

## **Preface/Application Requirements and Design Tools**

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.

Product brochures with measurements, specifications, color and photos should also be included with your application for quick processing.

Please remember your ACC team are not mind readers! Help us understand your requests with a complete information package. It will speed up the process. -

All contractors, including but not limited to: Metal 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 penalty.

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. Contractors and homeowners should read the current Architectural Standards and understand the category you are applying for. The ACC are here to assist with any questions you may have.

No matter how small the digging project, you MUST call 811 before you dig to avoid hitting underground utility lines—which are shallower than you may think.

The ACC committee meets on the 1st and 3rd Wednesday each month.

Applications must be received at the HOA office by 12pm (noon) the Friday before the meeting.

Diagrams, Application forms, Color charts, and specs/standards are available at:

<https://www.theridgeatthebluffs.com/>

## **General Standards**

Pressure cleaning may be performed without an ACC application.

Except as specifically provided for in these Architectural Standards, no structure, improvement, decoration, equipment or pavement of any type shall be placed or installed within two feet of the right side (as viewed from the street) of any house or wall.

Except as specifically provided for in these Architectural Standards, nothing shall touch or be attached to the left side (as viewed from the street) of any house or wall. Stormwater drainage shall be accomplished within the lot boundaries.

Modification requests from 151, 153, 155, and 157 Ridge Rd. will be evaluated on a case-by-case basis due to their atypical home design.

## **Decorations**

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. Decorations in the covered area of the front entry door do not require ACC approval provided that the appearance of the area is neat, tasteful, and compatible with the general appearance of the neighborhood.

Two identical planter pots are permitted, one on each side of the garage door. Planters shall not be obviously made of plastic and shall be well maintained. Planters and plants shall not obstruct exterior frontlights.

All decorations shall be removed during a hurricane watch or warning or if the home is to be left vacant during the hurricane season. No other decorations of any type are permitted on front of lots without prior ACC approval.

## **House Numbers**

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.

## **Exterior Light Fixtures**

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.

No exterior light may create a nuisance to another home or to the street.

Three exterior front light fixtures shall be maintained, and in their original locations. Light fixtures shall be black, dark bronze, white or silver.

Light fixture color shall contrast with house color. e.g. No white on white. All three exterior lights shall be the same design.

Front door light may use a smaller version of the garage lights, within the same permitted dimensions.

Dimensions shall be within the following limits:

Height: 14" to 30"

Width: 4.5" to 12"

Depth: up to 10" (measured from wall)

In addition to the three original fixtures above, two (2) or three (3) evenly spaced, recessed soffit lights may be installed over the garage door in soffit that is horizontal.

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 not be unsightly. Motion controlled flood lights are permitted from the garage side entry door to the rear patio area and may not aim into adjacent properties.

## **Gate/Wall/Fence**

Gate/Wall separating front and rear of lot:

Original walls on either side of gate shall not be replaced by fence. If removed for any reason, shall be replaced with an identical wall including size and shape.

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)

"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" high, as long as concrete/stucco and rail do not exceed a combined height of 64".

Gate, ***Refer to Diagram 7***

Flat top (square) gate shall be the same height as sides.

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.

Gate inserts are optional. Maximum sizes are as follows: Oval 20"x14", Round 14" diameter, Square 14".

Colors: All metal gate/rail components shall be the same color. Color may be: Dark Bronze, White, or Black

Concrete walls shall be painted in accordance with Painting standards.

No wall or gate shall touch or be attached to the left side (as viewed from the street) of any house. With the exception of rails, as defined in this section, decorations of any type are not to be placed or installed on any wall.

All fences and/or gates bordering any common area shall remain original style and color and shall meet all regulatory codes and standards. **Refer to Diagram 8**

## **Gutters**

Gutter color shall either be trim color or roof color if house has a metal roof. **Mill finish is not permitted.**

Leaders/downspouts shall be house color, as defined in Painting standards.

Gutter system may not discharge onto or through any adjacent lot. Neighbor is expressly prohibited from waiving this requirement.

See **Diagram 3** for permitted gutter and leader/downspout locations.

## **Driveway/Walkway**

Permitted front lot paving coverage and boundaries are shown on Diagram 6.

Asphalt/blacktop/bituminous concrete paving material is prohibited anywhere on any lot.

Walkway from driveway to front door area (indicated by grid) may be up to five feet wide but may flare to seven feet at transition to driveway and front door area.

Planter area against garage wall from side entry door to front of garage shall be a minimum of 15' by 2'. Sprinkler modifications are to be inspected by the HOA management office prior to reburial. Paved area may not have elements above the walking surface. e.g. raised borders.

All 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.

Sod is not permitted between walkway and garage. 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.

Driveway shall maintain rectangular shape with straight apron lines (no curved aprons).

Driveway width shall be the same on each side of the garage door.

Paved area may not be closer than 2 feet from neighbor's house. Neighbor is expressly prohibited from waiving this requirement.

Perimeter of pavers shall be cemented below grade.

Driveway, garage apron and walkway on front of lot shall be maintained free of damage, cracks, obvious discoloration or other deterioration in appearance. If concrete, these 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**, and shall not result in a slippery surface. All driveway modifications are subject to ACC approval.

## **Dumpsters and Storage Containers**

Storage containers (e.g. PODS) and waste containers (e.g. dumpsters, roll-offs, dump trailers, bagsters, etc.) shall be placed only on driveway, and may not block sidewalk. **Dumpsters must be placed on protective barrier.**

Containers may remain on property for no more than 90 days. Written requests to the ACC for an extension may be approved for good cause only.

Containers may be used only for material from the lot on which they are placed.

## **Propane Tanks (permanently installed)**

All required permits shall be obtained and tanks shall meet all regulatory codes and standards. For underground tanks, no protrusions above grade are permitted. Tank refueling location shall have a flat curb box similar to water meter boxes and shall have a drive-rated lid. Surface tanks must be located behind the gate wall and not visible from the street or neighbor's yard. All tanks shall be buried underground. No protrusions above grade are permitted.

## **Roof, Metal**

**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).**

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.

**Roof shall have no exposed fasteners, including headwall flashings.**

Existing Roof penetrations (e.g. exhaust vent caps, pipes, skylight trim) may 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.

New roof penetrations, including skylights and vents require a separate application and a roof plan. Drip edge, trim, caps, edges and the like, shall be the same material and factory prefinished color as roof panels.

Field applied coatings are prohibited except as described above, or for touch-up of minor cosmetic damage.

Roof color shall be solid, with a gloss not to exceed 40 GU measured at 60 degrees from horizontal. Permitted roof colors are White, Sandstone, or Metallic Silver.

Coatings of any type which alter the appearance of the roof are prohibited.

## **Roof, Asphalt Shingle**

GAF-ELK Asphalt Shingle Timberline Prestique 30 High Definition (or equivalent) or GAF-ELK Asphalt Shingle Timberline Prestique 40 High Definition (or equivalent) Color shall be either Shakewood or Birchwood.

Copper Eave drip edge, and rake flashing (2" maximum exposure).

Ridge vent (optional) shall be GAF-ELK Cobra Ridge Vent (or equivalent) only. Metal ridge vents are prohibited. Existing roof ventilation on the front of the home must be removed or relocated to the rear.

Goosenecks and any other roof penetrations shall be dark bronze on Shakewood color shingles. Roof penetrations on Birchwood color roofs shall be pre-finished aluminum in a closely matching color or painted to match roof color. Coatings of any type which alter the appearance of the roof are prohibited.

## **Shutters**

Approved Types: Accordion Pleated, Rollup, Bahama Shutters, Corrugated Panel Decorative. Other styles, such as "colonial type" panels, are prohibited.

Overhead Garage Door opening shall have no shutters, panels, plywood or other covering, whether temporary or permanent.

**Accordion Pleated and Rollup shall be House color.** A closely matching factory prefinished color may be used, subject to ACC approval.

Bahama Shutters may be black, dark bronze, or Trim color. A closely matching factory prefinished color may be used, subject to ACC approval.

Corrugated panels may be clear plastic, galvanized steel, or aluminum, and may be painted the House color as defined in the Painting standards. Panel mounting hardware that remains on the house such as tracks, screws, etc. shall be painted the House color.

Establishment of these standards does not imply, nor does the ACC intend, that shutters of any type shall be closed or mounted except when a home is under threat from a named storm or hurricane.

## **Solar Panels**

Where the home front is oriented between North East to North West, installation of the panels shall be on the roof facing away from the street, and shall comply with relevant Florida law. All control equipment shall be mounted in the garage or on the outside wall where the FPL meter is located.

All conduit 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. All exposed conduit, mounting brackets, clips, on the exterior garage wall adjacent the FPL panel shall be painted the house color.

## **Windows, Sliding Patio Doors, and Skylights**

All windows and patio doors shall have the same color frames. Permitted colors are Dark Bronze, White, or Black.

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.

Divided or simulated divided lites, aka grids, are not permitted. Multiple sash must be dimensionally equal.

No window of any type whatsoever is permitted on the left side, as viewed from the street, of any house.

Gable windows will be considered on a case-by-case basis, subject to ACC approval based on detailed plans, elevations and specifications.

Sliding Patio door replacements will be considered on a case-by-case basis, subject to ACC approval based on detailed plans, elevations and specifications.

Skylights may be flat profile or tube type.

Skylight trim shall be identical to metal roof color, or dark bronze with asphalt shingle roof.

Windows and Sliding Patio Doors are to be installed as originally designed with no raised or painted trim.

## **Doors**

Front, Side Entry, Garage, and Storm/Screen Door styles shall be subject to approval by ACC.

Garage Overhead Door shall have a light wood grain texture appearance. Garage Overhead Door style shall be either 8 panels wide by 4 panels high (same as original style) or flush finish (smooth no panel profile).

Garage Overhead Door opening shall have no shutters, panels, plywood or other covering, whether temporary or permanent.

Doors shall be painted in accordance with Painting section below. Factory finish is allowed if a close match to house trim color.

Entry Doors: Refer to ***Diagram 2***

## **Generators**

Generators, whether portable or permanent, may be exercised for a maximum of 15 minutes per week, and only between 10am and 4pm.

## **Other Modifications Requiring ACC Approval**

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, ***swimming pools, generators, sunrooms, screen enclosures, pergolas, roof ventilators, patios behind side gate and outdoor kitchens.***

## **Oak/Shade Trees**

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 selected by the Association, as to the health of the tree and recommended actions, if any. The cost of such report shall be borne entirely by the homeowner requesting removal. Any application shall include 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. 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. The root barrier shall have a depth of eighteen (18) inches measured from the top side of the sidewalk downward. No such tree shall be planted any closer to an existing stop sign than fifteen (15) feet. In addition to the preceding, all Town of Jupiter and any other applicable regulations shall be met, and at the sole expense of the requesting lot owner.

## **Landscaping Standards**

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.

Plantings and landscape beds of any type shall be neatly and attractively maintained. Non-toxic Annuals may be planted without application.

Tree trunks shall be at least eight (8) feet from any neighboring house wall. 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 part of the approval.

No part of any limb or frond shall touch or hang over any adjacent house.

Sod areas on front of lot must be at least three (3) feet wide to permit proper mowing.

The area between sidewalk and street shall be sod only. If the lot has no sidewalk, eight (8) feet from the street must be sod.

All stone plant beds on the front of lot shall be enclosed by properly staked rubber or metal edging, except where bordering the house, subject to approval by the Landscape Committee.

Shrubs planted in front of A/C unit shall be four (4) feet high or enough to conceal the unit, whichever is higher.

No plantings are permitted between A/C unit and house.

Landscape installations shall not interfere with visibility necessary for safe vehicle operation on any street.

## **Structures on the lot**

No structure including but not limited to, screen enclosures, pergolas, sunshades awnings, landscape anchors, outdoor kitchens shall be attached to or on top of the “perimeter wall” or “party fence”, as those terms are defined in the governing documents of the Association.

Screen Enclosures shall be constructed of anodized, or powder coated aluminum, colors to be; dark bronze, white, black with charcoal screening. Maximum height shall not exceed fourteen (14) feet. The vertical sides of the enclosure cannot exceed the height of the original eave on the home where it being constructed. They shall not be attached or on top of any perimeter wall or party fence or the wall itself.

Pergolas and Arbors. Maximum height shall not exceed fourteen (14) feet. The vertical sides of the enclosure cannot exceed the height of the original eave on the home where it is being constructed. They shall not be attached, or on top of the perimeter wall or party fence or the wall itself. They shall not encroach (including overhead elements) within 2 feet of the perimeter wall or of the party wall.

If prior to the adoption of this change to the architectural standards and guidelines, an owner has installed an item prohibited by this rule, then in the event that item or items need(s) to be replaced in the future, that Owner shall be required to comply with this rule. No owner may rely upon any structure that was installed by an Owner prior to the date of adoption of this rule as a basis for claiming any legal right or entitlement to be excused from compliance with this rule.

## **Other Modifications Requiring ACC Approval**

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, swimming pools, generators, sunrooms, screen enclosures, pergolas, roof ventilators, patios behind side gate and outdoor kitchens.***



## **Painting - Paint color schemes:**

<b>No.</b>	<b>House Color</b>	<b>Trim Color</b>
201-DF	(Behr) Silky White PPU7-12	(Behr) Dolphin Fin
201-SC	(Behr) Silky White	(Behr) Sandstone Cliff
201-GM	(Behr) Silky White	(Behr) Grey Mist HDC-CT-21
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	Nature's Reflection N430-2	(Behr) Silky White
211	Urban Raincoat N440-2	(Behr) Silky White

**Note Well: Colors required in the Paint Color Schemes Chart are as manufactured by Behr for convenience only. Colors provided by other manufacturers are to be exact matches of the colors provided in the Paint Color Schemes Chart as determined solely by the ACC.**

Where a color scheme has two Trim Color options, only one Trim Color may be used on a house. **Trim Color** shall be used on fascia, quoins, window sills (if any), gutters, entry doors, overhead garage doors, screen doors, and door frames. Gutters may match metal roof color.

**House Color** shall be used on remaining areas of house and on downspouts/leaders.

**All Exterior Paint finishes shall be satin.**

If House Color is 201 or 202, and painted in accordance with an approved ACC application, garage door, **main entry door and garage side door** may be House Color.

Trim around entry and overhead garage door shall be the same color as the door itself.

A house may not be painted the same scheme as either neighbor's house.

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 shall maintain this entire wall.

Corner lots and lots with walls facing common property will receive specific instructions for painting these walls.

No deviations from official paint schemes are permitted.

All surface defects (cracks, chips, rot) shall be repaired before painting.

All conduit, conduit enclosures, fixtures, piping, shall be painted to match the background of the location.