



SILVERLAKES

COMMUNITY ASSOCIATION, INC.

COMMUNITY STANDARDS & MODIFICATION COMMITTEE GUIDELINES

PROFESSIONALLY MANAGED BY:

Pines Property Management, Inc.

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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 shall be approved. Solid color fabric awnings must match the primary exterior wall color of the home. Awnings shall NOT be placed over front door entrances. No window awnings are permitted unless originally installed by the builder in Brittany and 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.

BASKETBALL HOOPS – PERMANENT - (City permit also required)

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

Movable basketball hoops must be stored 5' from the sidewalk at all times.

CAMERAS

No security cameras shall be installed without the prior approval of the Modification Committee.

Exterior wiring shall be neatly installed.

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

No Chickee Hut, Tiki Hut, and/or Gazebo shall be installed without approval of the Modification Committee.

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

The outside edge of any Chickee Hut, Tiki Hut or Gazebo 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. Chickee Huts, Tiki Huts or Gazebos installed 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 Chickee Hut, Tiki Hut or Gazebo abut the buffer. Chickee Huts, Tiki Huts or Gazebos within the side setback are permitted on zero line properties 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 these setbacks.

Gazebo material used must be either (1) White or Bronze aluminum (2) wood painted white or stained

Chickee Huts and Tiki Huts may be painted white or stained.

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.

Docks/Decks encroaching into the (20') twenty-foot Lake Maintenance Easements, as indicated on each lot's property survey, may not be installed without prior approval of the South Broward Drainage District (SBDD), your respective city (Pembroke Pines or Miramar) and all governmental agencies.

Dock/Decks 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 (20') twenty-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 documents.

No Dock/Deck shall be constructed without the approval from SBDD, your respective city (Pembroke Pines or Miramar) and all required governmental agency permits must be provided prior to commencing construction. Final approval from SBDD, your respective city (Pembroke Pines or Miramar) and all governmental agencies must be provided upon completion.

No Seawall/Retaining wall shall be constructed without the prior approval of the Modification Committee. Approval from the SBDD, your respective city (Pembroke Pines or Miramar) and all required governmental agency permits must be provided prior to commencing construction. Final approval from all governmental agencies must be provided upon completion.

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

Brick Pavers or Stamped Concrete or Tile shall 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 shall 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 coordinate with 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 and/or coordinate with the roof color. Sidewalks cannot be stained or painted.

Behr Pacific Fog and H&C Gull Gray can be used for any resident driveway with prior approval.

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. Circular driveways are permitted with prior approval from the Modification Committee and City permit. Circular driveways shall not extend past the exterior building walls.

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

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 wall of the building.

FENCING/HEDGE REQUIREMENTS – GENERAL - (City permit also required)

No fences/hedges shall be installed without the prior approval of the Modifications Committee. No fence/hedge 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 Modifications Committee and/or the Board of Directors.

No Fences/hedges shall be attached to a neighbor's house.

No dog runs or animal pens are permitted.

All fences and hedges are required to be installed at least (10') ten feet 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') five feet back from the front door of any adjacent home. All fences and hedges are required to be (5') five feet 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 neighbor's property.

All fence panels or pickets must be installed vertically.

Two fences/hedges 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.

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.

On "Z" and zero lot line properties, fences must be installed a minimum of (5') five feet back from the neighbor's entrance door. Fences/hedges on the side property must be installed perpendicular to the home or at a right angle to the home.

Fences/hedges shall not be installed at an angle unless on a cul-de-sac and prior committee approval is received. See attached diagram.

Lake Front Lots – (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:

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

other fencing/hedging must be 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 which 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 besides the gated area. Hedges must be maintained at the same height as the fence. Acceptable hedge materials; Ixora, Coco Plum, Podacarpus, Green Arboricola, Dwarf Clusia, Suspensum. Hedges are required to cover the entire fence except where a gate is installed or in the lake maintenance easement.

PVC type, (picket style with smooth straight top only)

Fences/hedges on lake front properties may extend to the water's edge and parallel to the water.

Interior Lots - (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.

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.

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.

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') three 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 or 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. Any homeowner 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.

DOORS (Garage and Front) - (Prior approval required)

Existing front doors may be replaced with wood, fiberglass or metal material. Garage door style must be approved by the modification committee. Garage and front door frame finish must be either painted the door color of the selected color scheme, stained an approved wood grain color, or a faux finish design.

Decorative glass inserts on doors are permitted. All glass inserts must have prior approved by the Modification Committee.

All garage and front door colors must have prior approval by the Modification Committee.

Prior to submitting an application for faux finish on either your front door or garage door Management must be contacted for the list of approved Vendors. All faux finishes must be kept in original condition or will have to be repainted to the color of the selected color scheme.

At all times garage door and front door colors must match.

Garage door and front door ornamental hardware will not be allowed under any circumstance.

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

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.

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 the chart shall be used. Paint color samples on display are coordinated with roof colors.

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. All house colors submitted must be colors on the approved color chart that is displayed at the Management Office or online.

Paint schemes shall not be altered or reversed or darkened/ lightened.

Custom homes within SilverLakes (Malibu Pointe, Sunset Isles, The Isles, The Enclave and Sunset Pointe) requiring painting after July 30th, 2017, must be painted one of the approved paint color schemes coordinated by roof color.

LANDSCAPING - GENERAL (Prior approval required)

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 Modifications Committee.

In the front elevation of each home, with the exception of the communities of Misty Bay, Misty Harbor and Bermuda Village, there must at all times be a (3) three palm tree, single trunk grouping, which must be of the same variety at all times. (For Example, if the homeowner chooses Royal Palms, then all (3) three trees in the front elevation must be single trunk Royal Palms). A variance to this rule may be provided by the Landscape Committee and Modification Committee when replacing trees that are no longer permitted in your respective City. They must have at least (6') Six feet of bark at time of planting.

A list of approved SilverLakes Community trees may be viewed at the Management Office or online; only those trees on the approved list shall be used. The list of approved trees may be amended at the sole discretion of the Board of Directors from time-to-time.

Planter borders shall be installed, around landscaped areas only, with prior Modification Committee approval. Maximum height of the border is 12". The color of the border must coordinate with the primary exterior wall color of the home. The Modification

Committee in its sole discretion may require the color to be one shade lighter or one shade darker than the primary exterior wall color of the home and/or coordinate with the roof color.

All plantings must follow a 5' setback from all property lines, unless otherwise stated within these guidelines.

LANDSCAPING - HEDGES

Acceptable hedge materials; Ixora, Coco Plum, Podacarpus, Green Arboricola, Dwarf Clusia, Suspensum.

Hedge surrounding the air conditioning unit 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 must not be planted along any lot line in the front portion of the home or adjoining residence or home. Hedges must follow the same requirements for height and setbacks as fences.

LANDSCAPING – TREES

Swale trees must be planted a minimum of (20') twenty feet apart on center and be a minimum of (6') six feet tall 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 Robelini palms, Coconut Palms; Bismarck palms; or any plantings that obstruct visibility or sidewalk access, shall be planted in the swale area.

Only SINGLE trunk trees or palms from the approved tree list shall 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.

Communities within the City of Miramar can only use Live Oak or Clusia trees in the swale. Palm trees are not permitted.

All palms and shade trees must be maintained by a certified arborist, according to ANSI specifications.

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.

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

Fruit trees including, but not limited to, Coconut Palms shall only be installed in the rear of the property. 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.

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

OUTDOOR KITCHENS AND FIREPITS (city permit may be required)

No outdoor kitchens or fire pits shall be installed without the approval of the Modification 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 (20') twenty-foot lake maintenance easement. Lots abutting the (25') twenty-five foot landscape buffer may have the outdoor kitchen or fire pit abut the buffer. Outdoor kitchens or fire pits within the side setback are permitted on zero line properties 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 these setbacks.

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 insulated aluminum roof. Roof insulation must be a minimum of 3 inch foam. Roof must maintain a minimum slope of ¼ inch per foot. The material used must be either (1) White or Bronze aluminum (2) wood painted white or stained (3) concrete painted to match the primary exterior wall color of the home. Covered roofing materials shall 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. Maximum of (1) one of the following allowed on the property; Pergolas or Arbors.

The outside edge of any pergola or arbor 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. Pergolas or arbors installed 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 pergola or arbor abut the buffer. Pergolas or arbors within the side setback are permitted on zero line properties 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 these setbacks.

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 shall not be painted.

Concrete tile roofs may be stained with prior approval from the Modification Committee. The approved roof stain colors of the Association are on file at the Management Office. Only those colors on the approved color chart may be used. The list of approved roof colors may be amended at the sole discretion of the Board of Directors from time-to-time.

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

No flat roofs are permitted. All additions or extensions must have a pitched roof and follow the existing roof line when applicable.

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.

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.

SCREEN ROOMS/PATIOS/POOLS/ADDITIONS - (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.

Aluminum roof allowed with minimum of 3 inch foam insulation and must maintain a minimum slope of ¼ inch per foot.

Awning material not 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 shall be installed on the front portion of any home.

The outside edge of any pool, screen room, patio, addition or approved modification 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, screen room, patio, addition or approved modification 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 pool, screen room, patio, addition or approved modification abut the buffer. Pool, screen room, patio, addition or approved modification within the side setback is permitted on zero lines properties 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, patios, screen rooms, additions or approved modification setbacks.

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 (20') twenty-foot lake maintenance easement.

Above ground pools are prohibited.

No additions or extensions shall be constructed without the prior approval of the Modification committee

SHEDS

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

SOLAR PANELS (city permit required)

No solar panels shall be installed without the prior approval of the Modification committee.

STORM SHUTTERS/PANELS - (City permit also required)

No storm shutter and/or hurricane panel shall be installed without the prior approval of the Modification 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 Modifications Committee and must be white, beige or ivory. No Bronze color allowed.

WINDOWS (city permit required)

No windows shall be installed or replaced without the prior approval of the modification committee.

Replacement windows must be the same style as the existing windows.

Approved window frame colors are white or bronze

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 assistant.

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.

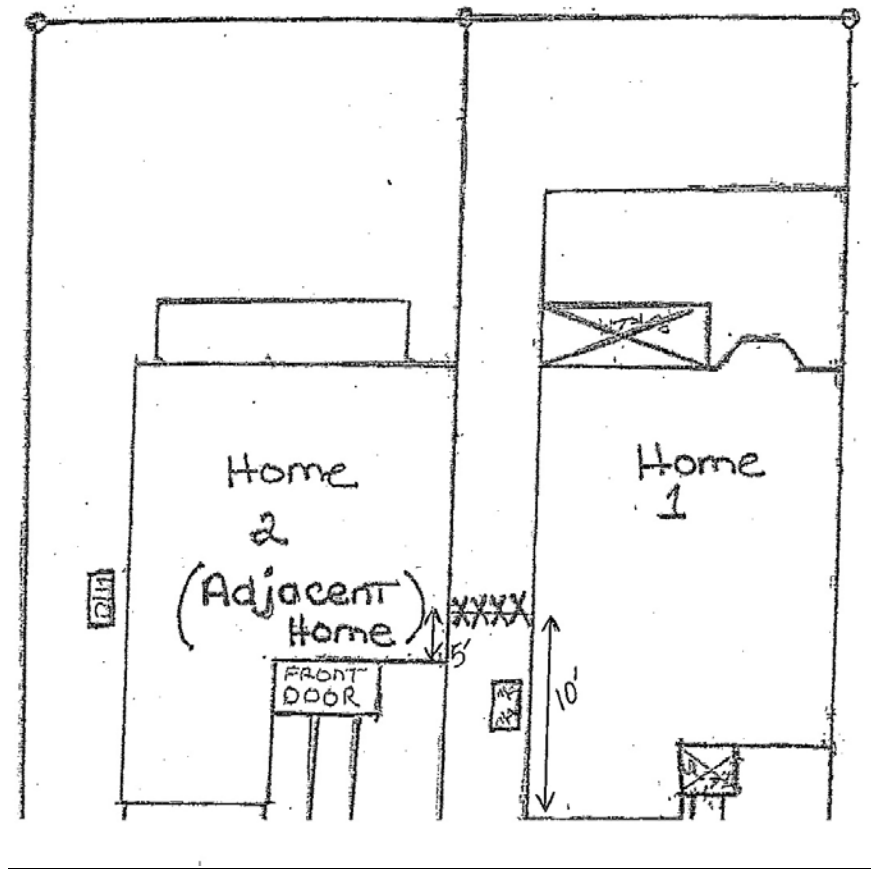
**SAMPLE DIAGRAM for Fencing/Hedge Requirements - General
(City Permit also required)**

No fence shall be installed in such a 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 Board of Directors.

All fences and hedges are required to be installed the greater of 10 feet back from the forward most point of the structure on each side of the property where the fence and hedge is going to be installed 5 feet back from the front door of any adjacent home.

XXXX is showing the location of fence and/or hedge to be placed 5 feet back from the front door of adjacent home.

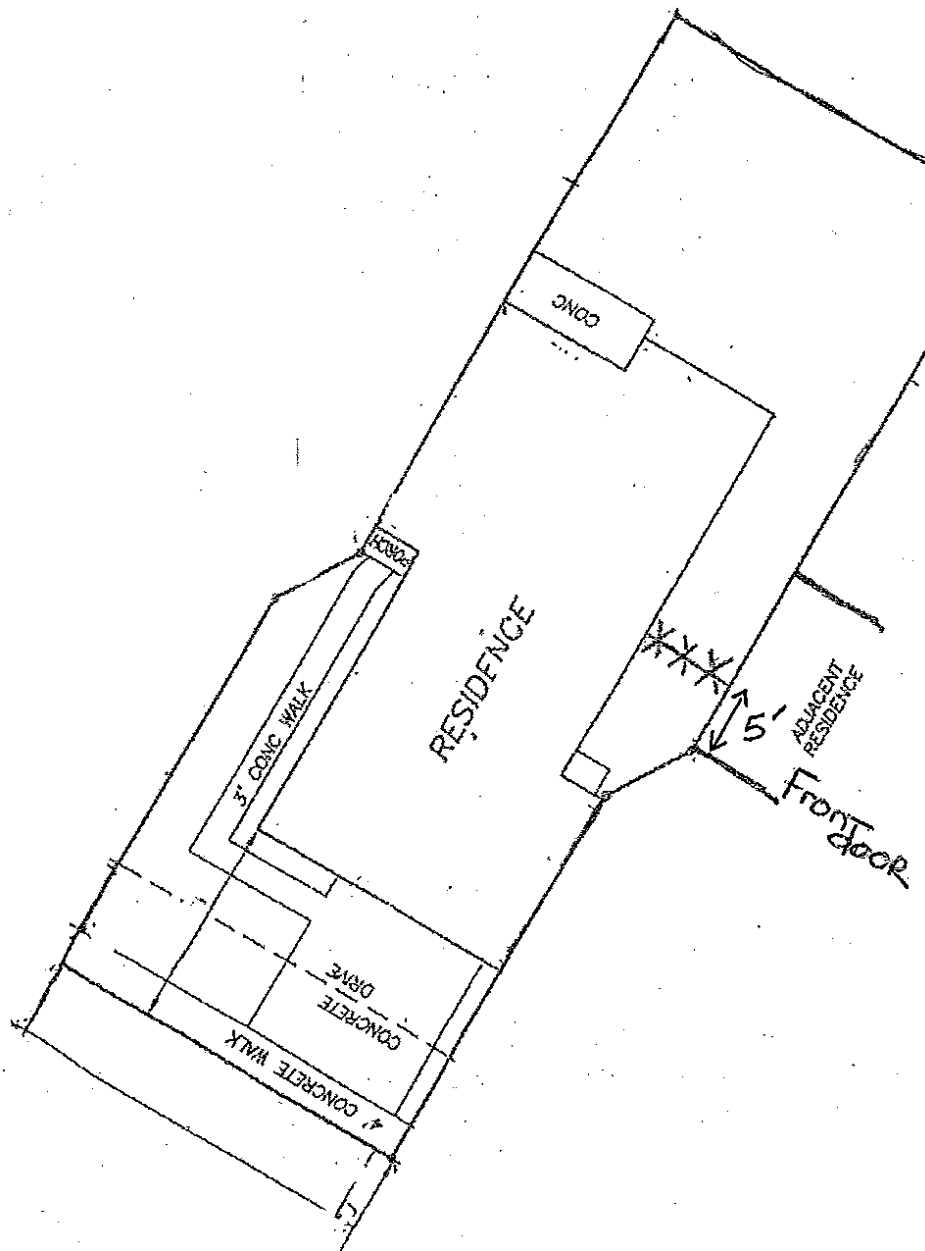
XXXX is showing the location of fence and/or hedge installed perpendicular connecting one home to the other.



SAMPLE DIAGRAM for Fencing/Hedge Requirements – General (continued)
(City Permit also required)

On "Z" lot line properties; Sapphire Series Homes, fences/hedges must be installed a minimum of (5') five feet back from the neighbors entrance door. Fences/Hedges on the side property must be installed perpendicular to the home.

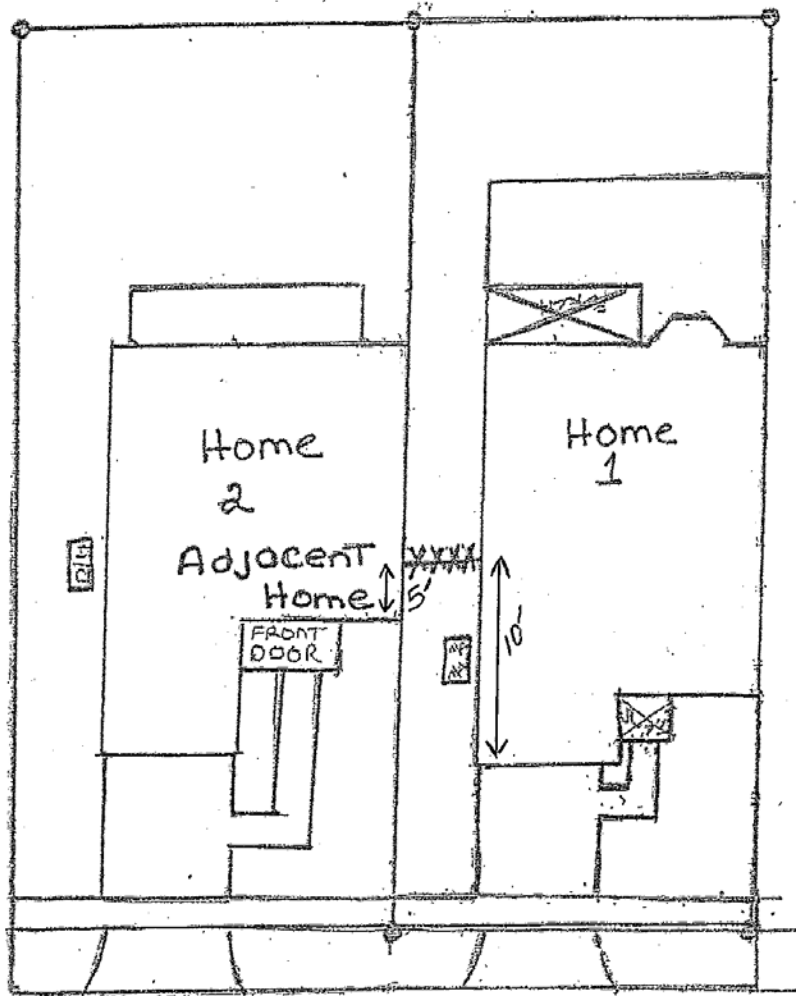
XXXX The fence/hedge is shown installed perpendicular. Connecting one home to the other and (5') five feet back from the neighbor's entrance door.



**SAMPLE DIAGRAM for Fencing/Hedge Requirements – Lake Front Lots
(City Permit and South Broward Drainage District prior approval also
required)**

XXXX is showing the location of (6') six feet fence to be placed 5 feet back from the front door of adjacent home.

XXXX is showing the location of fence installed perpendicular connecting one home to the other.



SAMPLE DIAGRAM for Additional Fencing/Hedge Requirements – Lake Front Lots (continued)
(City Permit and South Broward Drainage District prior approval also required)

On lakefront lots (6') six feet wood fencing or PVC fence styles shall only be installed perpendicular to the side of your home (connecting one home to the other).

XXXX is showing the location of (6') six feet fence/hedge installed perpendicular connecting one home to the other. (*See Home 1 and Home 2 below*)

XXXX is showing the location of (6') six feet fence/hedge to be placed 5 feet back from the front door of adjacent home. (See Home 2 and Home 3 below)

