

## **THE ISLAND CLUB OF VERO BEACH ARCHITECTURAL GUIDELINES**

*(These Guidelines for homeowners, tenants and guests are rules and regulations relating to Articles XI and XII of the Declarations. Architectural and landscape modification must be approved in writing by the ACC if not exempted by these guidelines)*

In Oceanside, the overall height of coach lights may not be greater than 20 inches nor less than 14 inches. In Riverside, the overall height of coach lights may not be greater than 24 inches nor less than 18 inches. All coach lights should be 8-10 wide at the widest point. All glass must be clear (non-tinted and transparent) and the lighting must be white. The design should be relatively simple and in keeping with the overall look of the community. As in the original design of each home, there must be a coach light on each side of the garage door and both lights must be identical. In Oceanside, coach lights must be only white, verdigris, bronze or black. In Riverside coach lights must be only ivory, verdigris, bronze or black. Coach lights which conform to the above parameters may be installed without prior approval.

Gutters and downspouts may be installed without approval of the Architectural Control Committee (ACC) provided they are consistent with existing design.

Landscape lighting must be approved by the ACC prior to installation. All exterior landscape and service "light" must be white.

Statuary, gnomes, and similar decorations are not allowed.

All painted trim must be white. No exterior color alterations are permitted without approval of the ACC.

All pool enclosures after January 8, 2004 must be white in Oceanside and bronze in Riverside.

Cleaning, painting, repairing, or other improving of home exteriors shall be done as needed to meet the Community-Wide Standard. Annual inspections of home exteriors shall be made by the ACC. Owners of homes rated unacceptable (do not meet the Community-Wide Standard) shall be notified by the Property Manager and asked to correct the problem, or indicate a date on which the problem will be corrected. Failure to comply will result in the initiation of the formal violation process. Homeowners shall be responsible for damage to landscape and irrigation.

Awnings may be installed with ACC approval. Only one retractable awning may be installed on the first floor rear of homes and must be confined within a screen enclosure. Awning cover material must be made of fabric and not metal or other rigid materials. Only solid colors allowed and must be approved by the ACC. Homeowners responsible for maintaining awning free of dirt, discoloration and deterioration.

## **THE ISLAND CLUB OF VERO BEACH ARCHITECTURAL GUIDELINES – cont'd**

Individual satellite dishes may be installed by a homeowner without prior approval. Wherever possible, satellite dishes shall be installed on a wall of a unit and shall be screened from view with landscaping material. Variance from this requirement is granted only when absolutely needed for adequate reception.

All mailboxes are provided and maintained by the Association. To facilitate such maintenance, planting around mailboxes is prohibited.

Hurricane shutters may be installed, provided all exterior frames, tracks, mechanisms, and actual shuttering materials are blended to match the existing color/elevation scheme of the residence. Accordingly, lexan or lexan-like (colorless, translucent) hurricane shuttering material or white or house color blended hurricane shuttering material, not wood, in keeping with the color of the frames, tracks, mechanisms may be put in place on or after June 1 and must be removed no later than November 30 each year. Metallic colored shutters may only be put in place if it is announced that Indian River County is in the projected track of a hurricane that could make landfall in our area within four to five days. These shutters must be removed within two weeks from the day the impending hurricane has either passed through or passed by our area or from the time access to the barrier island has been fully restored in the event of evacuation. In the event there is damage that would make it impractical to remove these hurricane shutters within two weeks, they must be removed as soon as possible. In all cases, any initial, additional or change from originally approved installation of hurricane shutters must be submitted and approved by the ACC prior to installation. Requests must be on Request for Modification forms available in both clubhouses and should include manufacturer's information.

A homeowner may display one removable United States flag in a respectful manner. All other flags are prohibited.

Open house signs not to exceed 16x20 inches may be displayed (1) in front of the unit being sold, (2) on Island Club Manor across from the entrance gates to Oceanside and/or Riverside and (3) on the east side of A1A near the entrance to Island Club Manor during the hours of an advertised open house. A small sign may also be affixed to the electronic touch pad displaying the address of the unit being sold and identifying the unit's directory dial up code. This signage is the sole responsibility of the homeowner not of the realtor.

Motorized vehicles are not allowed on sidewalks.

Garage doors must be kept closed except when in use.

A homeowner may display within 10 feet of any entrance to a home, a sign of reasonable size provided by the contractor for security purposes. No other signs may be displayed on a unit.

## **THE ISLAND CLUB OF VERO BEACH ARCHITECTURAL GUIDELINES – cont'd**

ACC approval shall be required prior to installation of any front screen door and changes to existing front doors.

Outside seasonal decorations may not emit sound.

Planting of flowering, non fruit or vegetable bearing, vegetation is the responsibility of the homeowner and must be removed in a timely manner. Annual vegetation must not interfere with landscape maintenance. The HOA or Landscape Company does not accept any responsibility for damage to annuals. Planting annuals is permitted only in originally established landscape beds.

Landscape damaged or destroyed by actions of the homeowner or homeowner's employee will be replaced by the HOA and expense billed to the homeowner.

No homeowner may alter or maintain common property except in compliance with Board approved activities.

Citrus or fruit producing trees may not be planted at any home or common area.

No potted plants may be displayed in front of a unit except in the covered entry.

Returnable deposits covering potential damage and debris problems relating to major construction projects shall be determined by the ACC based on project size/scope with a \$500 minimum deposit for debris removal. Deposits shall be refunded after construction is completed and no damage or debris problems are identified.

All stone used as a ground cover must be approved by the ACC prior to installation. Stone is not permitted on any portions of a unit that may be struck by maintenance equipment.

Oceanside homeowners have the option of replacing their garage doors with a solid door (without windows). The door shall be white, raised panel steel, colonial style, identical to the current doors in Oceanside.

All homeowner landscape modification requests shall require the approval of both the Landscape Management Team (LMT) and the Architectural Control Committee (ACC) with initial approval (sign off) required from the LMT. Landscape removals shall require consistent and/or reasonable replacements unless an exception is expressly approved.

Relative to maintenance of Oak trees on homeowner property, the Association will remove dead limbs and maintain a 10ft canopy from the ground and over roofs/screen enclosures.

Revision approved 11/4/10