

Portofino Shores

Property Owners Association

— ARCHITECTURAL GUIDELINES —

Note: To make changes or additions to the exterior of any home or yard within the Association, Owner must make application and receive Approval from the Architectural Control Board (ACB) PRIOR to beginning any work.

Revised February 21, 2017

AIR CONDITIONERS, GARBAGE & TRASH CONTAINERS

- A. Air conditioners must have landscape hedge so not to be visible from the street.
- B. Air conditioners may not be a noise nuisance.
- C. Window or wall air conditioning units are not permitted.
- D. All garbage or trash containers must be placed in an enclosed or landscaped area so not to be visible from the street.

ANTENNAS

- A. Satellite dishes or antenna for the reception of video programming which are one meter or smaller are permitted and must be installed a minimum of 3 feet from the front corner of the house and not installed on the front of the house. One additional dish is allowed for foreign programming. Any dish not in use must be removed.
- B. No antenna poles, masts, towers, or other electronic devices unless approved by the ACB.
- C. All installations are subject to local, state and federal regulations.

AWNINGS

- A. Fixed awnings are NOT permitted.
- B. Retractable awnings are permitted at rear of house only and must have ACB approval.

BEACHES

Beaches are NOT permitted.

BOATS and TRAILERS

Boats and Trailers are NOT permitted to be parked or to be stored on any lot, except as provided by Article IX, Section 12 of the Declaration of Covenants, Restrictions and Easements for Portofino Shores.

DRIVEWAYS and WALKWAYS

- A. Brick Pavers only.
- B. Color must be consistent with existing driveway.
- C. Asphalt is NOT permitted.
- D. Stamped concrete is NOT permitted.

EXTERIOR HOUSE LIGHTING

- A. Changing exterior fixtures requires ACB approval.
- B. Additional exterior light fixtures requires ACB approval.
- C. Lighting may not be a nuisance to neighbors.

SWIMMING POOLS, PLAY EQUIPMENT and DECORATIVE OBJECTS

- A. Swimming pools may only be permitted if approved by St. Lucie County and the ACB. Pool screening, color, fencing and deck must be approved by ACB and must conform to current zoning and prescribed set-backs.
- B. Temporary accessory items such as a playhouse or doghouse may be permitted upon approval of the ACB prior to installation.
- C. Swing set and playground equipment shall be anchored in the ground. Corner properties must have a hedge border at least 4 feet in height to block equipment from street. Play equipment must be maintained in "as new" condition and must be placed at the rear of the house and only with the approval of the ACB.
- D. Basketball hoops must be portable type only and may not extend into sidewalk or street and be stored out of street view when not in use.
- E. Tree houses are NOT permitted.
- F. Storage or Tool Sheds or other ancillary structures are NOT permitted.
- G. Decorative objects such as statues, sculptures, birdbaths, birdhouse, fountains or similar items may NOT be placed on the street side of any lot without ACB approval.
- H. Portable Barbeque Grills may not be stored at front of house.
- I. Maximum of one (1) Decorative Pot under each coach light on garage. Pots must match each other in style and color. Placement of additional decorative pots at front of house may be considered by ACB. All pots require ACB approval. **Pots or any other objects are NOT permitted to hang in trees or hedge at front of house.**
- J. Religious statues are only permitted at rear of house.

ELECTRICAL, PLUMBING and A/C PIPING

All exterior piping and venting must be painted to match house color.

ELECTRONIC INSECT TRAPS

Electronic insect traps (bug zappers) may not be a nuisance.

LEADED STYLE GLASS IN ENTRY DOOR and SIDE LIGHTS

- A. Leaded Style Glass inserts in entry door and any side lights must meet hurricane impact standards or owner must purchase hurricane shutters for inserts.
- B. Leaded Style Glass inserts must use occluded glass. Color and design must have ACB approval.

POURED CONCRETE LANDSCAPE CURBING

- A. Color-mixed concrete only to be used. NO painted concrete curbing allowed.
- B. Poured concrete landscape curbing must be similar in color to existing driveway paver color and have ACB approval.
- C. Poured concrete landscape curbing may not be used around trees between curb and sidewalk.

FENCES - DRY LOTS (All Fences REQUIRE ACB Approval)

DRY LOT STYLES

1. White Aluminum Mechanical (See-thru picket or rail) – Must be Five (5) Feet in height only.
2. White PVC (Solid Tongue and Groove) – Must be Six (6) Feet in height only. Not permitted on corner lots.

DRY LOT SETBACKS

1. Front: Ten (10) feet back from front plane of house
2. Side: Property Line
3. Rear: Property Line
4. Corner Lot: Three (3) feet minimum from any sidewalk

FENCES – LAKE or CANAL LOTS (All Fences REQUIRE ACB Approval)

LAKE or CANAL LOT STYLES

1. White Aluminum Mechanical **only** (See-thru picket or rail).
2. May be Four (4) or Five (5) Feet in height.

LAKE or CANAL LOT SETBACKS

1. Front: Ten (10) feet back from front plane of house
2. Side: Property Line
3. Rear: Must submit for Drainage District approval if encroaching into any easement

FENCES – CORNER LOTS ADJACENT TO ROADWAYS (All Fences REQUIRE ACB Approval)

STYLE

White Aluminum Mechanical only (See-thru picket or rail) – Must be Five (5) Feet in height only.

CORNER LOT SETBACKS

1. Front: Ten (10) feet back from front plane of house
2. Non-Sidewalk Side: Property Line
3. Rear: Property Line
4. Sidewalk Side: Three (3) feet minimum from any sidewalk

FLAG POLES and FLAGS

- A. Flags and flag pole are permitted by Florida Statute 720.304.
- B. Holiday flags may be displayed thirty (30) days prior to the holiday and up to seven (7) days after.
- C. All flags must follow flag protocol

FPL TRANSFORMER BOXES

FPL Transformer Boxes must have landscape hedge around three (3) sides and maintained at four (4) foot height.

FRUIT TREES

- A. Fruit trees, including coconut palms, may only be planted in rear yard and require ACB approval.
- B. Fruit trees shall not become a nuisance due to insects or rodents.
- C. Fallen fruit must be kept picked up and may not be allowed to rot on lawn.
- D. Fruit trees must be well trimmed.

VEGETABLE GARDENS

Vegetable gardens may not be visible from the street and location must be approved by the ACB.

GAS TANKS

- A. Liquid Propane or Natural Gas tanks are permitted with ACB approval.
- B. Propane or Natural Gas tanks may not be visible from the street.

GAZEBO and PERGOLA

- A. A Gazebo is NOT permitted.
- B. A Pergola may be permitted with strict approval from the ACB.

GUTTERS and DOWNSPOUTS

- A. Gutters and Downspouts to match the color of the surface to which they are attached.
- B. Downspouts may not create water drainage problems.

HOSES and RACKS

Hoses and Hose Racks may not be visible from the street.

HOUSE MAINTENANCE, PAINT and COLORS

- A. Paint colors MUST be selected from approved color schemes. (see list below)
- B. Paint colors may NOT be same as any adjacent house. Adjacent defined as: immediate neighbor left or right or directly across street from your driveway.
- C. House exterior and roof tile must be properly maintained and not have mildew or irrigation stain.
- D. House must be repainted if paint has faded.
- E. Standard Front Entry Door color is Trim color, however there are optional colors (see list below)
- F. All Exterior Painting Must Be Approved by the ACB

Approved List of Exterior Color Schemes for Portofino Shores

(Roof Tile Color determines which scheme(s) could be used.)

Note about Paint Colors: Effective 5-19-2016 Body and Trim Paint Colors are not correct using SW, CW or HC prefixes due to manufacturers pigment variations. The Sherwin Williams Store at 3400 43rd Ave. in Vero Beach has formulations that exactly match the Approved Colors. Be sure your contractor is aware of this change as Homeowners are responsible for paint color matching the approved colors.

- Scheme 1 **Body:** Row House Tan; **Trim:** Traditional Ivory; **Roof Tile:** TUSCANY, Styl: SpclAt
Optional Front Entry Door Colors: SW6076 Turkish Coffee, SW2837 Aurora Brown
- Scheme 2 **Body:** Cupola Yellow; **Trim:** Maison Blanche; **Roof Tile:** MANGO, Styl: Carm-Aw
Optional Front Entry Door Colors: SW6006 Black Bean, SW6111 Coconut Husk
- Scheme 3 **Body:** Greige; **Trim:** Eaglet Beige; **Roof Tile:** NUTMEG, Styl: CdtN-Aj
Optional Front Entry Door Colors: SW7055 Enduring Bronze, SW6104 Kaffee
- Scheme 4 **Body:** Carefree Coral; **Trim:** White Wool; **Roof Tile:** TUMBLEWEED, Styl: Cacl-Aw
Optional Front Entry Door Colors: SW6076 Turkish Coffee, SW2837 Aurora Brown
- Scheme 5 **Body:** Biltmore Buff; **Trim:** Cottage Cream; **Roof Tile:** AURORA, Styl: Cabm-Aw
Optional Front Entry Door Colors: SW7055 Enduring Bronze, SW6111 Coconut Husk
- Scheme 6 **Body:** Atelier Tan; **Trim:** Pueblo; **Roof Tile:** TUMBLEWEED, Styl: Tann-At
Optional Front Entry Door Colors: SW6076 Turkish Coffee, SW2837 Aurora Brown
- Scheme 7 **Body:** Staghorn; **Trim:** Loggia; **Roof Tile:** NUTMEG, Styl: Cacl-Aw
Optional Front Entry Door Colors: SW7027 Well-Bred Brown, SW6111 Coconut Husk
- Scheme 8 **Body:** Sands of Time; **Trim:** Antique White; **Roof Tile:** TUMBLEWEED, Tann-At
Optional Front Entry Door Colors: SW6006 Black Bean, SW6104 Kaffee
- Scheme 9 **Body:** Antique Linen; **Trim:** Pure White; **Roof Tile:** MANGO, Styl: Spcl-At
Optional Front Entry Door Colors: SW6146 Umber, SW7680 Lanyard
- Scheme 10 **Body:** Totally Tan; **Trim:** Biscuit; **Roof Tile:** NUTMEG, Styl: Cacl-Aw
Optional Front Entry Door Colors: SW6006 Black Bean, SW6118 Leather Bound
- Scheme 11 **Body:** San Antonio Sage; **Trim:** Sahara Sand; **Roof Tile:** NUTMEG, Styl: CdtN-Aj
Optional Front Entry Door Colors: SW6006 Black Bean, SW6111 Coconut Husk

LANDSCAPING

All landscaping to be completed and maintained according to the declarant's landscaping plan; any change to this plan is subject to approval by the ACB.

LANDSCAPE LIGHTING

- A. Wiring must be buried out of sight.
- B. Transformers to be obscured from view.
- C. One (1) Post with One (1) Light Fixture in Black or White color is permitted with style and location to be approved by the ACB.

SCREEN ENCLOSURES WITH SCREENED ROOF

- A. Screen enclosures may not extend past the side plane of house and must have ACB approval.
- B. Screen enclosures to have "Mansard Roof" design.
- C. Screen enclosures to have white aluminum framing.
- D. Screen enclosures to have charcoal colored screen material.

COVERED PATIO OR PORCH ENCLOSURE WITH SOLID ROOF

- A. All covered patios to be designed to conform to the contours of the house and may not extend past the side plane of house. Color and materials to be compatible with the house colors and must have ACB approval prior to the beginning of construction.
- B. Solid Roofs must be Insulated Aluminum/Polystyrene Composite. Roof material to be a Minimum 3 Inch high density Polystyrene Core laminated to white aluminum facings.

POOL HEATERS

- A. Pool heaters must be landscaped to obscure from street view.
- B. Pool heaters may not be a noise nuisance.

SIDEWALKS (Parallel to Streets)

- A. Homeowner to keep sidewalk free of irrigation mildew stains.
- B. Sidewalk must be replaced if cracked or damaged.
- C. Sidewalk may NOT be painted or stained.

PLANT MATERIAL

TREES

- 1. Types:
 - a. Most varieties of "Native Florida" trees are allowed.
 - b. Ficus and Areca trees are NOT permitted
 - c. Fruit trees must be planted at rear of house and must not be a nuisance.
- 2. Setback:
 - a. Sides: Five (5) feet from side property line or two (2) feet with written approval of adjoining home owner.
 - b. Front: Five (5) feet from property line.
 - c. No trees allowed within lake easement except in preserve areas.

HEDGING

- 1. Types:
 - a. Most varieties will be considered.
 - b. Variegated Arboricola and Podocarpus are preferred hedge plant.
 - c. FICUS and ARECA are prohibited unless planted by developer.
 - d. No planting in lake easement.
- 2. Height:
 - a. Dry Lots: Six (6) feet maximum height
 - b. Lake Lots: Five (5) feet maximum height

PLANTS

1. Types:
 - a. Most varieties will be considered.
 - b. Adding new or enlarging planter beds require ACB approval.
 - c. Plant beds must be covered with wood mulch or stone and require ACB approval.
 - d. Shrubs must be maintained at Five (5) feet maximum height except for approved hedging (see above).
 - e. Vines may not reach the first floor soffit and may not be permitted to grow on the front walls facing the street.

SIGNS

- A. One (1) Surname sign permitted with a maximum size of One (1) square foot.
- B. Surname sign to be located at front door near doorbell or as approved by the ACB.
- C. "For Sale" or vendor advertisements are NOT permitted on any lot, in any window of house, or on or in any property owner's vehicle.

SOLAR PANELS

Solar panel location(s) must be approved by the ACB.

SPAS (All Spas REQUIRE ACB Approval)

- A. Spas must be located a minimum of Five (5) feet from any property line.
- B. Spa Pumps may not be unsightly and/or a noise nuisance.
- C. Spas may not extend past side plane of house.

STORM SHUTTERS

- A. Storm Shutters must be Dade County Approved Product.
- B. Any permanent track must match house color or be white.
- C. Bahama style shutters are prohibited.
- D. Storm Shutters must be removed or opened within Ten (10) days after storm passes.
- E. Storm Shutters may not be used for security purposes and used only for storms.

TRELLISES

- A. Trellises must match house body or trim color.
- B. Trellises must be a minimum of Five (5) feet from any property line.

WATER FILTERS

Water filters must be landscaped to obscure from view.

WINDOW FILMS

- A. Grey or Bronze color tint only.
- B. Tinting must not be mirror finish.
- C. Aluminum foil coverings are NOT permitted.
- D. Blankets, newspaper or wood covering windows are prohibited.

MAJOR EXTERIOR ALTERATIONS

- A. The design of major alterations must be compatible in scale, materials and color with the existing house and adjacent houses.
- B. The location of major alterations may not impair the views or amount of sunlight and natural ventilation of adjacent houses.

- C. The pitch of any new roof should match that of the existing roof.
- D. New windows and doors should match the type used in the existing house and should be located in a manner that will relate well with the location of existing exterior openings.
- E. If changes in grade or other conditions are anticipated that will affect drainage, they must be indicated on the application. Generally, approval will be denied if adjoining properties are adversely affected by changes in drainage.
- F. Construction materials should be stored so that impairment of views from neighboring properties is minimized. Excess material and debris must be removed immediately after completion of construction.
- G. No addition or modification may extend past the side plane of the house.