:

White or bronze aluminum or PVC Type, (picket style with smooth straight top only) and must be (4') four feet in height. (White Only)

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. 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.

All wood fences must be installed no greater than (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.

On lots abutting a roadway, masonry pylons are required to be incorporated into the design of the fence, no further apart than (30') thirty feet in the length of the fence facing the roadway. Columns are required for wood fences only and columns must be six feet in height. Columns must be painted white or the color of the house.

GUTTERS - (City Permit also required and Prior approval required)

Must be white or the same color as your fascia. Gutter down spout must be pointed towards your property, not your neighbors.

LANDSCAPING: (Prior approval required)

No changes and or additions may be made to a Lots front landscaping, side landscaping and/or visible rear landscaping without the prior approval of the modifications committee.

In the front elevation of each home, with the exception of the Communities of Misty Bay and Misty Harbor, there must at all times be a (3) three single trunk palm trees grouping, which must be of the same variety at all times. (For Example, if the homeowner chooses Queen Palms, then all (3) three trees in the front elevation must be Queen Palms). They must have at least (6') six feet of bark at time of planting. The approved palms for this grouping are the following; Queen palms; Royal Palms; Foxtail Palms; Sabal Palms; King Alexander palms; and, Alexander (Christmas) palms.

Swale trees must be planted a minimum of (20') twenty feet apart on center and be a minimum of (6') six feet of bark at time of planting. Corner lots require trees to be a minimum of (25") twenty-five feet apart on center. If neighbor has existing swale trees you must install your swale tree (20) twenty feet away from the existing swale tree.

No Robellini palms may be planted in the Swale area.

Only SINGLE trunk trees or single trunk palm trees (Royals, Queens, Foxtails, Sabal, King Alexander, Alexander and Christmas) may be installed in the Swale area, with prior Modification Committee approval. Many sub-associations within SilverLakes have established additional guidelines for Swale trees. These sub-association guidelines must also be adhered to.

Fruit trees may only be installed in the rear of the property. No fruit trees may be planted in the swale area or the side yard areas and must be a minimum (10') ten foot setback from any property line.

No plantings may be done in drainage easements, as indicated on each lots property survey.

SATELLITE DISHES: (City permit also required)

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.

SATELLITE DISHES: (City permit also required)

Maximum width of a dish may not exceed (10') ten feet with a maximum height of (10') ten feet.

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

SCREEN ROOMS/PATIOS/POOLS: (City permit also required)

White or charcoal aluminum frame material and silver gray or charcoal fiberglass screening material (gauge 18 x 14) are the only materials allowed. The Modification committee prior to construction must approve structure. White or charcoal screening material.

No aluminum, awning or flat roofing material allowed. Either the existing roofline must be extended or a screen can be installed. Screen enclosures must follow the roofline or be of the following styles; Gable, Mansard or Hip. The composition of all pitched roofs must match the original color, style, pitch and material of the original roof.

No screen enclosure or front door screening may be installed on the front portion of any home.

The outside edge of any pool or screen room 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. The pool or screen room on waterfront lots can extend up to the (20') twenty-foot lake maintenance easement. Lots abutting the (25') twenty-five foot landscape buffer may have the screening about the buffer. Screening within the side setback is permitted on zero lines to within (7') seven feet of the property line, on traditional lots to within (5') five feet of the property line. Any side yard drainage easements will take precedence over side yard pools, spas and screen enclosure setbacks.

Swimming pools may not encroach into the (20') twenty-foot lake maintenance easement.

Above ground pools are prohibited.

CHICKEE HUTS, TIKI HUTS AND GAZEBOS: (City permit also required)

No Chickee Hut, Tiki Hut, and/or gazebo shall be installed w/out approval of the modification committee.

All Chickee Huts, Tiki Huts and Gazebos must be installed in the rear of the property and must follow all property lines setbacks. Maximum height from the ground to the parallel beam must not be more than (8') eight-feet in height,

CHICKEE HUTS, TIKI HUTS AND GAZEBOS: (City permit also required)

the pitch of the roof must not exceed (12') twelve feet in height and the overall room size must not exceed (100) one hundred square feet. Prior approval by the Modification Committee is required. Maximum of (1) one of the following allowed on the property; Chickee Huts, Tiki Huts and/or Gazebos.

PERGOLAS AND ARBORS – (City permit also required)

Pergolas and Arbors are permitted with prior approval by the Modification Committee. Pergolas and Arbors must be installed in the rear of the property and must follow all property line setbacks. They may be open roof or covered with a City Building Department approved roof. No Pergola or Arbor shall have a covered roof unless the prior written approval of the Board of Directors, in its sole discretion is obtained. The material used must be either (1) white or bronze aluminum (2) wood painted white or stained or (3) concrete painted to match the primary exterior wall color of the home. Covered roofing materials may not include gravel and should be in harmony with the existing design of the home. If the roofing material consists of tile, the tile must match the tile on the home.

SHEDS:

Outside storage sheds or any other type of sheds are not permitted.

STORM SHUTTERS/PANELS: (City permit also required)

No Storm shutter and/or Hurricane panel shall be installed without the prior approval of the modifications 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 permitted with approval of Modifications Committee and must be white or beige.

PERMANENT BASKETBALL HOOPS: (City permit also required)

No permanent basketball hoop shall be installed without the prior approval of the modifications committee.

Must have a minimum setback of (5') five feet from the sidewalk and prior approval of modifications committee. On zero lot line properties basketball hoops should be installed on the interior side of the property, not the zero side. All basketball hoops must be kept in good condition at all times.

FOUNTAINS, SCULPTURES, FLAGS: (Prior approval required)

Fountains are permitted providing they are an operable and maintained part of a residential landscape bed area improvement. Fountains cannot stand alone on any front elevation and must not be more than (4') four feet in height or more than 3 feet in diameter. Fountains must have prior Modification Committee approval. Fountains are limited to (1) one in the front of the property and no animal, people, or religious styles will be permitted.

No exterior sculptures or statues are permitted unless they are part of a residential landscape bed area improvement and must have prior modification committee approval. 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, Wall Fountains, and/or water falls are not permitted in the front yard. They are allowed in backyard of the property with prior approval from the modification committee.

Any homeowner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and on Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day may display in a respectful manner portable, removable official flags not larger than 4-1/2 feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps or Coast Guard, regardless of any declaration rules or requirements dealing with flags or decorations.

No decorative flags are permitted. Holiday flags may be displayed from one week prior to one week after a holiday.

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 Modification Committee. On zero lot line properties flagpoles should be installed on the interior side of the property, not the zero side.

HOUSE PAINTING: (Prior approval required)

The approved paint color schemes of the Association are on file at the management office and paint samples will be provided. The SilverLakes Community color chart may be viewed at the management office; only those colors on view may used. Paint color samples on display are coordinated with roof colors.

HOUSE PAINTING: (Prior approval required)

Paint color samples must be submitted along with roof color and approved by the Modification Committee before the exterior of the home may be painted. Only the custom homes (Malibu Pointe, Sunset Isles, The Isles, The Enclave and Sunset Pointe) can repaint the same original house color, but requires prior approval with submission of color samples and roof color. All house colors submitted must be colors on the approved color chart that is displayed at the Management Office.

No faux design allowed on front and garage doors and paint schemes may not be altered or reversed or darkened/ lightened.

ROOFS: (Prior approval required and City permit also required)

No roof shall be installed without the prior approval of the modifications committee. S-tile, barrel tile, flat cement tile are acceptable roofing materials. As of December 14, 2005, metal roof tiles, specifically s-tile, barrel, and flat styles were approved by the SilverLakes Board of Directors. Only approved styles and colors are permitted and are on display at the management office. All roof changes or upgrades require prior approval from the modifications Committee before installation.

Concrete tile roofs may be sealed with a clear coat material but may not be painted.

Concrete tile roofs may be stained with the (2) two approved colors; Spanish Red, Terra Cotta. Colors can be found at Sherwin Williams "Infiniti" brand.

Metro Metal roofs are allowed and following colors are permitted; Beech Wood, White, Terracotta, Mission Gold, Terracotta Gold, Mission Red, Barcelona.

FRONT DOORS: (Prior approval required)

Existing front doors may be replaced with wood, fiberglass or metal material. The door and frame finish must be either painted the door color of the selected color scheme or stained an approved wood grain color. Decorative glass inserts on doors are permitted. All door colors and glass inserts must have prior approved by the Modification Committee.

No faux design allowed on Front and Garage doors.

FRONT DOORS: (Prior approval required)

If an exterior modification item is not found or listed in these guidelines it is presumed to not be allowed and therefore a violation. Any and all exterior modifications must be submitted to the Modification Committee at Pines Property Management.

Please contact Management office before any installations at 954-438-6570, ask for your property manager for assistance.

All modifications approved by the committee must be completed within 30 days from the date the permit is issued from the city for construction. The management office may at any point during construction request a copy of the building permit to be provided within 7 days of the written request.

The only exceptions to the 30 day requirement will be pools and room additions. Extensions for pool and room additions will be granted based on copies of the permit being provided to the Management Office indicating that work is progressing. Construction should not exceed 90 days from the date of the permit issued from the city. If an additional extension is needed, the homeowner must make a request in writing to the Management Company stating the reason for the delays.

(Rev. 03/20/12)