



ROYALE OAK I VILLAGES
OF TIMBER GREENS HOMEOWNERS ASSOCIATION, INC.
A NOT-FOR-PROFIT FLORIDA CORPORATION

RULES,
REGULATIONS
AND
STANDARD
ARCHITECTURAL
REQUIREMENTS

ADDITIONS APPROVED BY BOD MOTION ON SEPTEMBER 21, 2017

ROYALE OAKS 1 HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

Robert Fling – President

Jerry Wells – Vice President

Donald Andriuzzo – Treasurer

Geri Hecher – Secretary

Thomas Michelmore – Architectural

FORWARD

It is the intent of the Royale Oak 1 Documents and the Board of Directors to maintain and preserve the architectural integrity of our Community. The appearance needs to be consistent and not compromised in such a way as to change the overall application of materials and landscaping as best we can control. Thus, there is a need to determine and set a list of standards to ensure this architectural integrity.

AUTHORITY

Under the BY-Laws of the Association, Revision 2 April 25, 2001, ARTICLE V11, Powers and Duties of the Board of Directors.

SECTION 1, Powers.

- A. Adopt and publish rules and regulations governing the use of the Common area and personal conduct of the Members and their guests thereon, and to establish penalties for the infraction thereof.
- F. Accept such other functions or duties with respect to the property hereunder, including Architectural Control, in addition to maintenance responsibilities, as are determined from time to time to be proper by the majority of the Board of Directors.

SECTION 2, DUTIES.

- H. To cause the Common Area and those portions of Lots and Dwellings to be maintained in accordance with the Declaration.

MAJOR RULES, REGULATIONS AND STANDARD ARCHITECTURAL REQUIREMENTS

This document is set forth in a series that all unit owners should have in their possession and be knowledgeable of its contents. The preceding three documents include the Declaration of Covenants, Conditions and Restrictions, Articles of Incorporation, and Bylaws of not only Timber Greens Homeowners Association but of Royale Oak 1 Homeowners Association.

GENERAL INFORMATION

It is known and understood that the Major Rules and Regulations Document and Architectural Manual of Timber Greens Community Association apply to all Royale Oak 1 units and the following is deemed more restrictive towards the application of those rules to Royale Oak 1.

When Timber Greens Homeowners Association Architectural approval is not required, approval may be required by the Royale Oak 1 Homeowners Association Board of Directors.

SPECIFIC ITEMS

- A. Screen Doors.** In the case of an addition or replacement of a Screen door, it shall be of approved White trim with black screen.
- B. Sliding Garage Screen Doors.** In the case of addition or replacement of a Sliding Garage Screen Door, it shall be of approved white with black screen. One piece overhead automatic retractable screen door is permitted with Architectural approval and white trim and black screen is required.
- C. Repainting.** Any maintenance or repairing or additions to any painted surface of Stucco, Downspouts, Gutters, Soffits and Screen Doors or Enclosures shall be of the approved Royale Oak 1 color schedule.
 - 1. The current main stucco color is Beige
 - 2. The trim color is white.
 - 3. The metal on the screens, doors and window frames shall be white.
 - 4. Repainting of front door must be submitted with a paint chip of color for architectural approval.
- D. Outside Lighting.** Replacement of lamp posts or coach lights shall be materials or fixtures similar to others in Royale Oak1 and must go through the Architectural approval process.
- E. Roofing.** Replacement of roofing shall match the official color and quality standards as set by Royale Oak 1 and approved through the Architectural process.
 - 1. Replacement shingles shall be 30 year mildew resistant dimensional shingles, Color shall match existing shingles on both villas and patio homes. These shingles are offered by many roofing contractors and come with a smart choice limited warranty which consists of 30 years on shingles, 5 years on workmanship, and minimum 110 MPH wind coverage.

2. The roofing contractor is of the choice of the homeowner but must offer the matching and color.
3. Consideration should be given, but not mandatory to install additional attic insulation to bring your coverage up to R30 and a solar operated roof vent fan to cut home heating costs.
4. Consideration should also be given to installing peel and stick secondary water barrier in addition to normal barrier offered.
5. New shingles may not be laid over the existing shingles, the roof must be stripped to the plywood and damaged plywood should be replaced. All plywood should be re-nailed as needed to bring the roof up to code. The entire roof of the building must be replaced at the same time, for attached villas this requires agreement with all residents in the building.
6. The contractor should offer a wind mitigation report to reduce home owners insurance cost.
7. The contractor is required to obtain all permits.

F. Additions

1. Additions to homes including lanais and screened porches shall conform to existing construction specifications and materials and color. Roofs shall be gabled, triangular in shape or a continuation of the existing roof. Architectural approval is required. Flat roofs are not permitted.
2. Roof skylights require architectural approval.

G. Landscape.

1. **Shrubs and Foliage.** Any removal, changing or additions to existing ornamental landscape shrubs or foliage must be approved through the architectural process. When additional shrubs are approved when planting consideration should be given to indigenous Florida plants or shrubs that will stay green year round and not subject to killing by frost. Only the shrubs planted by the builder of your building will be replaced by the association all others are the homeowners expense.
2. **Landscape Lighting.** All ornamental landscape lighting may be added upon architectural approval.
3. **Landscape Mulch.** The association replaces Red mulch every year late in the fall. Any other material or stone must go through the architectural approval process.
4. **Tree removal.** Tree removal is the responsibility of the home owner and requires architectural approval and must include stump removal, tree replacement in front of home and sod replacement. Some trees require a permit from the county.
5. **Lawn Ornaments.** Lawn ornaments are limited to five including potted plants and may not exceed three feet in height.

Irrigation. Any removal, cleaning or additions to existing irrigation lines or heads shall be approved through the Architectural approval process.

H. Driveway Concrete Refurbishment. Driveway concrete refurbishment is permitted with prior Architectural approval utilizing the approved stains as found in the color book or replacement with pavers of the approved colors and designs.

1. Concrete surfaces may be sealed with Thompson`s Water Seal waterproofing formula.
2. Cracks may be filled by using Quickrite Commercial Quick Setting Cement after preparation of the area.

I. Pavers and Awnings. Pavers may be installed on driveways and sidewalks. Awnings are to be installed in rear only.

1. Pavers must be 4 x 8 block and installed in an approved pattern and color. Color and pattern charts available at the Clubhouse front desk.
2. Patio awnings may be installed in the rear of home only. Color and style approved through the Architectural approval process. Approved colors from the Tahoe Collection are Island Brown (vertical stripes 4971) and Nutmeg Tweed (Solid 7957) manufactured by Sun Setter Retractable Awnings.
 - A. It is required that a wireless wind sensor be installed. Type and method of mounting to the structure will be discussed and approved on an individual basis.

J. Replacement Windows and or Screens. The windows frames, mullions, shall be of approved white color. Screens shall be black.

K. Mail Boxes and or Posts. Mail boxes shall be black. Mail posts replacement shall be of same approved materials and painted brown. Brown paint is available in the Clubhouse at the front desk. Black paint is the responsibility of the home owner.

ENFORCEMENT OF ROYALE OAK 1 HOMEOWNERS ASSOCIATION RULES, REGULATIONS AND STANDARD REQUIREMENTS.

The enforcement of these Rules, Regulations and Standard Requirements shall be through the same procedure as documented in the Timber Greens Major Rules and Regulations and the Timber Greens Architectural Manual. In general, the succession of enforcement is as follows.

1. A reporting of the incident or infraction.
2. An investigation of the incident or infraction.
3. A series of letters sent to the homeowner.
4. Notice of penalties sent to homeowner.
5. An appeal process.