

SOUTHWIND LAKES HOA ARCHITECTURAL CHANGE GUIDELINES

Any material changes to the exterior of a home or its grounds requires submission to the Southwind Lakes Architectural Review Committee (ARC) for review and approval prior to the commencement of any work.

1. Homeowner must be current on all HOA dues before applying for an ARC request.
2. If a homeowner has any open violations, they must be remedied prior to submission of any new architectural projects OR must be addressed as part of the proposed project and included in the request.
3. An application for architectural review must be submitted to the Southwind Lakes ARC along with plans, photos and/or drawings, material samples/images and property surveys.
4. Homeowners are responsible to obtain all necessary permits and/or removal agreements for utility easement encroachments.
5. Periodic inspections may occur at the discretion of the ARC during and upon completion of project work.
6. Any modification completed after being denied or that has not been approved, may result in legal action by the Board of Directors. The homeowner will be responsible to pay any and all costs associated with rectifying the issue and bringing it to acceptable standards.
7. No wall, hedge, or fence may be erected without proper submission and approval.
8. No permanent hurricane storm shutters, impact windows and doors, garage or front doors, sheds, roofs, driveway modifications, swimming pools or additions may be installed/erected without proper submission and approval.
9. No above ground propane tanks are permitted. Only underground with the hood to be screened with landscaping.
10. All generators must be installed on a concrete pad and screened from the street and neighboring lots with landscaping or an enclosure.
11. No outdoor fireplace or grill may exceed six (6) feet in height upon the natural ground elevation of the lot.
12. Homes may be painted with colors on the current approved palette (found on swlhoa.com), however still require ARC approval prior to painting. All features of the property will be taken into consideration to determine approval, such as roof color, driveway type/material, house style, etc.
13. If repainting your house the existing color, an application is required. Paint colors must be from the approved color schemes.
14. If a house has a brown roof, gray paint is not permitted, or if the house paint is gray, a brown roof is not permitted.
15. If installing a shingle roof, no blue, red or green tones will be allowed. Shingle roofs may not be painted.
16. If installing a metal roof, no blue, red, green, metallic, weathered colors or acrylic coated will be allowed.
17. If painting a roof, only barrel and metal roofs will be considered for paint, no blue, red, or green tones will be allowed.
18. If painting your driveway, the swale must also be painted the same color and prior approval is required.
19. Driveways may only be painted with colors on the current approved palette (found on swlhoa.com), however still require ARC approval prior to painting.
20. If extending or remodeling your driveway, only one (1) material is permitted. There must be landscaping/plant beds bordering the front of the house. No concrete or pavers are permitted to come directly to the house apart from a walkway or small patio area.
21. The driveway may not extend to be in front of the front door. Circular driveways are permitted. Only one driveway is permitted per lot. Three (3) car wide driveways will not be permitted. Drainage may not be affected when installing new driveway material in the swale.
22. When installing new fencing it must not exceed 6ft in height and only one material may be used, unless accommodating a lake view. If replacing an existing fence, the section being replaced must be the same material. Fencing seen from the street must be the same material.
23. New chain link fences must be vinyl coated in green or black.
24. No metal privacy fences are allowed.
25. Wood fences must be stained or painted and maintained in good condition.
26. Fencing for lake or canal lots will be reviewed on an individual basis and approved at the discretion of the ARC. The fence may not extend beyond the property line and may not obstruct neighbors' views. 4ft wide access gates must be installed for maintenance access.
27. Fence replacement or new installation requests for properties that back on to the canal which runs along Yamato are required to install white PVC/Vinyl 6ft high privacy fencing with post toppers, to have a 4ft wide gate for maintenance access.
28. Sheds must not be seen from the street and may require landscape screening.
29. When installing new windows, all frame colors must match. If the front door is the same material/design as windows (aluminum or vinyl with a full light window), the color must match windows. Windows must compliment the aesthetic of front and garage doors.

30. All tree removals require ARC approval. Palm Beach County requires a specific number and type of trees be on a property, which is determined by the property size. The ARC does not certify that any tree removal is code compliant. The homeowner must contact PBC code to determine requirements.
31. Fruit trees may only be planted in the rear of the property. No fruit trees should be planted directly along a property line to avoid fruit dropping on neighboring lots.
32. No artificial turf to be installed in the front yard.
33. The only grass type permitted is Palmetto or Floritam /St. Augustine.
34. Electric/EV charging stations should be installed on the interior of the garage if possible. ARC approval is required to install any type of solar charging station on the exterior of the house with the requirement that it must be screened from view of the street or neighboring lots.
35. Roof mounted solar panels are permitted per FL Statute, however requests must still be submitted and if possible, panel placement is preferred to be on the rear of the roof.
36. All home addition projects are subject to a Construction Agreement and Construction Security Deposit which amounts will not exceed \$5,000.00 and will be at the discretion of the ARC. Deposits will be returned upon Palm Beach County Building inspection approval and issuance of the Certificate of Occupancy.
37. The ARC will have discretion to determine the appeal of the overall aesthetic of each modification and will work with each homeowner to ensure their project is in compliance with community standards. The ARC reserves the right to update these guidelines from time to time.