



The Gables



THE GABLES AT BONAVENTURE, HOA

ARCHITECTURAL GUIDELINES

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The Board of Directors of the Gables at Bonaventure is responsible for adopting and enforcing all the rules and regulations described herein. All changes, additions and/or modifications to the exterior of buildings or to the lot must be submitted in writing and approved by the Architectural Control Committee (ACC) prior to installation or commencement of such change, addition, and/or modification.

SECURITY DEPOSIT FOR ARCHITECTURAL CHANGE PROJECTS

A security deposit of 5% of total estimated dollar value of **any project which requires ACC approval** with a minimum \$300 deposit is due to the Gables HOA prior to ACC approval and commencement of the project. The estimated dollar value of the project must be included in the application when it is submitted. The security deposit must be received by the Association before the project can be approved by the ACC.

The security deposit will be refunded to the homeowner if and when all common areas are restored to original condition of the area before the project. If homeowner neglects to repair damages to common areas within a reasonable time period, the Board of Directors will use this security deposit or a portion thereof to make necessary repairs. However, in the event that the repairs to damaged common areas exceed the security deposit, the owners are responsible for those costs, and will be billed accordingly by the Association.

CARPORTS

Carports are not permitted.

DECKS

Decks may be installed in backyards only using pressure treated wood, and must be approved by the ACC.



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FENCES

- ⑤ Dry Lot – Fences may be only 6’ shadowbox, either wooden or white vinyl. Lots with pools may have aluminum open picket handrail type installed around pools. Fences installed on corner lots must be set back 5’ from the sidewalk.
- ⑤ Water Lot – Fences installed on the property side facing the lake may only be white aluminum or wooden open picket hand rail type with a maximum of 5’ in height. On the other sides not facing the lake, fences may be only 6’, may be lowered progressively to match the juncture with the side facing the lake, and must be shadowbox style in either wood or white vinyl. Lots with pools may have aluminum open picket handrail type around pools.
- ⑤ All fences shall be maintained in a clean, neat, and attractive manner, free of defects. Wooden fences must be treated with a clear or natural wood color sealer to prevent deterioration, or may be painted white. Metal fences must be painted white.
- ⑤ Fences must be placed on the property line, the maintenance easement line or the lake maintenance easement line. Fences may encroach on the 2.5’ zero lot line maintenance easement of a neighboring property (up to, but not attached to, the wall of the residence) as long as that zero lot line neighbor is allowed access to his property in order to perform routine maintenance.
- ⑤ Any extension to fences must be approved by the ACC. Maintenance of fences is strictly enforced.
- ⑤ Front set backs – as close to 10’ back from the front plane as possible.

GENERAL MAINTENANCE GUIDELINES

Exterior of Homes – Exterior of homes shall be maintained in a clean, neat and attractive manner, free of defects. All surfaces, including the roof, shall be maintained free of dirt and mildew. Exterior walls, fascia, trim, soffits, doors, window frames, etc. of building shall be painted, stained or finished with finishes approved by the Board of Directors. Such finishes shall be applied in a professional workmanlike manner. Finished surfaces shall be maintained free of peeling, chipping and excessive fading.



Roofs – Roofs shall be maintained in a clean neat and attractive manner, free of excessive dirt and mildew and in good repair.

Driveways – Driveways must be kept in a neat, clean, fashion, free of weeds, dirt, mildew, and stains and in good repair.

Storage of items in yards – Items such as toys, lawn furniture and other personal property may be kept in the backyard, within the side planes of the home, or may be kept in the side yards if concealed. Items are not permitted in front yards with the exception of basketball hoops – see page 12. Hoses and hose wheels must be concealed or stored out of sight when not in use. In no event shall a back yard become unsightly, as determined at the sole discretion of the Board of Directors.

Lawns – Lawns shall be maintained in a healthy, clean, neat and attractive manner. Grass must be trimmed/cut regularly and may not exceed 3” in height. Grass must be kept free of weeds, pests and disease. Dead, excessively weedy or diseased areas of grass must be replaced with new sod. Seeding is not an option. Lawn areas may not be expanded or reduced without ACC approval.

Landscaping – All tree, flower, shrub and/or other plant beds must be maintained in a neat, clean and attractive manner, free of weeds and debris. Trees near swales and sidewalks must be trimmed of nuisance branches less than 7 feet from the ground.

HURRICANE PROTECTION

Hurricane panels may be installed on every window. All permanently attached hardware must be white or the color of the body of the house and require ACC review and approval. Accordion shutters and their frames must be white. Bahamas style or other decorative shutters are not permitted. It is prohibited to maintain storm shutters in a closed/secured position for periods in excess of 10 consecutive days.

LAKES

No swimming is allowed in the lakes.

No fishing is allowed in the lakes.

No gas-powered engines are allowed in the Association’s lakes.

Boats are not permitted.

No docks, jetties, or sea walls are permitted.



LANDSCAPING

- A. All landscaping requires ACC review, except when changing flowers, annuals or shrubs in existing approved beds.
- B. No tree may be removed from the property without the approval of the ACC. Any removed tree must be replaced with an approved tree of the same size.
- C. No fruit trees are allowed in the front of the property. Owner is responsible for maintaining fruit trees so as not to interfere with neighbor's property.
- D. Additional trees must be submitted for review.
- E. Trees on swales must have at least seven feet of trunk height from ground to first branch and may be Foxtail, Alexander, Queen, or Christmas palms only. Branches may not cascade down lower than 7 feet to avoid interference for passersby.
- F. Statues and figurines are permitted in back yards only.
- G. Fountains are permitted in back yards only.
- H. Lattice may be installed on the property and must be painted the same color as the house.
- I. Trellis may be installed in side and back yards only, but must meet city building codes. The plans must be approved by the ACC for location, size and materials. The homeowner must maintain approved trellis. Height is limited to 7.5 ft., and must not encroach upon 2.5 ft. fence and maintenance easement. Property must be landscaped.
- J. Temporary gazebos are not permitted. Permanent gazebos are limited to 10 feet in height, *of either* metal or wood construction, and must be anchored permanently in concrete. Any other *type of* gazebo or tiki hut is not permitted.
- K. The lots and homes shall be kept in a good, clean, neat and attractive condition, maintained in accordance with the following minimum landscape standards:
 - 1- Clay or plastic, earth-tone flowerpots containing plants are allowed in flower beds in front yards. Up to 4 flowerpots, not to exceed 12 gallons, shall be permitted.
 - 2- Clay decorative urns of earth-tone colors with no plants will be permitted as follows:
 - a. No more than 2 urns from 18" to 24" **OR**
 - b. No more than 3 urns up to 17"
 - c. If combining sizes, the guideline for item will apply.(Corner houses will be permitted the same amount to be placed on the side of the house as well as the front of house).
- L. No artificial flowers and/or plants of any kind are permitted in front yards or flowerbeds.



MINIMUM LANDSCAPE MAINTENANCE STANDARDS

Lawns shall be mowed on a regular schedule during the following months; in no event shall the turf exceed 3” in height:

- ⑤ January - 2 times per month
- ⑤ February - 2 times per month. Apply fertilizer to all trees, shrubs and turf
- ⑤ March - 2 times per month
- ⑤ April - 3 times per month. Apply fertilizer to all trees, shrubs and turf
- ⑤ May - 3 times per month
- ⑤ June - 3 times per month
- ⑤ July – 3 or possibly 4 times per month
- ⑤ August – 3 or possibly 4 times per month
- ⑤ September - 3 times per month. Apply fertilizer to all trees, shrubs and turf
- ⑤ October - 2 times per month
- ⑤ November – 2 times per month
- ⑤ December – 2 times per month. Apply fertilizer to all trees, shrubs and turf

Each cutting shall include the mechanical hard edging of all driveways sidewalks, walkways and beds.

No weeds, underbrush or other unsightly growth shall be permitted.

No landscaping shall be installed around mailbox base.

All trees, including swale trees shall have a tree well at the base.

All beds and tree wells shall be mulched a minimum of twice per year.

Trimming and/or hedging shall be performed a minimum of once per month.

Dead palm fronds shall be removed with each lawn service.

The above are minimum landscape maintenance standards. Homeowners may, of course, perform additional maintenance on your landscaping.

OUTDOOR FLOORING

- A. Front walkways may have tiles that are of the same color as the house itself, match the roof tiles on the house, match existing tiles installed by the builder, or match approved driveway pavers.
- B. Stepping stones must be submitted to the ACC for approval. They must be placed directly along the side of driveway, level with the grass, with a barrier for weed control and run from the top of the driveway to the sidewalk. Square stones must be contiguous, or touching, round stones must be enclosed in a bed of stone or similar fill. They shall be installed in a



- professional manner and be maintained. Should they crack or become stained, they must be replaced.
- C. Concrete slabs must be approved by the ACC.
 - D. Driveways may be asphalt, paver brick, concrete or stamped concrete. The color must be the same as that existing in the community. Extensions to driveways may not exceed 1 ½ feet on either side of driveway as installed by developer. Colors and materials must be submitted to the ACC. Style and color must be submitted and approved prior to installation. Resealing of asphalt driveways is a regularly required maintenance item.
 - E. Walkways must conform to the existing walkways as offered by Developer. Additional path/step ways must conform to the general aesthetics of the community and must be approved by the ACC.

PAINT AND ROOF COLORS AND STYLE

Before painting, colors must be approved by the ACC. Only roof tile style as well as wall, trim, and roof tile colors that are approved by the Board of Directors and included in the official color palette are allowed. All wood fascia must be painted white.

To change from one approved color to another, an architectural review form must be submitted, along with a sample of paint (on at least a 5x7 card) or sample tile to ensure color matches original or approved colors. Sample must be approved prior to repainting or retiling. No house may be painted the same color scheme as house on either side or directly across the street.

POOLS

All in-ground pools and Jacuzzis must be approved by the ACC. When pool is drained it must be drained directly into the rain/storm drain and the owner must take responsibility for any damage caused to the common areas. No change in elevation of any lot shall be made without protecting adjoining lots from surface drainage caused by the change.

All pool equipment, pumps, filters, etc. must be completely landscaped to shield it from street and neighbor view. Pool equipment will be installed in an area that will present the least annoyance to an adjacent neighbor.

Above ground pools are not permitted.



RECREATION AND PLAY EQUIPMENT

- A. Basketball hoops are allowed in the front of homes with the following guidelines: they must be portable and at least 6 feet away from the sidewalk and placed on the zero lot line side. Only one allowed per home with the hours of operation from 9 AM to 9 PM. Basketball hoops must be maintained in good aesthetic condition and must not interfere with parking regulations. Basketball hoops are NOT allowed in the street or on the sidewalk.
- B. Play sets may be stored in backyards and side yards and be visible if yard is fenced or gated. If the yard is not fenced, the play set must be within the planes of the house in the back yard and not be visible from the front of the house. The actual structure must not exceed 12' in height and must be maintained by the homeowner. Play sets must be constructed of wood.
- C. No permanent tents. Tents must not exceed 7'6" in height, located in backyards, and shall not be in place longer than 48 hours.
- D. Non-permanent general sporting equipment is limited to the backyard and must be stored out of sight from street and neighbor view when not in use, except basketball hoops.

SATELLITE DISHES/ANTENNAS

Satellite dishes are allowed. Homeowners requesting satellite dishes must make written application for same and a survey illustrating the proposed location must accompany the application. Dishes are limited to backyards and may not be visible from front of home unless such placement shall conflict with Federal Communication Commission rules. Dishes that are to be placed in backyards or side yards are required to be placed as low to the ground as possible and completely landscaped to shield same from street and neighbor view. If such guidelines conflict with Federal Communication Commission rules, then the owner shall request a meeting with the Board to arrive at an acceptable location to achieve the "acceptable signal" as required under the FCC Rules.

SCREEN ENCLOSURES

All screen enclosures must be white aluminum with charcoal screening. Screen enclosures must be installed in backyards only and may not exceed the planes of the house. Enclosure may have an insulated aluminum or domed screened roof. Roofs



must be insulated. Screen roofs may not be flat. Kick plate must be limited to 30” in height. Enclosure may not encroach onto the 2.5’ fence and maintenance easements on the zero lot side of the neighboring house. Monterey, Poinsettia and Catalina models may screen the front entranceway – other models will be considered on a case-by-case basis upon submission to the ACC. All hardware must be bolted onto the inside of the entranceway. Catalina models screen enclosures must be recessed from the front plane of the house at the point of the 45-degree angle, which extends toward the garage. It must be attached to the ceiling, inside the entranceway so as not to be seen from the street.

SUNROOMS

Sunrooms are permitted in backyards only and may not exceed the planes of the house. Enclosure must be made of white aluminum and glass. No window air conditioning units will be allowed. All sunrooms are subject to ACC approval.

SHEDS

Sheds and other type of storage facilities are not permitted.

SOLAR PANELS

Solar panels must conform to Florida Statute requirements and the location must be approved by the ACC. Landscaping will be required to shield it from street and neighbor view.

SOLARIUMS

Solariums are allowed in backyards only and may not exceed 7.5’ in height.

VEHICLES

- A. No commercial vehicles, with the exception of police and fire automobiles, shall be permitted to be parked on any property, private or association, except if stored inside the garage.



The term “commercial vehicle” shall include, but is not limited to the following:

- Vehicles with lettering or advertising of a commercial nature.
- Vehicles registered as commercial vehicles.
- Box vans, cargo vans, vans without windows and step vans.
- Vehicles longer than 19’ from bumper to bumper.
- Vehicles with extension for ladders or lifts.
- The absence of lettering or signage does not exempt a vehicle from the commercial definition.
- A commercial vehicle is defined at the sole discretion of the Board of Directors.

- B. No truck, commercial vehicle, boat, trailer, or other recreational vehicle may be parked within the community. Only personal passenger cars and non-commercial vans and pick-up trucks (3/4 ton or less) are permitted to be parked outside the garage. Nothing in these rules is meant to prohibit an owner from parking an unapproved vehicle inside their garage.
- C. Speed limit is 15 miles per hour.
- D. Car covers may only be the non reflective type in a solid color with no logos.
- E. No vehicle repairs other than minor emergency repairs shall be permitted on any property.
- F. No inoperable or derelict vehicle shall be permitted to remain on the property. This includes vehicles with missing or expired tags or those in poor aesthetic condition.
- G. No vehicle shall be parked on the street or sidewalks. No vehicle shall be parked in violation of any governmental ordinance. Parking within 25’ of a corner or within the area marked with a double yellow line will be subject to towing immediately and without prior warning. No parallel parking or double parking is allowed.
- H. Parking is allowed in the apron portion of the driveway only if the vehicle is parked in the direction of the flow of traffic, parallel with the street, and does not block the sidewalk. Parking is allowed by the homeowner and their guests on their swale with the swale being maintained by the homeowner as outlined in landscaping section.

Vehicles which are prohibited, improperly parked, or maintained, or otherwise in violation of the rules and regulations adopted, whether on Association property or private property, shall be towed at the direction of the Association with all costs of any type, including but not limited to attorney’s fees and costs, charged to the owner.



WINDOW AND DOOR TREATMENTS

- A. Additional window in front of homes are not permitted. Additional windows in areas not visible from the road frontage will be considered on a case-by-case basis.
- B. Window bars are not permitted.
- C. Only non-reflective window tint is approved. Similar style and material must be installed on all windows on the same elevation of the home.
- D. Front doors may be replaced with the same style door or glass paneled doors. Doors must be metal and painted white. Glass doors may be installed with single or double panel styles. The glass can be white, smoked, clear or etched. No colored stained glass is allowed. No covering is allowed on the outside of the door. Bars are not permitted.
- E. Garage doors must be white.

MISCELLANEOUS

Air Conditioners. Wall units are not permitted. Central air units must be completely landscaped to shield it from street and neighbor view or they may be fenced in with a shadow box fence around the unit. The fence may be white or natural sealed wood and must be 6 inches above the top of the a/c unit. Fence around a/c unit must match any existing fence around the yard.

Alarms. Outside alarm boxes must be painted the same color as the house on which it is installed. Alarms require building permits and must meet local government regulations and approval.

Awnings. Awnings must be approved by the ACC. Awnings are allowed only in the back of the house and must be within the planes of the house. Awning structures must be constructed of white aluminum, flat and sloped, and attached to the home. They are limited to the first floor of the home. They must be at least 5 feet in length and with a maximum length of 13 feet. Awnings may not be free-standing. The fabric covering of the awning must be made of vinyl/polyester, stain-resistant material in either white or ivory. Awnings must be kept free of mold and/or stains and the fabric must be kept in a well-maintained condition. The Board of Directors has the right to have the homeowner replace or remove the awning if it is not kept in a well-maintained condition. All awnings must be closed or removed in the event of a hurricane warning.



Barbecues. Permanent barbecues are permitted in backyards only. Location and materials must be approved by the ACC. Portable barbecues may be used in side yards or backyards and must be covered when not in use. No front yard use of barbecues shall be permitted. No barbecues shall be installed or used on the 2.5 ft. fence and maintenance easement portion of the yard.

Exterior Lighting. Reasonable additional exterior lighting must be approved by the ACC.

Carriage Lights. On either side of the garage will be considered on a case-by-case basis. Styles must be submitted to the ACC for approval. Replacement fixtures must be replaced with like kind and size.

Curb Stones. No curbstones are permitted.

Electronic Equipment. Permitted unless it jeopardizes the integrity of the neighborhood and shall not cause a nuisance to neighbors.

Flags and Flagpoles. Flagpoles may not be permanently installed in front of houses. Pole brackets are permitted and may be attached permanently to the home. Flags must be portable, not permanently attached, and no larger than four and a half by six feet. U.S. Flags must be flown in a respectful manner as prescribed by Florida and U.S. laws and regulations. U.S. flags must never be displayed with the union down, may not have any marks, insignias, designs or other pictures on it, and may not be used for advertising purposes. Flags must be manufactured in a quality and professional manner and be maintained in a neat and attractive manner with no faded material.

Gas Meters. Landscaping is required to shield it from street and neighbor view.

Gutters. May be installed and should be 6” aluminum, seamless gutters, of a similar color to the existing color scheme of the home. Down spouts are discouraged on the front of the home. Drainage of it shall not affect established drainage patterns of the lots.

Holiday Decorations. Outside decorations must be removed no later than two days after the holiday, with the exception of Christmas/Hanukkah decorations, which shall be removed by January 15th.



House Numbers must be displayed on the house in addition to the mailbox. Size of numbers may not exceed 6” and must be the community-approved style in either black or gold.

LP Tanks. Only portable type tanks not to exceed 20 lbs. shall be permitted.

Mailboxes. No modifications or changes are permitted. Landscaping is not permitted at the base of mailboxes.

Pets. All permitted household pets shall be kept on a leash when not on the owner’s lot and no household pets shall be allowed to roam unattended. When walking pets, the owner must clean up after the animal and dispose of the waste on his/her property. The pet owner must carry a bag or some type of “scoop” to pick up the animal’s waste. Homeowners who do not comply with this guideline will be subject to fines.

Signs. Only for sale and for rent signs shall be permitted. Signs must not exceed 8” x 12” in size and are permitted only in front of home. Sign must be professionally lettered and mounted on a metal angle iron. The overall height of signs may not exceed 36” overall height. Signs may be placed 5’ from the sidewalk, centered in front yard. Open house and garage sale signs are not permitted on any portion of the common grounds.

Sprinkler Systems off lake will be considered. Building permits may be required. All pumps must be completely landscaped to shield it from street and neighbor view. The intake suction line (only the portion going into the lake) must be painted black. No floats are permitted.

Trashcans, Refuse Containers, and Bulk Trash. Trashcans must have a capacity of between 32 and 50 gallons and with a closely fitted top or lid. Trashcans and recycling bins shall not be put curbside prior to 6 p.m. on the day before collection and shall be removed by 9 p.m. on the day of collection. Bulk trash may be placed curbside with the same time restrictions **ONLY** on the quarterly schedule provided by the City of Weston.

Water Softeners must be located in side or back yard only and must not be visible from street. Landscaping is required to shield it from street and neighbor view.



Violations and Corrective Actions

Violation of the above listed maintenance standards and any and all provisions of the governing documents will be enforced by the Board of Directors in accordance with the Declaration of Covenants and Restrictions for The Gables at Bonaventure.

Any and all owners who fail to maintain building and lot within the Architectural Guidelines, maintenance standards and rules and other provisions of The Declaration of Covenants and Restrictions shall be in violation of such guidelines, standards and/or rules. Violators shall be subject to receiving violation notices and required to take corrective repairs or actions to correct violation and come into compliance with such guidelines, rules, and standards.

Necessary repairs or corrective actions must be made within a timely manner, not to exceed thirty days from the date of notice of violation. Extensions of time to take corrective action may be requested by the owner. Requests for extension of time does not automatically release the owner from the time parameters requested. Requests for extensions shall include an explanation of the circumstances making the extension necessary and contain a specific time frame for repairs.

If corrective actions are not taken within thirty days of the date of the violation notice, the Association reserves the right to enter upon the property to make such repairs to perform such remedial work. The cost of the action, including administrative costs such as copying, postage and all other administrative costs deemed necessary, shall be charged to the maintenance account of the member in violation. If the account is not paid within thirty days, the Association shall lien the property and possibly foreclose on the property. Any and all legal costs and fees shall be the responsibility of the member in violation.

The Association shall reserve the right to take any and all necessary legal action to bring about resolution of the violation. Any and all costs including legal costs and fees shall be the responsibility of the member in violation. Unpaid legal costs and fees may be subject to lien and such liens may be foreclosed.

In addition to any remedial work performed above, The Association reserves the right to propose fines. The maximum fine shall not exceed \$100.00 per day, per violation. Prior to a fine being levied, the matter will be set for hearing before the Fining Committee. The violator is encouraged to bring documentation, witnesses and/or counsel to this hearing, to help explain why the violation was not corrected within the time parameters set.