



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 Villages II units and the following is deemed more restrictive towards the application of these rules to Royale Oak II Villages units.

When Timber Greens Homeowners Association Architectural approval is not required, approval may be required by the Royale Oaks II Villages 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 as in C3 below. The screen itself shall be of Charcoal 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 for the framing. The screen itself shall be Charcoal color
- 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 base paint color shall be Sherman Williams, Trusty Tan, #6087.
  2. The trim color shall be Sherman Williams, Pearly White, #7009.
  3. The metal on the screens, screen doors, and window frames shall be painted with the approved Sherman Williams, water based Acrylic Coating #2180, BRZ3 Chestnut Bronze only.
  4. Garage doors shall be painted the base color as in #1 above.
  5. The default front door color shall be the trim paint color as described in #2 above. Other approved front door colors are a) Sherman Williams base paint color #6087, b) Sherman Williams Fireweed #1, and c) Sherman Williams Cobble Brown #6082.
  6. Post lights, coach lights, mail boxes, and porch hanging lights shall be painted black.
  7. Mail box posts shall be painted the approved brown, obtainable from the front desk of the Clubhouse.
  8. Sherman William store location is at 8503 Little Rd. and their WEB site is [www-Sherman-Williams.com](http://www-Sherman-Williams.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 owner's 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 Ligustrum for hedges and decoration.
2. **Shrubs between Driveways.** It has been declared that the only allowed shrubs / plants or hedges that can be planted in replacement of the original Male Holley plants is Male Holly, Jack Frost Ligustrum, or Dwarf Red Ixora.
3. **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.
4. **Landscape Lighting.** All ornamental landscape lighting may be added upon approval.
5. **Landscape Mulch.** The use of any objects as mulch other than the approved mulch is prohibited. No rocks, stones or ornamental items.

**G. Irrigation.** Any removal, changing or additions to existing irrigation lines or heads shall be approved through the Architectural approval process. Homeowners are responsible for any damage to irrigations in the process of removal or changing of landscaping materials.

**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 Timber Greens 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 or in place of current sidewalks or over 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 ensure 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 of 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 Box Posts.** Mail box posts shall be replaced with approved materials and of same design.
- K. **Awnings** are permitted in the rear of Villa only or on the side if property is of substantial area. They shall be from the Tahoe Collection, color Saddle (#6967) manufactured by Sun Setter Retractable Awnings. Other colors may be approved upon request. 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.
- L. **Garage Doors.** The garage doors that were installed by the original builder are no longer available. Replacement doors shall be by AMARR Heritage, HR1000, Single Layer Steel, Short Panel Design. With or without windows. Use a Contractor that can supply this door.
- M. **Assessment payment policy.** There shall be a grace period of no more than 15 days from the first of each month for the payment of the current months Royale Oaks II Villages Homeowners Association Dues. Any payment received on day 16 or after during any month is considered late. There shall be a late fee of \$15 assessed to any past due payment and \$15 for each additional month thereafter. This policy was established through the authority of the Royale Oaks II Villages Homeowners Association By-Laws and their Board of Directors.

**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.

Other enforcement procedures will come from the Royale Oaks II Management Co.

## **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)

REVISION 9, EFFECTIVE SEPTEMBER 1, 2018. (Added current Villa colors under Specific “C”. Repainting). (Added item “M” Assessment payment policy).

REVISION 10, EFFECTIVE MARCH 15, 2019. (Added specs for the new Bronze paint).

REVISION 11, EFFECTIVE SEPTEMBER 24, 2019. “L” (Added specs on garage doors)

REVISION 12, EFFECTIVE SEPTEMBER 22, 2020 “F2” (Added replacement plants in between driveways.