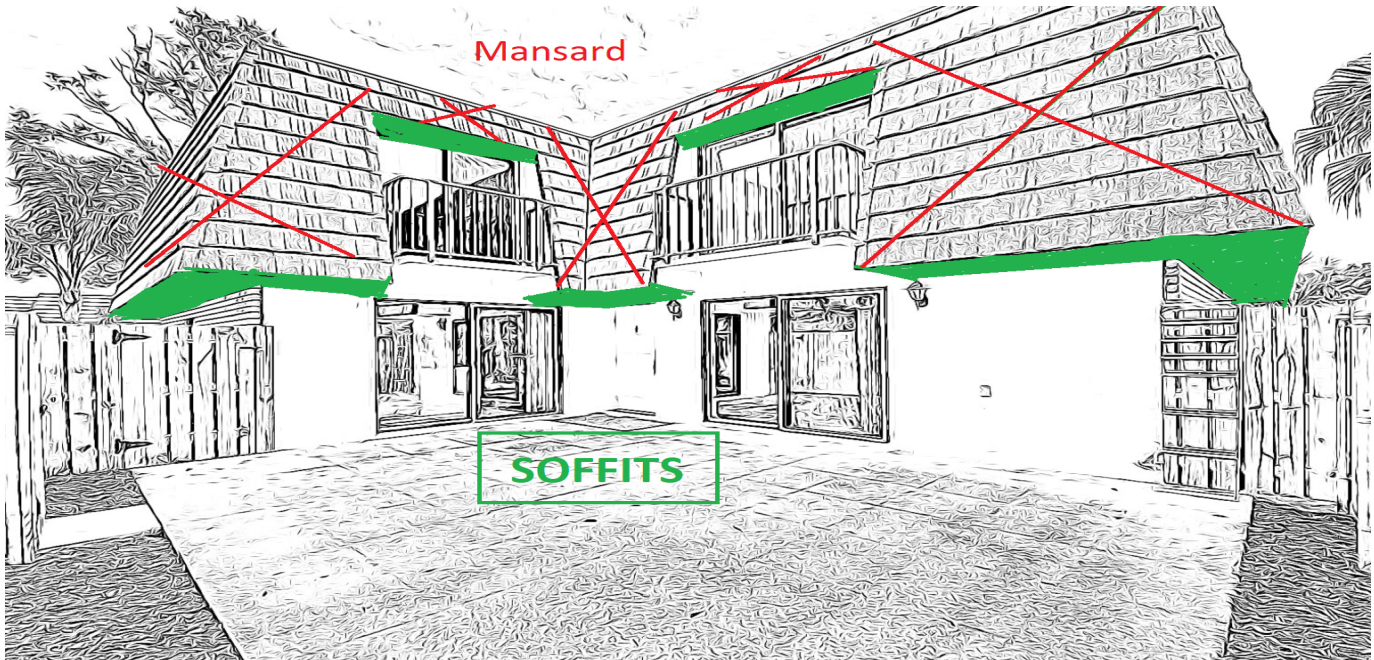


HERITAGE VILLAGE OF PALM BEACH LAKES ALTERATION/MODIFICATION

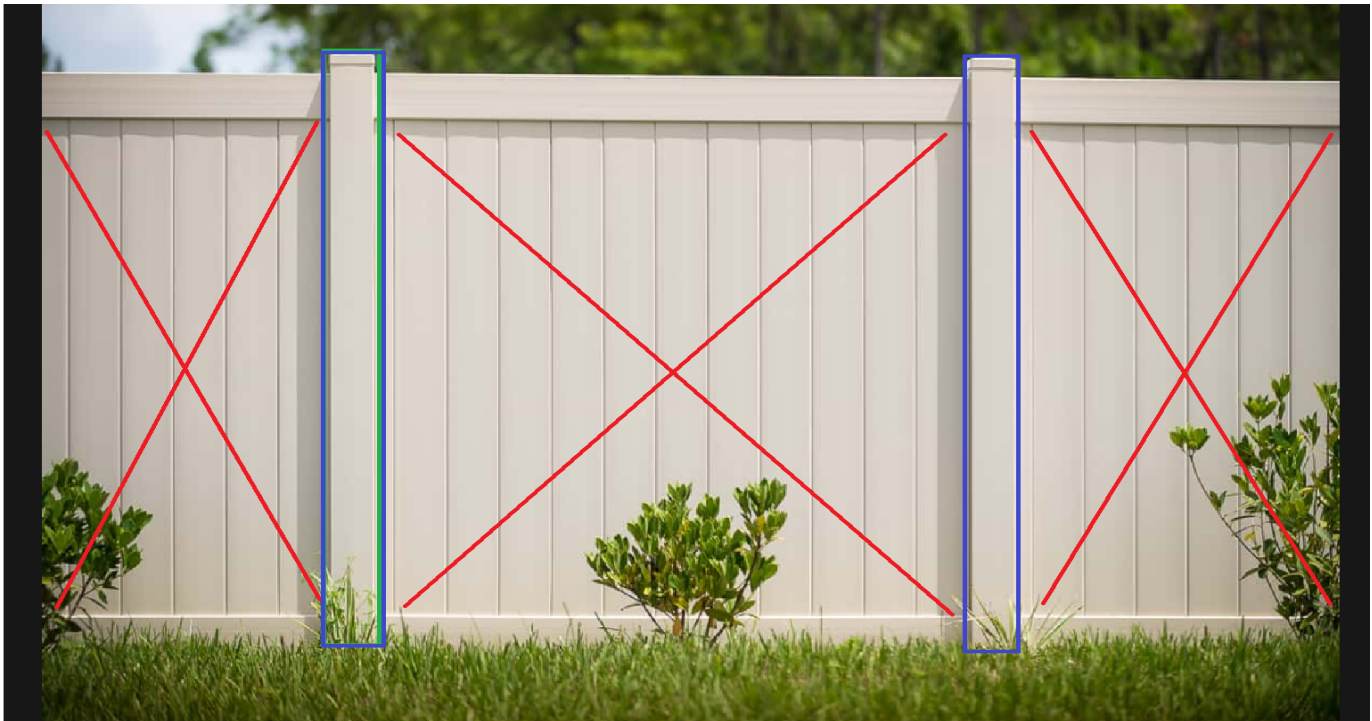
Revised May 2022

(Info Page 1 of 2)

ROOF MANSARDS - That is the brown mushroom style wall on the sides of the building's 2nd floor. **Nothing is allowed to be drilled into the roof mansards nor may any holes be made in the mansard part of the roof system.** Drilling/Screws/Holes voids the warranty on the mansard roofs which is a barrier wall to water and outside elements for the 2nd floor of the building. (Pictured with Red X). Attachments to **SOFFITS ONLY.** (illustrated in green)



VERTICAL FENCE PANELS & HORIZONTAL RAILS - **Nothing** is allowed to be drilled into the vertical fence panels or horizontal rails, nor may any holes be made in either. (Pictured with a red X), Attachments may be made to the **POST ONLY.** (Highlighted in Blue)



(Info Page 2 of 2)

GATE HANDLES - Can not be obtrusive, or constitute an eye sore in the sole discretion of the board of directors.

SECURITY CAMERAS - *Must be solar powered or battery operated.* No wiring allowed. **Black or Brown only.** Maximum 4(four) cameras per unit. (not including a doorbell camera). **Attached to SOFFIT PANELS ONLY.** (Pictured in green). Can not be obtrusive, or constitute an eye sore in the sole discretion of the board of directors.

DOORBELL CAMERA - *Must be solar powered or battery operated.* No wiring allowed. **Black or Brown only.** **Attached to the Fence POST closest to the gate.** Maximum 1(one) doorbell camera per unit. (Excluded from security camera count) Can not be obtrusive, or constitute an eye sore in the sole discretion of the board of directors.

OUTDOOR LIGHTING EFFECTS - String lights, bistro lights, party lights, LED strips, deck lighting or other similar ambient lighting effects may be attached to your own property, such as a cabana or screen enclosure. Additionally you may hang lights by attaching them to the **fence POST**, but *not the panel or rails*. All “ambient lighting effects” must be attached on the inside of your fence (excluding lighted post caps). Only lights for safety and security or walkway lights may be attached on the exterior of the fence and may only shine downward from the highest point of your fence. Lights may be either solar powered, battery powered or “plug n play” meaning they plug into a typical 120v/240v outlet with a single power cord. Maximum 2 power cords or 2 sets of lights. Power cord must be at least 2 feet (24 inches) high above the concrete courtyard slab or highest point where water may pool. **All lights/power cords must be 1) Rated for outdoor use. 2) Be Three prong (w/ Ground prong). 3) Insulated. 4) UL listed. 5) FCC approved. 6) Plugged into an exterior GFCI outlet.** Any power cords that are frayed, damaged, or have exposed wiring shall be promptly replaced or removed. Power cords for outside lights shall not be run or be plugged into electrical outlets inside the unit (Do not pinch the wires in the door jams). Can not be obtrusive, nor constitute an eye sore, nor pose a reasonably avoidable/unnecessary risk in the sole discretion of the board of directors. (Please use common sense, do not aim your lights into someone else's unit or have a spaghetti mess of wires and power cords all over your patio as a trip/fire/water/electrocution hazard!)

POST CAPS - If lighted, they *must be solar powered or battery operated.* No wiring allowed. May only shine downward Can not be obtrusive, or constitute an eye sore in the sole discretion of the board of directors. (Again, please use common sense, do not put disco lights or anything ridiculous!) **The post size is “5x5” inches. The fence color is generally referred to as “tan” or “almond”** Here is a link to some solar post caps that match the fence color perfectly and are the correct size:

<https://www.sweethomesupply.com/product/2732345/5x5-tan-pvc-majestic-solar-post-cap/>

Other options may be available and will be considered for approval as long as all of the above restrictions are not violated.



HERITAGE VILLAGE OF PALM BEACH LAKES

Revised May 2022

(ARC Application Page 1 of 2)

UNIT Address: _____ **BUILDING#** _____ **DATE:** _____

Unit Owners(Print Names):

1. _____ 3. _____

2. _____ 4. _____

Requested Modification(s):

<input type="checkbox"/> Front Door	<input type="checkbox"/> Painting
<input type="checkbox"/> Screen Enclosure	<input type="checkbox"/> Security Cameras
<input type="checkbox"/> Slider/Window Doors	<input type="checkbox"/> Interior Courtyard Lighting
<input type="checkbox"/> Hurricane Shutters	<input type="checkbox"/> Fence Post Caps
<input type="checkbox"/> Courtyard Landscaping	<input type="checkbox"/> Gate Handles
<input type="checkbox"/> To Be Completed by Unit Owner	<input type="checkbox"/> Electric Outlet
<input type="checkbox"/> To Be Completed by Contractor	<input type="checkbox"/> Water Valves
	<input type="checkbox"/> Other

DESCRIBE IN DETAIL THE ALTERATION/MODIFICATION:

(Include information about color, size, brand, Installation method/locations, materials etc.)

Additional Attachments Include:

- PHOTOS OR LINKS OF ITEM/PRODUCT(S)
- PROPOSED SURVEY/SKETCH(S)
- CONTRACTORS LICENSE
- CONTRACTORS INSURANCE CERTIFICATE (LIABILITY & WORKMAN'S COMP.)
- MUST LIST ASSOCIATION AS CERTIFICATE HOLDER/ADDITIONALLY INSURED
- ANY OTHER PERTINENT INFORMATION

HERITAGE VILLAGE OF PALM BEACH LAKES ALTERATION/MODIFICATION

Revised May 2022

(ARC Application Page 2 of 2)

If approval is granted, it is not to be construed to cover approval of any County Code requirements. A building permit from the County Building Department may be needed for alterations or improvements.

As a condition precedent to granting approval of any request for a change, alteration or addition to an existing basic structure that the applicant, heirs, and assigns thereto, hereby assume sole responsibility for the repair, maintenance, replacement or removal of any such change, alteration or addition.

It is understood and agreed that the ASSOCIATION AND/OR MANAGEMENT are not required to take any action to repair, replace, maintain or remove any such approved change, alteration, addition, or any damage resulting therefrom for any reason to the existing original structure, or any other property. THE UNIT OWNER ASSUMES ALL RESPONSIBILITY AND COSTS FOR ANY ADDITION OR CHANGE, AND ITS FUTURE UPKEEP OR REMOVAL, PLUS ANY WORK THAT HAS TO BE DONE ON THE COMMON GROUNDS THAT IS AN ADDED EXPENSE BECAUSE OF THIS ADDITION OR CHANGE. The undersigned hereby agrees that any and all liability caused by or arising from any acts which may increase the hazard of susceptibility to loss on the described premises shall not be held against the ASSOCIATION AND/OR MANAGEMENT, "as their interest may appear," and they shall be held harmless from any liability arising therefrom and indemnify them for all losses, costs, expenses and attorney's fees in connection with any such addition or modification to their unit. All of the above shall be binding on any potential purchaser of the unit or future owners, heirs, and assigns thereto. As such, the undersigned hereby further acknowledges and agrees that any alterations or modifications; and the responsibility for repair, maintenance, replacement or removal of the same, must be disclosed and will convey to any heirs, assigns or purchaser as their interest may appear, along with the transfer of deed, title or ownership.

Unit Owners(Sign and Date):

1. _____ 3. _____
2. _____ 4. _____

ACTION BY THE ASSOCIATION:

DATE: _____ APPROVAL STATUS: _____

ASSOCIATION DIRECTOR

ASSOCIATION DIRECTOR

WITNESS:

SUMMARY OF APPROVED MODIFICATION -OR- REASON FOR DENIAL: