



ARCHITECTURAL STANDARDS

The Ridge at the Bluffs

APRIL 15, 2026

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Preface: ACC Application Requirements; Homeowner's Responsibilities; ACC Support; Meeting Schedule.

Your Architectural Control Committee (ACC) has made available on the website home elevation drawings and yard diagrams to assist you in your home and property improvement planning. Please be sure to include all drawings and diagrams with your Architectural or Landscaping Application to the ACC.

UNLESS EXPRESSLY STATED OTHERWISE, ALL EXTERIOR ADDITIONS, ALTERATIONS, MODIFICATIONS, OR IMPROVEMENTS TO A LOT AND/OR HOME ARE SUBJECT TO APPROVAL BY THE ACC AND IN CERTAIN CASES THE PRIOR APPROVAL OF THE LANDSCAPE COMMITTEE.

Help us help you! Please support your ACC team by submitting a complete information package with your request. Clear and thorough details allow us to better understand your vision and move the review process along more efficiently.

- The ACC committee meets on the 1st and 3rd Wednesday each month.
- Applications must be received at the HOA office by 12pm (noon) on the Wednesday prior to the scheduled meeting. Diagrams, Application forms, Color charts, and specs/standards are available at the office and at: <https://www.theridgeatthebluffs.com>.
- No matter how small the digging project is, **YOU MUST CALL 811 BEFORE YOU DIG!** Avoid hitting underground utility lines—which are shallower than you may think.
- Please be sure to include all drawings and diagrams with your Architectural or Landscaping Application to the ACC.
- Product brochures with measurements, specifications, color, and photos should also be included with your application for quick processing.
- All contractors, including but not limited to: Metal Roof, Asphalt Roof, Window, Door, Shutter, Gutters, Paint, Pool, Pavers, Gate, Landscape, etc. need to know the current Architectural Standards. It is the homeowners' responsibility to make sure their selected contractors perform by the standards to avoid delays and possible penalties.
- The homeowner that hires the contractor is responsible for their impact on neighbors and the community. Please do your due diligence vetting your contractors for a positive outcome.

General Standards

- **Homeowners must call 811 prior to digging for any project.**
- **It is the homeowner's responsibility, in conjunction with their contractor, to ensure that all required permits from the Town of Jupiter are obtained before beginning any project. Only the Town of Jupiter can determine if a permit is needed. Failure to obtain the proper permits may result in additional costs and project delays.**
- ACC standards will apply to all homes in the Ridge. Due to the unique original construction design features of the homes located at 151, 153, 155, and 157 Ridge Road, modification requests for those homes will be evaluated taking into consideration their unique design features.

Architectural Standards

A. Decorations

1. Holiday decorations may be placed no more than 30 days before a holiday and shall be removed no later than 15 days from the end of the holiday, with no ACC application required.
2. Decorations in the covered area of the front entry door do not require ACC approval, provided that the appearance of the area is neat and compatible with the general appearance of the neighborhood.
3. No other decorations of any type are permitted on the front of lots without prior ACC approval. This includes furniture, (i.e., tables, chairs, benches, etc.) other than in the small alcove by the front entry door and immediately and directly in front of the gate wall. Terms for walls are defined in the governing documents of the Association.
4. A maximum of two matching planter pots are permitted, one on each side of the garage door. Planters should be made of quality materials (not obviously plastic), kept in good condition, and positioned so the planter and/or plants do not block exterior front light fixtures.
5. Planters not visible from the street may be placed at the owner's discretion.
6. All decorations shall be removed during a hurricane watch or warning or if the home is to be left vacant during the hurricane season.

B. Doors – Entry and Garage

1. Doors shall be painted in accordance with the Painting Section. Entry and Side Garage Solid doors and frames shall be the house trim color. (Refer to Diagram 2)
2. Trim colors for front and side glass doors will be white, dark bronze, black, or the color of the house trim.
3. Garage Overhead Door shall have a light wood grain texture appearance. Garage Overhead Door style shall be 8 panels wide by 4 panels high (same as original style), or a smooth flush finish with no panels.
4. Garage Doors may be factory finish if a close match to the house trim color.
5. Garage Overhead Door opening shall have no shutters, panels, plywood, or other covering, whether temporary or permanent.
6. Garage Overhead Doors shall not have window inserts.

C. Driveway/Walkway – **Pavers and/or Stain**

Note: Contact 811 before digging

1. Permitted front lot paving coverage and boundaries are shown on Diagram 6 Driveway/Walkway Plan. Asphalt, blacktop, bituminous concrete paving material is prohibited anywhere on any lot. Walkway from the driveway to front door area (see Diagram 6 as example) may be up to five feet wide but may flare to seven feet at transition to driveway and front door area. Both planter areas may be covered with the same pavers used on the walkway, instead of plants.
2. Sprinkler modifications and/or repairs are to be inspected by the Property Management office prior to reburial.
3. New landscape (sod, beds, etc.) shall be properly graded to be flush with all paving and eliminate any "cliff" effect and the need for retention measures.
4. Sod is not permitted between walkway and garage.
5. If sod is used in the permitted paver area between the walkway and the adjacent owner's easement, it may not be reduced to less than 3 feet at any point to allow access for mowing.
6. Driveway shall maintain rectangular shape with straight apron lines (no curved aprons).
7. The paved area may not be closer than 2 feet from the neighbor's house. Neighbors are expressly prohibited from waiving this requirement.
8. Paver area may not have border elements above the walking surface.
9. Perimeter of pavers must be cemented below grade.
10. Homeowner must submit an application to the ACC prior to staining their driveway/garage apron or walkway. Driveway, garage apron, and walkway on front of lot shall be maintained free of damage, cracks, obvious discoloration or other deterioration in appearance. Any section of concrete that must be replaced must match existing concrete.
11. Any concrete surfaces may be stained. The stain shall be H&C Concrete Stain, in either Bombay (HC#133) or Sherwin Williams Mindful Gray (SW #7016) or tinted to match and shall incorporate a non-skid product to help prevent slippery surfaces.
12. If a sidewalk must be replaced during the installation of a new paver driveway, the replacement sidewalk should match the original concrete color. Any new concrete must match the original.

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D. Dumpsters/PODS/Roll-Offs/Trailers/Portable Toilets

1. Storage containers (e.g., PODS) and waste containers (e.g., dumpsters, roll-offs, dump trailers, bagsters, etc.) are to be placed only on driveway and may not block sidewalk.
2. Owners must complete a Container Application and notify the HOA office of the date the container is placed. Containers must be removed within 90 days. Written requests to the ACC for an extension may be approved for good cause only.
3. Containers that do not have tires must be placed on protective barrier
4. A portable toilet must be allowed if there is not a working bathroom in the home. Portable Toilet should remain out of view from the street if possible and/or behind gate (Please coordinate with office.)

E. Exterior Light Fixtures

1. With the exception of holiday decoration placed in accordance with these Standards, light emitted from all exterior fixtures shall be white, with a maximum color temperature of 3,000k, and maximum light output of 1,600 lumens.
2. No exterior light may illuminate another home or the street.
3. Three exterior front light fixtures shall be maintained, and in their original locations. Light fixtures at front of house shall be black, dark bronze, white, or silver.
4. Front door light may use a smaller version of the garage quoin lights, within the same permitted dimensions. Dimensions shall be within the following limits:
 - a. Height: 14" to 30"
 - b. Width: 4.5" to 12"
 - c. Depth: up to 10" (measured from wall)
5. Recessed soffit lights may be flush mounted over the front garage door. Lights shall be evenly spaced with a maximum spread from quoin to quoin. A minimum of two (2) lights and a maximum of four (4) lights are permitted. All soffit lights must have the same physical appearance, color temperature, and lumens. Light output shall be directed down toward the driveway apron.
6. Additional recessed soffit lights may be flush mounted along the front walkway. Lights shall be evenly spaced with a maximum spread from corner quoin to entryway window. A minimum of two (2) lights and a maximum of four (4) lights are permitted. All soffit lights must have the same physical appearance, color temperature, and lumens. Light output shall be directed down toward the walkway.
7. Additional "Security" lights may be permitted and shall be sensor controlled such that light remains on a maximum of 15 minutes after motion is detected. Such light fixtures shall blend in with the mounting location. Motion-controlled flood lights are permitted from the garage side entry door to the rear patio area. No light shall illuminate adjacent properties. Refer to Diagram 4 for Typical Floor Plan

F. Exterior Structures and Modifications

1. Any request to modify, extend, or construct on the exterior of a home or lot is subject to prior ACC approval and must comply with the following standards:
 - a. Exterior modifications and structures include, but are not limited to, screen enclosures, sunrooms, patios, decks, platforms, pergolas, sheds, storage units, gazebos, arbors, outdoor kitchens, and other structural extensions.
 - b. Screen enclosures shall be constructed of anodized or powder-coated aluminum in dark bronze, white, black, or bisque, with charcoal screening. Maximum height shall not exceed fourteen (14) feet and must be set back a minimum of two (2) feet from exterior walls or fences. Vertical sides may not exceed the height of the original eave.
 - c. Major exterior extensions or structural additions require submission of detailed architectural and/or engineered drawings, including dimensions and placement. Homeowners must contact the Town of Jupiter to determine permitting requirements prior to construction.
 - d. No structure may be attached to or placed on top of the lot perimeter wall or within two (2) feet of a neighboring wall.
 - e. Structures, including sheds and storage units, may not exceed the height of the front gate and surrounding walls or fencing, as viewed from the street.
 - f. In accordance with the ACC Resolution on Decks and Raised Platforms (adopted February 2026), no patio, deck, platform, or other structural extension may be installed or maintained with a walking surface

Architectural Standards

elevated above the first-floor slab of the dwelling. Height is measured vertically from the top of the slab to the finished walking surface.

- g. Existing elevated patios or decks that pre-date this Resolution must have been reported to the HOA office within thirty (30) days of adoption to qualify as grandfathered. Any replacement or reconstruction must comply with current standards and receive ACC approval.
- h. Any structure installed prior to adoption of these standards that would now be prohibited may remain for its existing useful life. Once replacement or major repair is required, the structure must be brought into full compliance.
- i. A full copy of the ACC Resolution on Decks and Raised Platforms is available at the HOA office and on the Association website.
- j. Homeowners are required to call 811 prior to any excavation or digging related to exterior construction.

G. Gate/Fence/Wall

- 1. Gate/Wall separating front and rear of lot. Refer to Diagram 7
 - a. Original walls on either side of gate shall not be replaced by a fence. If removed for any reason, it must be replaced with an identical wall including size and shape.
 - b. Sides: Both sides shall be the same overall height. Concrete/stucco wall height shall be at least 48" and no more than 54" as originally constructed. Sides shall be straight across the top. (no arches or curves).
- 2. "Rails" are defined as the metal component attached to the top of a concrete wall. Rails shall have no inserts or other embellishments. Rails may be up to 12 inches high, as long as the combined height of the wall and rail does not exceed 64 inches.
- 3. Gate Styles. Horizontal style gates must have a minimum spacing of $\frac{3}{4}$ " and maximum of 4" spacing between pickets. Note: "Refer to Diagram 7" should remain. Otherwise, there is no context for other styles.
- 4. Flat top (square) gate shall be the same height as sides.
- 5. Arched top gate may be up to 6" over sides. Maximum 64" high measured from walking surface, constant radius only. If arched, arch shall begin and end at height of side walls.
- 6. Gate inserts are optional. Maximum sizes are as follows: Oval 20"x14", Round 14" diameter, Square 14". No other embellishments are permitted.
- 7. Colors: All metal gate/rail components shall be the same color. Color may be: Dark Bronze, White, or Black
- 8. Concrete walls are required to be painted in accordance with Painting standards.
- 9. No wall or gate shall touch or be attached to the left side (as viewed from the street) of any house. Except for rails, as defined in this section, decorations of any type are not to be placed or installed on any gate or wall.
Nothing may be attached to a neighbor's house.
- 10. All fences and/or gates bordering any common area shall remain original style and color and shall meet all regulatory codes and standards. Details on Diagram 8: Fence at Common Area.

H. Generators

- 1. Generators, whether portable or permanent, may be exercised for a maximum of 15 minutes per week, and only between 10am and 4pm.
- 2. Permanent house generators are only permitted to be installed within the backyard.

I. Gutters/Downspouts

- 1. Gutter color shall be trim color. If house has a metal roof, gutters may match metal roof. Mill finish is not permitted.
- 2. Leaders/Downspouts shall be house color, as defined in Painting standards.
- 3. Drainage: Gutter system may not be discharged onto or through any adjacent lot, common area or the preserves. Neighbors are expressly prohibited from waiving this requirement. No discharge of gutters and or downspouts shall be on, over or through walls or on walls, fences of neighbors/common areas or preserves.
- 4. Lot drainage must be designed, maintained, and managed so that stormwater and runoff are contained within the boundaries of the property and do not adversely impact adjacent properties, common areas, or preserve areas. Appropriate drainage solutions, including French drains, yard drains, or underground discharge systems, may be used to achieve compliance.
- 5. Refer to *Diagram 3* for permitted gutter and leader/downspout locations.

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J. House Numbers

1. Numbers shall be black, block style, numbers only, 5" high, individually mounted and shall be maintained in the original location (right quoin). Existing 4" numbers may remain until replacement is required for any reason. No ACC application is required to replace numbers.
2. LED Modern Backlit House Address Numbers, 5" high, may be mounted in the original location (right quoin/stucco band) of the house numbers replacing the black numbers identified above. Attached link shows example: [Lighted House Numbers](#)

K. Landscaping Standards

Homeowner is responsible for calling 811 prior to digging!

1. Any proposed changes or additions must first be approved by the Landscape Committee before the ACC considers a landscape modification request.
2. Plants determined by the Florida Exotic Pest Plant Council or its successor, to be an invasive species in the State of Florida, shall not be permitted on any lot. Due to rodents, fruit bearing plants of any type are not permitted on any lot.
3. Plantings and landscape beds of any type shall be neatly and attractively maintained. Non-toxic Annuals may be planted without application.
4. All approved tree removals shall include removal of the trunk to 12 inches below grade. The Contractor for the tree removal and stump removal, if different, must be identified as part of the application for approval.
5. Any tree planted in front of the home may not exceed 15 feet in height at maturity and must be planted a minimum of 8 feet from zero-lot-line walls and sidewalks, measured from the center of the tree trunk.
6. Trees of larger size will only be permitted if:
 - a. The proposed replacement tree is to replace an existing oak tree and so long as proposed replacement tree has first been approved by the Town of Jupiter; or
 - b. The proposed tree is to replace an existing front-yard tree with one of the same or comparable species and similar mature height ("like-for-like"), provided that:
 - The replacement does not exceed the mature height of the original tree; and
 - It is planted in approximately the same location, while maintaining the required eight (8) foot offset from any neighboring house wall or sidewalk.
7. All homeowners must trim backyard trees annually prior to the start of hurricane season (June 1). Front-yard trees are trimmed annually by the Association, and trees under 15 feet are included in the Association's routine maintenance program. Homeowners are responsible for any additional trimming of trees exceeding 15 feet in height that fall outside of the annual community tree-trimming schedule.
8. Sodded areas on front of lot must be at least three (3) feet wide to permit proper mowing.
9. All stone plant beds on the front of lot shall be enclosed by properly staked rubber or metal edging, except where bordering the house. Large hardscape items such as but not limited to ponds, fountains, statues, rock formations, and rock walls are subject to approval by the Landscape Committee prior to consideration of the request by the ACC.
10. Shrubs planted in front of air conditioning units must be maintained at a minimum height of four (4) feet, or sufficient to conceal the unit, and may not exceed a maximum height of five and a half (5.5) feet. Landscaping contractors will trim all hedges as necessary to maintain compliance with community standards, regardless of the presence of reflectors or markers. Additionally, if A/C hedges extend to or are adjacent to driveways, they must be trimmed so as not to obstruct or conceal garage coach lights.
11. Plantings in the AC area must be kept clear trimmed to allow access to repair/replace sprinkler boxes, Fision equipment, water pipes, and other equipment.
12. Landscape installations shall not interfere with visibility necessary for safe vehicle operation on any street.

L. Oak/Shade Trees

1. No attachments, fasteners, or penetrations of any kind may be installed into oak trees.
2. No oak or shade tree shall be trimmed or removed from any lot without lot owner providing to the ACC a report by a licensed arborist approved by the Association, as to the health of the tree and recommended actions, if any.
3. The cost of such report shall be borne entirely by the homeowner requesting removal.
4. The Town of Jupiter may refuse removal of an oak tree that the ACC has approved.

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5. The application shall include the following:
 - a. Proposed replacement canopy tree(s) which shall be Florida grade shade tree(s) with a minimum height of twelve (12) feet, planted in the ground, and a minimum two and one half (2.5) caliper.
 - b. A root barrier shall be installed at the edge of the sidewalk closest to the associated tree and shall measure twenty (20) feet in length, with the associated tree being located at the ten (10) foot point.
 - c. The root barrier shall have a depth of eighteen (18) inches measured from the top side of the sidewalk downward.
 - d. No such tree shall be planted any closer to an existing stop sign than fifteen (15) feet.
 - e. All approved tree removals shall include removal of the trunk to 12 inches below grade. The Contractor for the tree removal and stump removal, if different, must be identified as part of the application for approval.
 6. In addition to the preceding, all Town of Jupiter and any other applicable regulations must be met, and at the sole expense of the requesting lot owner.
- M. Other Modifications Requiring ACC Approval
1. Any modification to the appearance or use of the exterior of the lot, which is not defined elsewhere in these Architectural Standards, also requires approval before modification. Examples include, but are not limited to, conduit, piping, roof ventilators, patios behind side gate, gazebo/arbors/pergolas (may not be taller than 14 ft) and outdoor kitchens.
 2. Except for plants and shrubs, no structure, improvement, decoration, equipment, or pavement of any type shall be placed or installed within two feet of the next-door neighbor's wall, including the party wall. This two (2) ft space is a required legal easement in the Declaration of Covenants and Restrictions for The Ridge at the Bluffs, Article V, Easements, Paragraph 3.
 3. No equipment, sheds, storage units, or trash containers shall be visible from the street.

N. Paint Schemes Approved/Series 4

No.	House Color	Trim Color
201-DF 201-GM 201-PC 201-SC	(Behr) Silky White PPU7-12	(Behr) Dolphin Fin(Behr) (Behr) Grey Mist HDC-CT-21 (Behr) Pebble Cream -BWC-08 (Behr) Sandstone Cliff
202	(Behr) Cotton Knit PPU7-11	(Behr) Grey Mist HDC-CT-21
204	(Behr) Sandstone Cliff 750C-3	(Behr) Silky White
205	(Behr) Dolphin Fin 790C-3	(Behr) Silky White
206	(Behr) Grey Mist HDC-CT-21	(Behr) Silky White
207	(Behr) Spinning Silk YL-W01	(Behr) Silky White
209	(Behr) Sawgrass N350-2	(Behr) Silky White
210	(Behr) Nature’s Reflection N430-2	(Behr) Silky White
211	(Behr) Urban Raincoat N440-2	(Behr) Silky White
212	Barcelona Beige Sherwin Williams #7530	(Behr) Silky White
213 DF 213 GM 213 PC 213SC	(Behr) White Veil – OR-W14	(Behr) Dolphin Fin (Behr) Grey Mist HDC-CT-21 (Behr) Pebble Cream -BWC-08 (Behr) Sandstone Cliff

Note: All exterior approved paint colors must be Satin. Chart in HOA office are manufactured chips by Behr or Sherwin Williams for convenience only. **Homeowners may purchase paint from other manufacturers; however, they must be an exact match to the color chart.**

1. Where a color scheme has four (4) Trim Color options, only one Trim Color may be used.
2. Trim Color shall be used on fascia, quoins, windowsills (if any), gutters, overhead garage doors.
 - a. *Gutters* shall be Trim Color or roof color. Homes with metal roofs have the option of matching the roof color.
 - b. *Leader/downspouts* shall always match the House Color in all situations. Discharged rainwater must drain to street. It must not drain to neighboring homes.
 - c. *Overhead garage door* must application, door may be House Color.
 - d. *Main entry door, Storm / Screen door, and garage side door* shall be Trim Color or may match window and sliding door frames, if installed in accordance with an approved ACC application. Permitted colors are Dark Bronze, White or Black. If House Color is 201, 202, or 213 and painted in accordance with an approved ACC application, *garage door, main entry door, and garage side door* may be House Color.
3. Painting House Trim Silky White or White Veil with previously approved color schemes will be approved by the ACC.
4. Trim around entry and overhead garage door shall be the same color as the door itself.
5. Homes may not be painted the same color scheme as neighbor’s house on either side of the home under review.
6. Current homeowners may re-paint their home the same color however, any color scheme change will require a selection from approved Series 4 chart.
7. New Lot Owners who request to repaint a home must paint the exterior of their home with the currently approved colors.
8. The entire wall by the gate, leading to the back yard, shall be painted on both sides in the same color as the gate owner’s house. Gate owner is required to maintain this entire wall.
9. Corner lots and lots with walls facing common property will receive specific instructions for painting these walls.
10. No deviations from approved paint colors are permitted.
11. All surface defects (cracks, chips, rot) shall be repaired before painting.
12. All conduit, conduit enclosures, fixtures, piping, shall be painted to match the background of the location.

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O. Pool/Spa

1. Please use Diagram #10 for backyard layouts including Pools, Sunrooms, outdoor kitchen, screen enclosures, Pergola's and paved areas.
2. New pools and yard patios must include a comprehensive drainage plan addressing, at a minimum, pool drainage, backwash, gutters, downspouts, and dry wells, if required.
3. No drainage shall be discharged near back wall/fence line to limit washout of ground.
4. A drawing of the pool, pool deck, and the specific placement of draining must be included with the application.

P. Propane Tanks (permanently installed)

Note: Homeowner is responsible for contacting 811 before digging.

1. All required permits shall be obtained, and tanks shall meet all regulatory codes and standards.
2. Propane Tanks must be fully underground and shall have no protrusions above grade. Tank refueling location shall have a flat curb box similar to water meter boxes and shall have a drive-rated lid.
3. Surface tanks must be located behind the gate wall and not visible from the street or neighbor's yard.
4. Any irrigation or landscaping that is damaged in the front area must be repaired immediately at the homeowner's expense.

Q. Roof/Asphalt Shingle

1. GAF-ELK or Owens Corning Architectural Asphalt Shingle 30 High Definition or 40 High Definition (or equivalent).
2. Permitted colors are:
 - a. Amber (Owens Corning) may use white, copper, or pre-finished aluminum eave drip edge and rake flashing (2" maximum exposure). Other colors which closely match the roof color may be requested for consideration.
 - b. Birchwood (GAF) may use white, copper, or pre-finished aluminum eave drip edge and rake flashing (2" maximum exposure). Other colors which closely match the grey roof color may be requested for consideration.
 - c. Quarry Gray (Owens Corning) may use white, copper, or pre-finished aluminum eave drip edge and rake flashing (2" maximum exposure). Other colors which closely match the grey roof color may be requested for consideration.
 - d. Williamsburg Gray (Owens Corning) may use white, copper, or pre-finished aluminum eave drip edge and rake flashing (2" maximum exposure). Other colors which closely match the grey roof color may be requested for consideration.
3. Ridge vent (optional) shall be GAF-ELK Cobra Ridge Vent (or equivalent) only. Metal ridge vents are prohibited.
4. Existing and New Roof penetrations (e.g. exhaust vent caps, pipes, skylight trim) must be pre-finished in a closely matching color or painted to match shingles. Existing roof ventilation on the front of the home must be removed or relocated to the rear.
5. Coatings of any type which alter the appearance of the roof are prohibited
6. Asphalt roofs are to be maintained and cleaned on a periodic basis to prevent the build-up of mold, mildew, dirt, debris, leaves, etc. Cleaning must be done to remove all aforementioned items but not limited to these items.

R. Roof/ Metal

1. Permitted roof colors are Metallic Silver, Sandstone, Slate, or White. Roof color shall be solid, with a gloss not to exceed 40 GU measured at 60 degrees from horizontal.
2. Aluminum panels only, with a uniform width between 14 to 16 inches and minimum thickness of 0.032 inches, painted with a coating containing 70% KYNAR 500® PVDF resin (or equivalent).
3. Refer to Diagram 9, Metal Roof Panel Seams for additional information.
4. Panel style shall be 1.5" standing seam with a striated type profile to minimize unsightly "oil canning" and all panel fasteners (screws, bolts, clips) shall be of stainless steel and be concealed. Panel seams shall be perpendicular to the ridge line and equal across the roof with the center of the panel or the standing seam centered on the middle of the ridge. The rake edges are to be trimmed with a minimum 4" box detail. Variations due to a roof being out of square must be approved by the ACC.

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5. Roof shall have no exposed fasteners, including headwall flashings.
6. Existing and new Roof penetrations (e.g. exhaust vent caps, pipes, skylight trim) are required to be pre-finished in a closely matching color or painted to match roof panels. Existing roof ventilation on the front of the home must be removed or relocated to the rear.
7. Any roof penetration such as skylights and vents must include photos or brochure photos and locations marked on Diagram 4.
8. Drip edge, trim, caps, edges and the like, shall be the same material and factory prefinished color as roof panels.
9. Field applied coatings are prohibited except as described above, or for touch-up of minor cosmetic damage.
10. Coatings of any type which alter the appearance of the roof are prohibited.
11. Metal roofs are to be maintained and cleaned on a periodic basis to prevent the build-up of mold, mildew, dirt, debris, leaves, etc. Cleaning must be done to remove all aforementioned items.

S. Shutters

1. Approved Shutter Types: The following types of hurricane shutters are permitted:
 - a. Bahama - Black, White, Dark Bronze, or Trim Color
 - b. Corrugated panel
 - c. Decorative Shutters
 - Height same as window/Width between 12" – 15"
 - Must be Rectangular
 - Must be trim color or match entry door
2. Shutters, panels, plywood, or any other coverings are not permitted on overhead garage doors.
3. Usage Policy: The approval of these shutter types does not imply that shutters may be closed or mounted at any time. Shutters should only be mounted or closed for storm preparation when the home is under an active threat from a named storm or hurricane.
4. Seasonal Absence: If a homeowner is not in-residence during hurricane season, shutters may remain closed throughout the season.
5. Color Requirements:
 - Metal and corrugated panel shutters must be painted to match the color of the home.
 - Accordion and roll-up shutters may remain their factory prefinished color, provided it closely matches the house color and is approved by the ACC. These do not need to be painted.
 - All accordion and roll-up shutters must be consistent in color across the home.

T. Skylights

1. Skylights may be flat profile or tube type
2. Skylight trim shall closely match the roof color
3. Include brochure photos and mark location for placement of skylight on Diagram 4

U. Solar Panels

1. Placement of solar panels shall be installed according to maximum sunlight exposure determined by installer and shall comply with relevant Florida law.
2. All control equipment shall be mounted in the garage or on the outside wall where the FPL meter is located (not on the outside back wall).
3. All conduits shall be installed beneath the panels, out of view, or inside the home. All external exposed roof mounting brackets shall be painted to match the roof color.
4. All exposed conduit, mounting brackets, clips, on the exterior garage wall adjacent the FPL panel shall be painted the house color.

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V. Windows, Sliding Patio Doors, and Skylights

1. All windows and patio doors shall have the same color frames. Permitted colors are Dark Bronze, White, or Black.
2. Windows must have VERTICAL mullions and styles, no horizontal elements except the head and rail, with one exception: Single or double hung window may be used only in the original master bedroom window.
3. Divided or simulated divided lites, aka grids, are not permitted. Multiple sash must be dimensionally equal.
4. No window of any type whatsoever is permitted on the left side, as viewed from the street, of any house.
5. Gable windows will be considered on a case-by-case basis, subject to ACC approval based on detailed plans, elevations and specifications.
6. Sliding Patio door replacements will be considered on a case-by-case basis, subject to ACC approval based on detailed plans, elevations and specifications.