

Architectural Guidelines 2004-2005

Spring Valley Phase III

INTRODUCTION

The Architectural Committee's primary concern is in preserving and enhancing community property values. We strive to ensure esthetic integrity with architectural styles that compliment and perpetuate existing design in the community, while attempting to fulfill each property owner's desires and needs.

Per the Declaration of Covenants, Restrictions and Easements (DCR&E) (Art. IX, Sec. 1 (a) The Architectural Committee's responsibility is to provide written approval for all improvements, alterations, repairs, excavation, grading, lighting, landscaping or other work which in any way alters the exterior appearance of any property in Spring Valley Phase III. In theory this means everything. Obviously this is not practical, nor would the Committee wish to infringe on a property owner's rights to maintain his or her home without approval.

To that extend the Spring Valley Phase III Architectural Committee has drawn up a "Test" that all home owners must apply to any and all projects affecting their property prior to proceeding. If in doubt, please ask the Committee for guidance.

Does the project violate the DCR&E's?

Is it reasonable to the normal homeowner?

Is it consistent with the neighborhood?

Do your neighbors who can see it think it's OK?

Is it unobtrusive to the average home owner?

Does it enhance the value of your property without harming the neighborhood values?

Is the project merely maintenance?

If your project(s) meets the above "Test", then it is likely that the Architectural Committee will approve your Request for property changes.

Projects that DO NOT REQUIRE an Architectural Committee Request form are:

1. Replacing a shrub with the same type
2. Routine maintenance of existing sprinkler/drip system
3. Routine maintenance of existing structure, pavers, fences
4. Routine pruning and shaping of existing plants and shrubs
5. Repainting of existing fence or structure in the same color. – **SVE Phase III MUST a request even if using the same color.**

Change of color **DOES** require approval of the Architectural Committee

6. Routine maintenance of existing exterior building and shrubbery lighting
7. Routine maintenance of existing walkway lighting
8. Security/Screen doors that match the color of your home

If you wish to do something to your property it is simple and easy to check with the Committee prior to committing to any work or contracts. It is much easier, faster and more cost-effective to get prior approval for anything that changes the appearance of your property. The Architectural Committee will provide approved Guidelines and specifications for any work that the property owner may wish to undertake.

Architectural Committee

OBLIGATIONS TO THE COMMUNITY

Health, Safety and Welfare “In the event additional uses, activities and facilities are deemed by the governing Architectural Committee to be a nuisance or to adversely affect the health, safety or welfare of Owners or Residents, the governing Architectural Committee may make rules restricting or regulating their presence in Spring Valley Phase III as part of the Architectural Guidelines; provided, however, that the Residential Architectural Committee shall have such power only with respect to Residential Areas. . .”

Right of Entry. “During reasonable hours and upon reasonable notice to the Owner or other occupant of a Lot or Parcel, any member of the governing Architectural Committee, any member of the Board or any authorized representative either of them, shall have the right to enter upon and inspect any Lot, Parcel or other area, and the improvements constructed or being constructed thereon (except for the interior portions of any completed and occupied Dwelling Unit) to determine compliance with this Declaration, the Architectural Guidelines, or any approval stipulations issued by the governing Architectural Committee or to perform remedial maintenance or removal as provided in Article IX, Section 6 (C), and such persons shall not be deemed guilty of trespass by reason of such entry. In addition, the Association shall have an easement and right of entry upon any Lot, Parcel or other area at any time or times without notice in order to perform emergency repairs.”

Variances (Article IX, Section 8)). “The Board or governing Architectural Committee may, at its option and in extenuating circumstances, grant variances from the restrictions set forth in Article X of this Declaration if the Board or governing Architectural Committee determines in its discretion (a) either (i) that a restriction would create an unreasonable hardship or burden on an Owner or (ii) that a change of circumstances since the recordation of this Declaration has rendered such restriction obsolete and (b) that the activity permitted under the variance will not have any substantial adverse affect on the Owners and Residents of Spring Valley Phase III and is consistent with the high quality of life intended for Residents of Spring Valley Phase III. The request for a variance must be made in writing and must be accompanied by adequate supporting documentation.

ADDITIONS and ALTERATIONS to EXISTING STRUCTURE

The Architectural Committee's primary concern is in preserving and enhancing community property values. We strive to ensure esthetic integrity with architectural styles that compliment and perpetuate existing design in the community, while attempting to fulfill each property owner's desires and needs. To that end all site plans, elevation drawings of the proposed alteration, building materials and colors shall be submitted for approval prior to the commencement of any construction. Permits must be applied for by the City of Pembroke Pines for all major construction, and the Architectural Committee may review all permits before construction.

The following projects **ALWAYS REQUIRE** an Architectural Committee Request form:

Item #	Description
10	AIR CONDITIONERS
20	AWNINGS
30	BASKETBALL HOOPS
31	BBQ & GRILLS
40	BOATS
45	CLOTHESLINES
50	DRIVEWAYS AND WALKWAYS
55	DOUBLE GATES
60	ELECTRICAL, PLUMBING AND A/C PIPING
70	ELECTRONIC INSECT TRAPS
80	EXTERIOR DOORS
90	EXTERIOR HOUSE LIGHTS
100	FENSES, ADDITION AND ALTERATION TO EXISTING
110	FLAG POLES AND FLAGS
120	FRUIT TREES / VEGETABLE GARDENS
130	GAS TANKS
135	GATES
136	GAZEBOS
140	GUTTERS AND DOWNSPOUTS
145	HOLIDAY AND DECORATIONS
150	HOSES AND RACKS
160	HOUSE COLORS
170	HOUSE PAINT
180	LAKE IRRIGATION
190	LANDSCAPE LIGHTING AND ORNAMENTATION
200	MAILBOXES
205	NUISANCES
210	PATIO AND DECKS
230	PLANT MATERIAL
231	PLAY EQUIPMENT
232	POOL HEATERS
233	SCREEN ENCLOSURES
234	SIGNS
235	SOLAR PANELS
236	STORAGE SHEDS
237	STORM SHUTTERS
238	SWIMMING POOLS & SPAS
240	TRASH CONTAINERS & COLLECTION
250	UTILITIES
260	WINDOW TREATMENT
300	PAINT COLOR CHART

10 AIR CONDITIONERS

Rules:

Must have landscaped hedge around all sides
Shall not be a noise nuisance
Exterior unit replacement must be installed in the SAME location
Exterior unit replacement must be of similar size dimensions

Not Permitted:

Window A/C units

20 AWNINGS

Rules:

Must be maintained in good repair
Awnings with holes or color fading must be removed/replaced
Installation permitted on the REAR of home or in the court-yard only

Permitted Materials:

Canvas folding or roll-up, color coordinated to house

Not Permitted:

Metal awnings

NOTE: When it has been determined that repair or replacement is needed the owner will be given written notice. As an option the owner may remove the awning in place of repair or replaced.

30 BASKETBALL HOOPS

Rules:

Shall not be used after 10PM to avoid a noise nuisance
Must be used on owner's property (Driveway, backyard or courtyard)
the basketball pole must be painted a neutral color; white, black or the color of the home is always acceptable. Other colors may be approved at the discretion of the Architectural Committee.
Basketball hoops (including nets) shall be maintained in a neat manner so as not to distract from the overall appearance of the community. The Architectural Committee reserves the right to request removal of such goal due to poor maintenance or if the goal becomes an eyesore.

Permitted Materials:

Portable type basketball hoop only

Not Permitted:

Permanent backboard and/or hoop attached to the exterior of the home
Use of portable hoops in common areas, walkways, sidewalks, or streets is not permitted

31 BBQ & GRILLS

Permitted on in REAR of home or in the court-yard only.

Not Permitted:

Anywhere in the front yard or under the car port.

40 BOATS

LAKE BOATS

Rules:

Must be electric or self-propelled only

Must be docked at the residence shore or stored in the garage

Should not exceed 12 ft length or 5 ft width

Not Permitted:

Fuel combustion engine powered watercraft

LARGE BOATS

Rules:

Must be stored in garage

Shall not be left overnight in front of residence or on street or attached to vehicle

45 CLOTHESLINES

No clothes lines or other outside facilities for drying clothes shall be erected maintained or placed in any yard so as to be visible from the street, neighboring properties or common areas.

50 DRIVEWAYS & WALKWAYS

Rules:

Weeds and stains must be removed as part of the regular maintenance

Permitted Materials: All material requires architectural approval

Driveways: Brick pavers ONLY

Walkways: Brick Pavers or ornamental natural stone

Not Permitted:

Blacktop

60 ELECTRICAL, PLUMBING, & A/C PIPING

Rules:

Must be in conduit and where running on exterior walls firmly and neatly secured to wall

Conduit must be painted to match the wall color

70 ELECTRONIC INSECT TRAPS

Rules:

Shall not be a nuisance to neighbors

Permitted on in REAR of home or in the court-yard only

80 EXTERIOR DOORS

Rules:

Must be maintained in good condition

Replacement doors must be approved by the ARC

90 EXTERIOR HOUSE LIGHTS

When changing or adding any exterior lighting, each resident should apply the “Test” questions found on page 1 of this document. Extreme caution must be taken to avoid offending other residents near your project. Reasonable exterior lighting does not require approval from the Architectural Committee. However, complaints involving exterior lighting will be resolved by the Architectural Committee. The resolution may include: changing location, changing alignment and/or removal of the exterior lighting.

100 FENCES

Permitted Materials:

A. DRY LOTS

1. Style
 - a. White Aluminum
 - b. Chain link (green or black)
 - c. White PVC/Vinyl Shadowbox

Finish

All fences except chain link must be painted WHITE, both sides

Chain link must be green or black only

All fences shall be kept in good repair with complete paint coverage

Height

Maximum height is 6 feet

Setbacks

Side and Rear setback is property line

Corner and front setback is five (5) feet from sidewalk

Plant material for corner lots

Most types permitted (see plant material)

Planting required within 30 days of fence installation

B. LAKE LOTS

Style

White flat top aluminum with 1” pickets on 6” center spacing

Chain link (green or black)

Finish

All fences except chain link must be painted WHITE, both sides

Chain link must be green or black only

All fences shall be kept in good repair with complete paint coverage

Height

5’ maximum including front

Setbacks

Side setback is property line

Rear setback is 20' from lake's edge. If installation encroaches into 20' easement, fencing in encroachment must provide for easy removal for lake and other maintenance

Plant material

Most types permitted (see plant material)

Must be planted within 30 days of fence installation

110 FLAG POLES AND FLAGS

Rules:

National Flags: Shall display the American flag only. The recommended size is 3 feet by feet.

Decorative and season banners or windsocks may be allowed to be installed without Architectural Committee approval provided they do not exceed the height of the home's roofline or exceed the limit of a total of one flag or banner.

Season Banners to be displayed on holiday eve and the day of the holiday.

Permitted Materials:

(1) pole mount attached to the exterior of the home

Not Permitted:

In ground flagpoles are not permitted

120 FRUIT TREES / VEGETABLE GARDENS

Rules:

Fruit trees are limited to the REAR and SIDE yards of the home

Not Permitted:

No fruit trees should be planted in the front of the home

130 GAS TANKS

Rules:

Allowed for LP or LNG only

It shall have a complete camouflaging landscaping hedge around the equipment.

Must be installed in the REAR or SIDE of home

136 GAZEBOS

Gazebos are permitted on certain lots and in some locations. Gazebos will be allowed in back yards only. Due to the nature of the use of gazebos the positioning of the structure is very critical. Two main considerations for the placement of the gazebo will be used:

(1) the structure may not block the neighbors view, and

(2) to protect the privacy of both the owner of the gazebo and neighboring residents a raised gazebo may not allow the users to overlook their neighbor's yards.

The structure must comply with all City of Pembroke Pines requirements and a building permit prior to the start of construction is required. The gazebo size and style must be compatible with the surrounding structures and must be painted the color of the adjoining home. Due to the fact that the roof will be visible above the fence and visible from numerous surrounding properties the roof must be either matching roof tile, another shingle type material, or canvas in a matching color to the roof or house. The highest point of the roof may not exceed 10 feet in height measured from the grade level of the lot.

A minimum of two (2) signatures from property owners on either side of proposed gazebo is required.

Additional signatures may be required depending upon the location of the gazebo and the visibility of the structure.

140 GUTTERS & DOWNSPOUTS

Rules:

Must be of sturdy construction.

Must be painted to match adjacent wall or trim color

Downspouts shall not create nuisance overflow on resident's or adjacent property

Permitted Materials:

Aluminum metal gutters

145 HOLIDAY DECORATIONS

Holiday decorations are permitted no sooner than four weeks before the holiday and are to be removed within four weeks after the holiday. Decorations do not need to meet the Landscaping Specifications but should pass the "Tests" in the Architectural Guidelines 2004-2005 statement.

150 HOSES & RACKS

Rules:

Shall be kept neatly rolled up and in good repair.

160 HOUSE COLORS

Rules:

Use colors approved by the Spring Valley Phase III Architectural Review Committee.

Permitted Materials:

See the Paint Color Chart section of this document

170 HOUSE PAINT

Rules:

Must be kept free of mildew or irrigation or other staining

Must not have chipped or peeling paint

180 LAKE IRRIGATION

Rules:

Inlet pipes shall be painted white or to match exterior house color

Stains on house, fences, or sidewalk adjoining property must be removed.

Permitted Materials:

White PVC pipe for lake intake

185 LANDSCAPING

The following Specifications pertain to the front, rear and side yards. If you apply the Architectural Guideline 2004-2005 "Test" to any landscaping project you intend to install, then it is likely that the Architectural Committee will approve your request for landscaping changes.

The front yard and side yards are visible to all, neighbors, visitors and potential home buyers, etc. and thus are much more critical in appearance. Each homeowner is responsible for keeping his yard neatly trimmed, properly cultivated and free of trash, weeds, and other unsightly material. No weeds, dead trees or plants, rubbish or debris of any kind shall be permitted to accumulate. No tree, shrub or planting of any kind shall be allowed to overhang or otherwise encroach on any sidewalk, street or other areas (including neighbor's property) from ground level to a height of eight (8) feet.

Landscaping Projects that DO NOT require pre-approval of the Architectural Committee

1. Replacing a shrub with the same type
2. Routine maintenance of existing sprinkler/drip system
3. Routine pruning and shaping of existing plants and shrubs
4. Routine maintenance of existing walk-way and landscaping lighting

190 LANDSCAPE LIGHTING & ORNAMENTATION

Rules:

All wiring shall be buried and out of sight

Transformers shall be obscured from view

Ornamentation will be subject to approval and shall not be excessive.

200 MAILBOXES

Rules:

Be kept properly mounted, free of dents, and painted in good condition

Shall have original type house numbers attached and kept readily visible

Permitted Materials:

Mailbox and post shall be original builder design only

205 NUISANCES

- Pumps, heaters, utility boxes, gas tanks, transformers, water filters, pets, music, parties shall not create an annoyance to the neighborhood.
- Rodents-insects shall be controlled as soon as they are detected
- Pumps greater than 1 HP require vibration isolation

210 PATIOS & DECKS

Rules:

All patios and decks must have detailed plans submitted for ARC approval

Pembroke Pines City Permit and Approval required prior to commencing work

Permitted Materials:

Stonework

Brick pavers

Artistic stone finish

225 PARKING

The following Specifications for Parking were created to clarify Spring Valley Phase III existing DCR&E's and serve as recommendations for parking. The safety and well-being of all residents are the basic policies of these specifications.

Emergency vehicles need speedy access to all our homes and parked cars may limit that access at a very critical time.

1. All vehicles of all owners and residents and their employees, overnight guests, and invitees are to be kept in garages or parked on your own driveway.

No parking is permitted in side yards, front yards, or common areas. Ask your guests to be considerate and never use resident's driveways for turning or parking.

No overnight parking is allowed on any street.

2. Any motor home, mobile home, travel trailer, tent trailer, camper shell, detached camper, boat, boat trailer, or other similar equipment or vehicle may not be parked (except for loading and unloading), maintained,

constructed or reconstructed in any driveway or to be parked anywhere else on the property so as to be visible from neighboring property.

3. The visible parking anywhere of any unlicensed, inoperable, or under-repair vehicle is prohibited.

4. Any motorized equipment that is for sale by the residents should be parked in the owner's driveway. A "For Sale" sign placed on the vehicle must be no larger than 12" x 12" (the general size of commercially available "For Sale" signs). Only one sign allowed per vehicle. (Review Item #234 SIGNS)

226 PETS

Residents are allowed to keep a reasonable number of generally recognized house or yard pets. Animals cannot be kept or raised for commercial purposes, and they are not allowed to make an unreasonable amount of noise or become a nuisance to neighbors. No structure or housing the animals may be visible from the street, neighboring property or common areas. Pets must remain on leashes at all times while on community common areas. Owners shall pick up after their pets. For a more comprehensive description of what animals are allowed in this community. Pets are not permitted to become a "nuisance" and violations are enforceable by the City of Pembroke Pines, as well as the Architectural Committee.

230 PLANT MATERIAL

Rules:

City code should be followed with respect to selection of tree and plant types.

Removal of shade trees is NOT permitted.

Dead trees must be replaced with 30 days

Permitted Materials:

The following link will take you to the American Legal Publishing where you can review the City of Pembroke Pines Code of Ordinances. Title IX: General Regulations, Chapter 98: Tress and Shrubs will list the permitted and forbidden tree and plant types.

<http://www.ppines.com/cityclerk/ordinances.html>

231 PLAY EQUIPMENT

Rules:

Shall be landscaped so as to obscure from street view

Shall be maintained in "as new" condition

Not Permitted:

Tree Houses

232 POOL HEATERS

- Shall be landscaped around equipment
- Wood fence with landscaping permitted on dry lots only
- Aluminum fences with landscape permitted on lake lots and dry lots
- Shall not be a noise nuisance

233 SCREEN ENCLOSURES

- Shall be aluminum framing
- Shall have charcoal grey colored screen
- Shall not extend passed side plane of house
- Requires architectural approval

234 SIGNS

The only signs, temporary or permanent, permitted in Spring Valley Phase III are:

- Signs required by legal proceedings
- A single, small, typical alarm company warning sign
- Three “Open House” directional signs posted for only 9 hours per day
- Three “Garage Sale” directional signs posted for only 9 hours per day
- One typical 12” x 12” vehicle “For Sale” sign (see Item #225, Parking)

“Sold” real estate signs must be removed no later than 10 days after the completion of the sale of the home. All other signs not listed above require an application and approval to the Architectural Committee.

235 SOLAR PANELS

Shall not be visible from front of the house or side of corner lot

236 STORAGE SHEDS

NOT PERMITTED

237 STORM SHUTTERS

- Permanent track shall match adjacent wall color or be white
- Shall preferably have removable panels
- Roll-down and sliding models shall match wall colors
- Must be removed within 72 hours after hurricane warning ceased or within 2 weeks after hurricane strikes.

Not Permitted:

Bahamas Shutters

Used for security purposes

238 SWIMMING POOLS & SPAS

All in-ground pools and/or spas must be approved by the Architectural Committee prior to construction. Site plans and elevation drawings of the proposed pool shall be submitted for approval prior to the commencement of any construction. Permits must be applied for by the City of Pembroke Pines for all in-ground pools and the Architectural Committee may review all permits before construction. The following specifications apply to all installations:

1. Shall be minimum 5’ from property line
2. Shall be a minimum 5’ from house
3. All pool equipment shall be screened from view and insulated for excessive noise from neighboring property and neighbors across the golf course (if applicable).
4. No drainage pipes or back wash release shall be allowed to discharge into common areas or streets.
5. Above-ground spas shall be painted the same color as the body of the house, or a clear wood preservative may be used on redwood or cedar construction.

Not Permitted:

Above ground pools

240 TRASH CONTAINERS & COLLECTION

Trash containers may be placed on the street on normal pickup days, but must be removed to a storage area as soon as possible after they have been emptied. Each owner must provide an area for the storage of the containers which is not visible from the street, an adjoining lot or common areas. For example: behind the side wall, in the garage, or behind a structure specifically designed to conceal the trash containers from view. Trash containers are not permitted to be in view on non-collection days. Non-adherence to this rule can and will be subject to fines.

Plastic bags are accepted **only** when the trash container(s) exceeded the amount of trash that they can hold or for disposing leaves or landscaping garbage.

Not Permitted:

Plastic bags as replacement of Trash Containers.

250 UTILITIES

Rules:

All utility boxes must be camouflaged behind suitable shrubbery

Satellite dishes must not be attached to front of residence or on any privacy wall or fencing

Satellite dishes mounted on ground must be completely camouflaged behind shrubbery **HOWEVER**, the

Association can and does request that every reasonable effort be made to place your dish in the most

unobtrusive position possible beginning on the ground in the back yard, then placement on the side wall

between houses so as not to be readily visible from your neighbors, and so on while still insuring an acceptable

signal. The Association also requests that your dish be painted the color of your house so as to blend in as much as possible.

Please work with your satellite dish vendor on this issue when discussing installation and keep in mind the potential impact of a dish on your neighboring community. If you have any questions, please do not hesitate to contact your architectural committee for clarification.

Permitted Dishes:

Satellite dishes must be no larger than 18" diameter

Not Permitted:

More than 2 Satellite dishes per house

260 WINDOW TREATMENT

1. No natural or unpainted aluminum material or other reflective material may be installed on the exterior of windows.

2. No paper, aluminum foil, bed sheets or any other coverings, temporary or permanent, not specifically intended for the purpose of covering a window may be installed in any windows.

3. No interior or exterior reflective material shall be used as a window covering unless such material has been approved by the Architectural Committee.



SPRING VALLEY ESTATES

Approved paint colors for Spring Valley Estates Phase 3

All colors listed are Sherwin Williams specifications and may be used with any of the five trim colors listed

- | | | | | |
|-----|------|---|--------------------|------------------------|
| 1) | Body | SW 6052 Sandbank | Trim color options | SW 6553 Heavenly white |
| 2) | Body | SW 6115 Totally Tan | | SW 6098 Pacer |
| 3) | Body | SW 7038 Tony Taupe | | SW 6126 Navajo White |
| 4) | Body | SW 6058 Likeable Sand | | SW 6119 Antique White |
| 5) | Body | SW 6057 Malted Milk | | SW 8016 Heavy cream |
| 6) | Body | SW 6112 Biscuit | | |
| 7) | Body | SW 6674 Jonquil | | |
| 8) | Body | SW 6120 Believable Buff | | |
| 9) | Body | SW 6365 Cachet Cream | | |
| 10) | Body | SW 6359 Sociable | | |
| 11) | Body | SW 6665 Gardenia | | |
| 12) | Body | SW 6056 Polished white | | |
| 13) | Body | SW 6659 Cappucino Cream | | |
| 14) | Body | SW 6066 Sand Trap | | |
| 15) | Body | SW 6360 Folksy Gold (suggest 8016 trim) | | New color |
| 16) | Body | SW 6158 Sawdust (suggest 6126 trim) | | New color |
| 17) | Body | SW 6381 Anjou Pear (suggest 6119 trim) | | New color |

Please remember to request Architectural Review authorization prior to painting your home.