

TIMBERWALK II ARCHITECTURAL CONTROL COMMITTEE

Revised and Approved June 10,2017

Preamble for ACC Guidelines:

Pursuant to the Replat Declaration for Timberwalk II, no Timberwalk II owner shall make any improvements, additions or alteration to the exterior of the unit or lot, without the approval of the Association. For this purpose the Association Board has formed an Architectural Control Committee ("ACC"). The Board and the ACC have promulgated certain guidelines for the purpose of assisting the owners and residents of units at Timberwalk II by providing advanced notice of certain limitations on possible improvements and the like. These guidelines do not in any way remove the requirement for obtaining ACC and/or Board approval for any proposed alterations and/or additions to the exterior of the dwelling unit or lot. Therefore, unless these guidelines specifically state that an addition or alteration is approved without submission to the ACC or Board, then prior to commencement of any work, the written approval of the ACC/Board is required. Additionally, these guidelines do not excuse an owner or occupant from adhering to any ACC guidelines or requirements that Loggers' Run, Inc. may have as it relates to lots and units in Timberwalk II.

GUIDELINES

A/C UNITS – Exterior units not permitted. No window or thru wall units.

ANTENNAE AND AERIALS – Except as may be permitted by the Architectural Control Committee, no antennae or aerials shall be placed upon the Homeowners Property except as may be required for cable television services.

BASKETBALL HOOPS – Permanent posts are not allowed. Can use portable hoops but they must be stored within 5' of the home when not in use.

DRIVEWAYS – Need ACC approval for changes. Can be painted using Home Depot concrete and garage floor paint in "White Cloud" (PFC-72) or "Gathering Place" (PFC-24).

FENCING– When repairing fences must use same boards as existing boards. If replacing all of the boards must use 4” or 6” boards.

1. Must be 6’ high.
2. Must be shadowbox style.
3. Must be pressure treated wood or hardy plank.
4. Must have flat top.
5. Post must be inside-good side out.

FLAGS – Any homeowner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and one portable, removable official flag, in a respectful manner, not larger than 4 ½ feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association. Any homeowner may erect a freestanding flagpole no more than 20 feet high on any portion of the homeowner’s real property, regardless of any covenants, restrictions, bylaws, rules or requirements of the association, if the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement. The homeowner may further display in a respectful manner from that flagpole, regardless of any covenants, restrictions, bylaws, rules or requirements of the association, one official United States flag, not larger than 4 ½ feet by 6 feet, and may additionally display one official flag of the State of Florida or the United States Army, Navy, air Force, Marines, Coast Guard, or a POW-MIA flag. Such additional flag must be equal in size to or smaller than the United States flag. The flagpole and display are subject to all building codes, zoning setbacks, and other applicable governmental regulations, including, but not limited to, noise and lighting ordinances in the county or municipality in which the flagpole is erected and all setback and locational criteria contained in the governing documents.

GUTTERS/DOWNSPOUTS (Villa Buildings Only) - The responsible owner of a gutter/downspout is as follow:

1. Front of unit: When facing the front of a unit the downspout to the left side of such unit is the responsibility of that unit owner regardless of the color it is painted.
2. Back of unit: When facing the back of a unit the downspout to the left side of such unit is the responsibility of that unit owner regardless of the color it is painted.

HURRICANE SHUTTERS – Only after the National Hurricane Service implements a hurricane watch for Palm Beach County may owners and occupants install temporary hurricane shutters and close both temporary and permanent shutters. Within fifteen (15) days after the hurricane watch or

warning for Palm Beach County (whichever occurs later) has been lifted, hurricane shutters on all dwelling units must be opened and if not permanently attached, removed and stored inside the dwelling unit or elsewhere outside Loggers' Run. Any owner desiring to install hurricane shutters containing components which will be permanently attached to the exterior of a dwelling unit, or which can be seen from the exterior of the dwelling, must apply for and receive prior written ACC approval. Any other hurricane protection, including, but not limited to, impact glass, shall be deemed an alteration and therefore ACC approval shall be required prior to any such installation. Track/attachments/panels must match the color of the house or trim.

LANDSCAPE – Requires site plan denoting type and name of landscape and exact location of its installation and ACC.

1. Removal of a tree requires replacement tree. Trees must be 8-12' tall with caliper of 2 ½". Homeowner's vendor responsible for stump removal of trees removed or grinding stump.
2. Citrus, fruit trees and vegetable plants are not allowed.
3. No plantings or personal items allowed on common areas or common area trees (such as dog leashes, bird feeders, flower pots, etc.).
4. Non-conforming items must be maintained by homeowner.
5. Hedging must be maintained at maximum of 6'.
6. Front hedging to be maintained at or below 36".

MAILBOXES – Must use Loggers' Run minimum standard mailbox and comply with USPS requirements for numbers. At time of printing the supplier of posts is "A Beautiful Mailbox Company". The type of Box is standard but must be painted Hunter Green.

NUMBERS ON HOUSES – Pre-determined locations with 6" numbers (no stickers) as follow:

1. Townhouses – Over garage door on Fascia.
2. Villas – to the left or right of front door on fascia.
3. End Units – On end units with front doors on the side, 6" numbers can be placed on Fascia above driveway.

PAINT COLORS - See information book at Management office. At the time of printing the paint supplier will deliver paint with no delivery charge.

PATIOS – Requires survey and blueprints. Can screen enclose or glass enclose the original patio section. May also extend patio to the Common Area property line with a deck or a deck with screen enclosure only (no structural roof of glass).

ROOFS (Gables/Gutters) – GAF 30 year dimensional shingles in cedar blend.

SATELLITE DISHES – May not be placed on common property. ACC required. See page 10,11.

SIDING MATERIAL - T-11 must be replaced in full 4 x 8 sheets. If using Hardy board the entire wall must be completed. Hardy plank/Masonite strips take place of Masonite and can be used in strips. Cannot mix different products.

TRELLIS/ARBOR – Allowed with ACC approval. Must be affixed to unit.

TREES THAT ARE APPROVED FOR
TIMBERWALK II

- 1. GUMBO LIMBO**
- 2. LIGUSTRUM**
- 3. SILVER BUTTONWOOD**
- 4. SATIN LEAF**