



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

R U L E S,
R E G U L A T I O N S
A N D
S T A N D A R D
A R C H I T E C T U R A L
R E Q U I R E M E N T S

INITIATED, ESTABLISHED AND APPROVED BY BOD MOTION ON MARCH 23, 2010
EFFECTIVE APRIL 1, 2010

FORWARD

It is the intent of the Royale Oak II 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 VII, Powers and Duties of the Board of Directors.

SECTION I. Powers:

- A. Adopt and publish rules and regulations governing the use of the Common Area and the 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 the fourth 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 II 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 II units and the following is deemed more restrictive towards the application of these rules to Royale Oak II units.

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

SPECIFIC ITEMS

- A. **Screen Doors.** In the case of an addition or replacement of Screen doors, it shall be of approved Bronze color.

- B. **Sliding Garage Screen Doors.** In the case of addition or replacement of a Sliding Garage Screen Door, it shall be of approved Bronze color as below in C3.
- 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 II color schedule.
1. The current main stucco color is 1050, DYCO 0264 ADJ
 2. The trim stucco color is 1700, DYCO 0260 ADJ.
 3. The metal on the Screens and doors and window frames shall be painted with the approved Benjamin Moore Bronzitone P25 60 D.T.M. Acrylic Low Lustre, Super Spec, and Maintenance Coatings. Or the metal & wood enamel, Rust-O-Leum Semi Gloss anodized Bronze color, #7754. Or Krylon satin Oil Rubbed Bronze spray paint. Front door is Benjamin Moore Match DYCO 0260 ADJ, P22-2B, or the P25 60 may be used.

Some of these paints are also available from other manufacturers. DYCO store locations can be found at suncoastpaints.com.

- D. **Outside lighting.** Replacement of lamp posts or coach lights shall be materials or fixtures similar to others in Royale Oaks Village II and must go through the Architectural approval process.
- E. **Roofing.** Replacement of roofing shall be done with the official color and quality standards as set by Royale Oak II and approval through the Architectural process.
1. Shingles. New and replacement shall be by manufacturer *Timberline HD 30 year*, mildew resistant dimensional shingle. Color shall be Barkwood. This shingle is offered by many Roofing Contractors and comes with smart choice limited warranty which consists of 30 years for the shingles, 5 years on workmanship, and 110 MPH wind coverage. Some Contractors offer 100% shingle replacement for the first 20 years.
 2. The Roofing Contractor is of the choice of the homeowner but they must offer the above named shingle 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 cooling costs.
 4. Consideration should also be given to installing Peel and Stick secondary water barrier in addition to the normal barrier offered.
 5. New shingles may not be laid over the old 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 roof up to current code.
 6. As a last resort, half of the roof may be replaced by a Villa owner if the owner in the other half will not agree to replace the entire roof of the building at the same time.
 7. The Contractor is required to obtain all permits and should offer Wind Mitigation Report to reduce home owners insurance costs.

F. Landscape

1. **Shrubs and Foliage.** Any removal, changing or additions to existing ornamental landscape shrubs or foliage must be approved through the Architectural approval process. When replacing existing shrubs, consideration should be given to indigenous Florida plants that will stay green year round and not be subject to killing by frost. Suggested plants are Pittosporum and Jack Frost Ligutrum for hedges and decoration.
2. **Landscape Edging.** For areas that can be seen from the street the standard to be used shall be 2" X 53/4" X 16" White Scallop Straight Edgers. Other types of blocks or edging may be used in areas that can not be seen from the street, upon approval.
3. **Landscape Lighting.** All ornamental landscape lighting may be added upon approval.
4. **Landscape Mulch.** The use of any objects as mulch other than the approved mulch is prohibited.

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

H. Horizontal Concrete Surfaces. Driveways and sidewalks are to be maintained as follows: Architectural approval required for any changes.

1. There is a standard concrete grey paint specification available at the clubhouse if painting is desired to cover stained areas. There is also a very effective stain remover called Sno-Pac at Ace Hardware.
2. Concrete surfaces may be sealed with Thompson's Water Seal, Waterproofing Formula.
3. Cracks may be filled by using Quikrete Commercial Grade Quick Setting Cement after proper preparation of the area.
4. Pavers may be installed over current sidewalks or in place of current concrete driveways with approved materials, which are Flagstone Paver designs are: a) 90 degree Running Bond, b) 90 degree Herringbone, c) 45 degree Running Bond, and d) 45 degree Herringbone. Approved colors are: a) Cream/Beige, or b) Sand / Tan only. These designs and colors are in the Master ARC manual. The approved colors can vary slightly by batch and or selected supplier. Care should be taken to insure that the pavers do not create an uneven surface to adjoining areas that could cause tripping or bodily harm.
5. It is recommended that you have the supplier seal the pavers after installation to reduce the showing tire marks and dirt.
6. Brick size must be 4" X 8".

7. Borders on driveways must be of same color and design. Borders on sidewalks may be of the approved contrasting colors only.
 8. All ARC submissions must have attachments showing proposed changes and method as described and quoted by contractor. Including Paver color, design, and size.
- I. **Replacement Windows and / or Screens.** The window frames, mullions and screens shall be of approved Bronze color.
- J. **Mail Boxes and Posts.** Mail boxes shall be black. Mail box posts shall be replaced with same approved materials and painted brown. The clubhouse has the post paint.
- K. Awnings are permitted in the rear of Villa only. They shall be from the Tahoe Collection, color Saddle (#6967) manufactured by Sun Setter Retractable Awnings. 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.

ENFORCEMENT OF ROYALE OAK II HOMEOWNERS ASSOCIATION RULES, REGULATIONS AND STANDARD REUIREMENTS

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 events is; a) there will be a reporting of the incident or infraction, b) an investigation, c) a series of letters sent to the villa owner, d) penalties process, e) and an appeal process.

REVISIONS

REVISION 1, EFFECTIVE JUNE 22, 2010

REVISION 2, EFFECTIVE FEBRUARY 25, 2011

REVISION 3, EFFECTIVE AUGUST 27, 2013. (Removed reference to the BOD names to alleviate changing this document every year).

REVISION 4, EFFECTIVE SEPTEMBER 24, 2013. (Added verbiage under item H allowing Pavers of certain designs and colors to be applied to or replacement of current driveways).

REVISION 5, EFFECTIVE OCTOBER 1, 2013. (Changed verbiage under item H about installing Pavers per latest agreements).

REVISION 6, EFFECTIVE FEBRUARY 25, 2014. (Changed E1 from Prestige to HD tiles)

REVISION 7, EFFECTIVE APRIL 14, 2014. (Changed E6 to allow one half of roof to be replaced at one time.)

REVISION 8, EFFECTIVE NOVEMBER 4, 2014. (Added item K for Awnings)