



CORAL TRACE
Homeowners' Association

Rules and Regulations Booklet

Includes Miscellaneous Documents:

- **Architectural and Landscape Guidelines/Forms**
- **Clubhouse Rental Agreement/Forms**
- **Welcoming Committee Forms & Other Pertinent Information**

If needed documents are not in the clubhouse, please COPY form(s) required for submittal from this booklet.

(As adopted during the HOA Board Meeting of date: April 21,2003)

Coral Trace Rules and Regulations Booklet

C O N T E N T S

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ENFORCEMENT OF RULES AND REGULATIONS

Each Member and the Member's tenants, guests, and invitees, and the Association, are governed by, and must comply with Chapter 720 of the Florida Statutes, this Declaration, the Articles and By-Laws, and the rules of the Association.

7.22 The Association may adopt additional reasonable rules and regulations relating to the use and maintenance of the Coral Trace Subdivision. Rules and regulations relating to the recreational facilities within Coral Trace will also be posted at such facilities. Copies of the rules and regulations, and amendments shall be furnished by the Association, at cost, upon request to any resident.

Disclaimer:

These rules and regulations have been adopted by the HOA's Board of Directors in accordance with the authority provided to it under Section 7.22 of the Declaration of Covenants and Restrictions of Coral Trace.

9.4 Each Owner shall be responsible for any negligent acts or damages caused by the Owner, or any resident, guest or tenant of their Unit or other Owner Units, including Common Areas. It is the duty of owners to inform their guests and /or tenants of these rules.

9.3 Fines/Suspension of Members' Rights. The Association may suspend, for a reasonable period of time, the rights of an Owner or an Owner's tenants, guests, or invitees, or both, to use the Common Areas and facilities and may levy reasonable fines, not to exceed \$50.00 per violation per day, up to \$1,000, against any Owner or any tenant, guest or invitee. Such fine or suspension may not be imposed without notice of at least fourteen (14) days to the person sought to be fined or suspended and an opportunity for a hearing before a committee of at least three members appointed by the Association who are not officers, directors, or employees of the Association, or the spouse, parent, child, brother, or sister of an officer, director or employee of the Association. If the committee, by majority vote, does not approve a proposed fine or suspension, it may not be imposed.

Questions about these rules should be directed to an Association Board member, the Violations and Enforcement Committee, or contact the Management Company.

Coral Trace Homeowners' Association

Florida Power & Light

Emergency 561-994-8227
New Service, Customer Service, Emergency 561-697-8000
Connections made Monday – Friday 7:00 am to 7:00 pm
Processing Application \$16.00
Deposit, per credit history with FP&L up to \$250.00
Billed immediately – ten (10) days to pay

Bell South

New Service – initiated by telephone 561-780-2355
Seven (7) days a week – 7:00 am to 10:00 pm
Repair twenty (24) hour service 611

Adelphia Cable

1595 SW 4th Ave, Delray Beach, Fl. 33444 561-272-2522
Twenty four (24) hours a day seven (7) days a week
Emergency service within twenty-four (24) hours 561-930-2225

Adelphia Security

141 NW 20 Street, Suite G1 Boca Raton, Fl 33431
Service between 8 am – 5 pm Monday through Friday 800-792-4325
Customer Service 8am - 5 pm Monday through Friday 800-537-6426
Central Alarm Station 24 hours a day 7 days a week 800-226-2351

City of Delray Beach

Emergency Service – before 5:00 pm 561-243-7100
Emergency Service – after 5:00 pm 561-243-7100
Code Enforcement 561-243-7219
Code Enforcement – Trash Removal 561-243-7212
Water & Sewer Service 561-243-7100
Trash removal service commences with water service
Trash pick-up twice a week – Tuesday and Friday
Recycling pick-up is once a week – Friday
Bulk trash & yard debris – Tuesday

Gate System

Please refer to your most recent newsletter for contact name(s) and phone number(s) for the following:

*Your name and phone number added or changed in the Guest Gate Directory or for buying Gate cards or remotes used for the entry gate. (Limit 5 devices per household)

*Recreation Key (Used for entry to exercise room, card room, billiard room, & tennis court)

Community Newsletter is distributed monthly. You will find most telephone numbers necessary for our Community, such as *Clubhouse Rental* contact person, the *Management Company*, *HOA Board Members*, and *Chairpersons* of the various committees.

► USE RESTRICTIONS

7.12 Nuisances shall not be permitted within Coral Trace. Any use or practice upon Coral Trace property which is an unreasonable source of annoyance to resident(s) or which interferes with the peaceful possession or proper use of the property by its residents will not be allowed. Continued practice could lead to a fine.

4.10 Roof and Painting. All of the Unit Owners under a common roof shall be responsible for the maintenance, repair, and/or replacement of their respective roof. Unit Owners are also responsible for the exterior painting of the building.

7.17 Window Treatments. no newspaper, aluminum foil, sheets or other temporary window treatments are permitted, except for periods not exceeding one (1) week after an Owner or tenant first moves into a Unit or when permanent window treatments are being cleaned or repaired.

-Patio shades/blinds shall be neutral in color or match exterior of the home.

-Exterior awnings/awning-type shutters are not permitted.

5.1.2 Lots. Each owner is responsible for the repair, maintenance and/or replacement, at his sole cost and expense, of all portions of any dwelling and/or improvements constructed on his Lot.

5.1.5 Right of Entry by Association. whenever it is necessary to enter a Lot for inspection or performance of maintenance. The resident or Owner of a Lot shall permit an authorized agent of the Association to come upon the Lot, provided however, such entry shall be made only at reasonable times.

7.3 No Trade, business, profession or commercial activity, or any other nonresidential use, shall be conducted in Coral Trace Subdivision, or within any Lot or Unit.

Home Alarm Systems. Occupant must register (per City Ordinance) their Alarm system with the City of Delray Beach by submitting a completed Alarm Application to Occupational Licensing. See enclosed form and instructions.

7.5 Personal property of any resident of Coral Trace shall be kept inside the resident's Unit or garage, except for tasteful patio furniture and accessories, and other personal property commonly kept outside.

7.11 No clothesline or outside clothes drying is permitted.

7.13 Outside Antennas or stand-alone flag poles are NOT permitted (Satellite dishes are allowed).

6.1 Owner must obtain approval for changes to the Lot and/or exterior of Unit (unless otherwise noted in the Architecture and Landscape Guidelines).

7.14 No swimming, wading or motorized boating is allowed in any lake in Coral Trace Subdivision or contiguous to Coral Trace Subdivision.

Fishing is permitted on the clubhouse side of the lake. Owners are not restricted from fishing on their own property. The fishing program is catch and release and no net fishing is allowed.

7.16 No signs shall be placed upon any Lot, and no signs that are visible from the exterior of the Unit shall be placed in or upon any Unit, without prior written HOA approval.

7.20/4.12 Irrigation System. Owners shall promptly report to the Management Company any leak or malfunction in the irrigation system, or if an owner plans to do any work in the vicinity of the system. All owners shall provide reasonable and sufficient water service to the lawn and landscaped areas in order to maintain the appearance of the community. Owners are ultimately responsible for watering their lawns and landscape when the Coral Trace sprinkler system is not operating.

Seasonal Decorations

Winter Holiday decorations and lighting should not be installed prior to November 15th and should be removed no later than January 15th.

All other holiday decorations and lighting may be displayed up to seven (7) days prior to, and be removed no later than three (3) days following the holiday.

Lighting or decorations, which create a safety hazard, or impede maintenance, will not be permitted. The resident is responsible for maintaining the Lot where lighting or decorations impede maintenance, until the lighting or decorations are removed.

Any damage to landscape elements caused by the installation or removal of decorations and lighting shall be repaired by the Owner.

7.7 Garbage and Trash. Each owner shall regularly pick up all garbage, trash, refuse or rubbish on the Owner's Lot. Garbage, trash, refuse or rubbish shall be placed in the appropriate area for curb side pick up. All garbage, trash, refuse or rubbish must be placed in appropriate trash bags. Any containers or garbage facilities of the Unit Occupant shall be stored inside a Unit or garage and kept in a clean and sanitary condition. No noxious or offensive odors shall be permitted.

Boxes should be broken up and flattened.

Garbage Services per City Ordinance

Regular garbage pickup is on Tuesday and Friday.

Regular garbage shall be placed in a City provided roll-out cart which must be placed curbside **no earlier** than 5:00 PM Monday and Thursdays but **never later** than 6:00 AM on Tuesdays and Fridays. Garbage carts must be removed from curbside no later than 7:00 PM on Tuesday and Fridays.

Recycling bins pickup is Friday.

Recycling bins must be placed at curbside **no earlier** than 5:00 pm on Thursday but **never later** than 6:00 AM on the day of collection. Bins must be removed from curbside no later than 7:00 PM Friday.

Bulk and Vegetative Waste Collection pickup day is Tuesday.

Bulk and Vegetative Waste items must be placed at curbside *no earlier* than 5 PM on Monday but *never later* than 6 AM Tuesday. Unauthorized items set out for collection must be removed by 7 pm Tuesday.

Bulk waste includes large items other than yard waste, which cannot be containerized, bagged or bundled. Examples of bulk waste items are refrigerators, carpet rolls, couches, large TV's and lumber. Bulk waste items should be placed next to your regular garbage container. Extremely large, heavy items such as, but not limited to, boulders, tree trunks, junk cars, boats, trailers, etc. **will not** be collected.

Minor amounts of debris (paneling, lumber) from a do-it-yourself home project can be placed out on bulk collection days.

Bulk (large item) vegetative waste must be no longer than 6 feet in length and must weigh no more than 50 pounds per item. We ask that you avoid mixing vegetative waste with other waste items.

Small piles of branches or limbs, including palm fronds will be collected on your scheduled vegetative collection day from curbside/roadside only. Place these small piles next to your garbage receptacle.

Items set out at incorrect times are subject to special collection charge of \$11.50 per cubic yard, which will be added to your utility bill.

▶ SALE OR LEASES

7.4 Copies of lease must be delivered to the HOA/Management Company prior to tenant's occupancy or buyer's closing of the Unit. Buyers or lessees must appear before the Welcoming Committee. No lease shall be for a term of less than six (6) months. Please contact the Management Company for further information or to schedule an interview.

▶ PETS

7.9 No animals, livestock or poultry of any kind shall be permitted in Coral Trace Subdivision, except for common household domestic pets. No commercial breeding of pets is permitted within Coral Trace Subdivision.

DOGS and CATS: Only a total of

(A.) One (1) cat **or** one (1) dog, not to exceed a weight of 60 lbs., or

(B.) One (1) cat **and** one (1) dog, not to exceed a combined weight of 60 lbs., or

(C.) Two (2) cats, not to exceed a combined weight of 60 lbs., or

(D.) Two (2) dogs, not to exceed a combined weight of 60 lbs.

will be permitted in any Unit.

Pit Bull Terriers not permitted in Coral Trace Subdivision.

Any pet must be carried or kept on a leash when outside of a Unit that is not fenced or screened. No pet shall be an unreasonable nuisance or annoyance to other residents. Resident(s) shall immediately pick up and remove any solid animal waste deposited by your pet in Coral Trace Subdivision and dispose of waste in their own receptacle. Resident(s) may be subject to monetary fines for not leashing or picking up waste after their pet.

The HOA may require any pet to be immediately and permanently removed due to a pet violation.

▶ PARKING AND VEHICLES

SPEED LIMIT IN CORAL TRACE IS 25 MPH

-Owners are required to register all vehicles with the HOA and display the approved registration decal.

7.8.1 No bus, boat, jet ski, boat trailer of any kind, camper, mobile home or motor home, house trailers or trailers of every other description, horse trailers or any other vehicles responsible for transporting horses, or recreational vehicles shall be permitted to be parked or stored upon any portion of Coral Trace Subdivision, except within a closed garage.

7.8.5 No person, firm or corporation shall maintain or repair any vehicle in Coral Trace Subdivision, except within a closed garage. Vehicles that are not in operating condition, or do not have current valid license plates shall not be permitted in Coral Trace Subdivision except within an enclosed garage, for more than two (2) consecutive days.

7.8.8 Motorcycles, motorbikes, mopeds, all-terrain vehicles, and the like are not permitted parked outside of an enclosed garage, except with prior approval of the HOA.

7.8.3 No commercial vehicles owned or operated by a resident shall be parked or stored on any portion of Coral Trace for a period of more than four (4) hours.

7.8.4 No person, firm or corporation shall park or cause to be parked any vehicle on any portion of Coral Trace Subdivision other than in driveways or other specifically designated Parking Areas.

7.8.8 Any motorized vehicle must be licensed and equipped with appropriate noise muffling equipment so that the operation does not create an unreasonable annoyance to the residents of Coral Trace Subdivision.

7.8.9 No parking allowed on the sides of the streets at any time due to City Ordinance. Emergency vehicles must have access to Coral Trace Subdivision.

7.8.4 Do not park on the grass due to the Coral Trace irrigation system easement.

7.8.6 Guest parking spaces are reserved for the use of guests visiting owners in Coral Trace Subdivision and are not for the personal use of the Owners/Residents.

▶ RECREATIONAL FACILITIES

Coral Trace Clubhouse Rules

- Residents and guests are expected to observe all rules
- No one under eighteen (18) unless supervised by an adult
- No Smoking in clubhouse
- No Pets
- No bikes, skateboards, rollerblades or wheeled toys are allowed in the clubhouse
- No jumping on furniture
- No moving of furniture or equipment
- No food or drink (except bottled water) allowed in the exercise room
- No food or drink allowed on billiards table
- No guns, knives or weapons of any kind
- Wet swimwear is not to be worn in the clubhouse (except restrooms)
- Do not remove HOA property from the clubhouse
- Place all trash in appropriate receptacle
- Please pick-up or clean-up after yourself
- Turn off the lights and/or TV when you leave the clubhouse
- No soliciting is permitted on Association property including the clubhouse
- No illegal activity of any kind
- Guests, owners or tenants violating the rules may have their recreational privileges suspended and/or terminated
- Owners and tenants are limited to a reasonable number of guests using the facilities
- Owners are responsible for any damage or defacing of property which they, their tenants or guests may cause. Owners are also responsible for informing their tenants and guests of all rules
- If you note any issue or problem in the clubhouse (unless it is an emergency), please notify an HOA Board member
- In order for the HOA to adequately enforce its rules, residents must notify the Management Company in writing of any observed violations

For FIRE, MEDICAL or POLICE EMERGENCY, call 911.

There is a phone in the clubhouse and at poolside

This is our clubhouse; please help keep the area safe and clean so that we all may continue to enjoy the facilities.

Clubhouse gate entry code is 412, listed as clubhouse in Gate Systems directory.

Recreation key is required to enter the Billiards, Card, Exercise Room, and Tennis Court, including light timer box.

Coral Trace Pool and Spa Rules

Hours: Pool and Spa area are dawn to dusk

No lifeguard on duty – swim at your own risk

- Pool and Spa for Coral Trace Residents & Guests only
- Children under **16** years of age must be accompanied and supervised by an adult
- Shower before entering Pool and Spa, or after applying suntan lotion
- Bathing load is forty two (**42**) persons at any one time
- Bathing suits or shorts required for Pool and Spa (No cutoffs)
- No food or drink permitted within four (**4**) feet of Pool and Spa
- No glass permitted in Pool/Spa or Pool/Spa area at any time
- No animals permitted in Pool/Spa or Pool/Spa area at any time
- No skates, skateboards, rollerblades, bicycles, wheeled toys, etc. are permitted in Pool or Spa area
- Children that are not potty trained must wear infant swim wear (no diapers allowed)
- No excessively loud music
- No loud or rowdy behavior allowed in Pool or Spa area
- No running, ball playing or rough play of any kind permitted
- Return chairs, tables and umbrellas to their original position
- Dispose of all trash, cigarettes and other refuse in proper receptacles
- Do not play with Pool safety equipment
- **NO DIVING**

Coral Trace Additional Spa Rules

No lifeguard on duty – use spa at own risk

- Bathing load is six (**6**) persons at any one time
- Maximum use: fifteen (**15**) minutes
- Maximum temperature: **104** degrees
- Children under **16** years of age must be accompanied and supervised by an adult
- No one under the age of **12** is allowed in the spa at any time
- Pregnant women, children, people with health problems or people using alcohol, narcotics or other drugs that cause drowsiness should not use Spa without first consulting a doctor
(**No children under 12 at any time**)
- No toys, floats, etc. allowed in Spa
- **NO DIVING OR JUMPING**

Coral Trace Tennis Court Rules

Hours: 6:00 AM to 10:00 PM

- Tennis Courts For Coral Trace Residents & Guests only
- Guests must be accompanied by a resident at all time
- Proper attire: Tennis shoes and shirts are mandatory; shirts, shoes or pants may not be removed
- No black soled shoes allowed
- No climbing on fence or nets
- Any activity creating excessive noise or behavior that disrupts others is absolutely prohibited
- Children under twelve (**12**) must be accompanied by an adult
- Glassware is not permitted inside the courts
- Bikes, skateboards, roller skates, rollerblades, or any wheeled toys are not allowed inside the courts
- Only the playing of tennis is permitted on the courts
- When players are waiting, play is limited to One Hour only for lessons or singles and 1½ Hours for doubles, on a first come first serve basis. There are no advanced reservations. The “holding” or “saving” of courts is expressly prohibited
- No animals are permitted inside the courts
- All players are asked to observe proper tennis etiquette to ensure that everyone can enjoy the use of the tennis courts
- Dispose of all trash, cigarettes and other refuse in proper receptacle
- Please turn light timer all the way ON and leave ON
- Please lock tennis courts after use and re-lock Medeco lock on the light box



APPLICATION FOR ALTERATIONS

***Submit completed pages 1 through 5 of the architectural and landscape forms, along with all other required documents for your requested architectural or landscape modification.

DATE: _____

OWNER NAME: _____

ADDRESS: _____ LOT: _____

PHONE: _____ OTHER CONTACT PHONE: _____

COLOR SCHEME OF HOME
For Informational Purposes Only

COLOR OF STUCCO: ***Coral Pink*** ***Coral Salmon*** ***Coral Sand***

COLOR OF ROOF: ***Hopi (multi-colored)*** ***Seashore***

GENERAL DESCRIPTION OF MODIFICATION/ALTERATION



ALTERATIONS REQUEST FORM

OWNER NAME: _____

ADDRESS: _____ LOT: _____

PHONE: _____ OTHER CONTACT PHONE: _____

I/We understand the following:

1. That, if required, the necessary building permits from the appropriate governmental agencies will be secured prior to the commencement of work; it is our responsibility to determine the necessity of permits and to obtain same.
2. a) That any and all damage to the building or grounds, as a result of said work, must be repaired promptly so as to restore same to its original condition. Further, all future maintenance and repairs in connection with said work will be done by us at our expense, in order to properly maintain same.

b.) That any approval given by the Architectural Review Committee (ARC) for work to be done is on an aesthetic basis and I/We understand that I/We are responsible for proper structural and architectural details and compliance with applicable codes, completion of work in a workmanlike fashion, as well as any and all damage to any portion of the building and/or premises. The Architectural Committee does not review the safety or architectural details and is in no way responsible for their adequacy or legality.
3. That any contractor utilized by owner to do landscaping work approved by the Architectural Review Committee in connection with approved landscaping or structural changes does not disturb the sprinkler system. In the event that it becomes necessary for any work to be done on the sprinkler system, such work will be at my/our expense and may only be performed by the subcontractor to be designated by the Coral Trace Homeowners' Association, Inc.
4. That the contractor I/We utilize is identified and is properly licensed, said proof of licensing being furnished to the Coral Trace Homeowners' Association, Inc.

5. That the contractor has adequate liability and workers' compensation insurance coverage, with evidence of said coverage being furnished to the Coral Trace Homeowners' Association, Inc.
6. The approval of any proposed improvements or alterations by the Architectural Review Committee shall not constitute a warranty or approval as to, and neither the Association nor any member or representative of the Architectural Review Committee or the Board of Directors shall be liable for, the safety, soundness, workmanship, materials or usefulness for any purpose of any such improvement or alteration nor as to its compliance with governmental or industry codes or standards. By submitting a request for the approval of any improvement or alteration, the requesting Owner shall be deemed to have automatically agreed to hold harmless and indemnify the aforesaid members and representatives, and the Association generally, from and for any loss, claim or damages connected with the aforesaid aspects of the improvements or alterations.

LIMITATION OF RESPONSIBILITIES

The primary goal of the Architectural Review Committee is to review the application (plan and specifications) submitted and determine if the proposed modifications/alterations conform in appearance and compliance with the rules set forth in the guidelines. The ARC does NOT review and assumes NO responsibility for the following:

- A) The structural adequacy, capacity or safe features of the proposed modification/alteration.
- B) Whether or not the location of the proposed modification/alteration of the building site is free from possible hazards from flooding, or from any other possible hazard, whether caused by conditions occurring either upon or off of the property.
- C) Soil erosion, or unstable soil conditions.
- D) Mechanical, electrical or any other technical design requirements for a proposed project.
- E) Compliance with any and all building codes, safety requirements or governmental laws, regulations, codes or ordinances.
- F) Performance or quality of work of any contractor.

If approval is granted, it is not to be construed to cover approval for any Code requirements. A building permit from the City of Delray Beach may be required.

As a condition precedent to granting approval of any request for a change, alteration or addition to the existing basic structure, the applicant, their heirs, and assigns thereto; assume sole responsibility for the installation, repair, maintenance or replacement of any such change, alteration or addition. It is understood and agreed that the ASSOCIATION AND THE MANAGEMENT COMPANY are not required to take any action to install, repair, replace, or maintain any such approved change, alteration, or addition, or any damage resulting from this approval, for any reason, to the existing original structure and/or any other structure or property. THE UNIT OWNER ASSUMES ALL RESPONSIBILITY AND COSTS FOR ANY ADDITION OR CHANGE, AND ITS FUTURE UPKEEP AND ANY WORK THAT HAS TO BE PERFORMED ON THE COMMON GROUNDS THAT IS AN ADDED EXPENSE AS A RESULT OF THIS ADDITION OR CHANGE. This approval does not remove or waive any of the rights under the HOA Documents for enforcement of those Documents by the ASSOCIATION.

SUBMITTED BY:

OWNER

OWNER

DATE

DATE

ACTION BY THE ASSOCIATION:

DATE _____ APPROVED: _____ DENIED*: _____

For the Board: _____ Print name _____

Committee
Members: _____

*NOTE: Reason for denial: _____



INSTRUCTIONS FOR FILING ALTERATION REQUEST

The ARC reserves the right to charge a reasonable fee for outside consultant services if required in the approval process.

- A. Modification categories are listed in the following pages.
- B. Select the category for your particular modification(s) and be sure to submit a **SET OF PLANS FOR YOUR ARCHITECTURAL OR LANDSCAPE IMPROVEMENT.** THE PLANS MUST INCLUDE DIMENSIONS AND ELEVATIONS.
- C. Structural and Landscape modifications must include a property survey showing the exact location of proposed changes. Also, please note placement of current landscaping.
- D. All structural modifications must include a landscaping plan in order for the Committee to consider the request.
 - 1. All landscaping plans must include the type, height, and quantity of the proposed landscape material.
- E. Any architectural renderings submitted to the Architectural Review Committee (ARC) will be returned to the homeowner.
- F. Any incomplete packages will be returned to the homeowner with a request to submit the proper documents. The ARC will not be able to review your request until such time as your package is complete. The ARC or Management Company must receive your forms by the 20th of the month to be considered at the next month's Board meeting. If submitted after the 20th, approval may be denied, without prejudice, and Owner may have to re-submit package by the 20th of the next month for reconsideration.
- G. The Management Company will notify you in writing of the decision.
- H. Please allow up to thirty (30) days from the time of submission for a decision.
- I. Alterations, which will require modification/repairs to irrigation systems will be at homeowner's expense and must use the association's irrigation contractor.

THE FOLLOWING INFORMATION MUST BE PROVIDED WITH REGARD TO THE CONTRACTOR WHO WILL PERFORM THE ALTERATION.

If Homeowner is performing the work please write "N/A-Homeowner"

- A. Contractor's Name: _____
- B. Address: _____
- C. Telephone #: _____
- D. Proof of Liability Insurance and Workers' Compensation Insurance are required to be attached to this application.
- E. Proof of valid Contractor's License, currently active with the state of Florida, is required to be attached to this application.



Homeowners' Association

Architectural and Landscape Committee Policies

The Landscape and Architectural Committee is dedicated to preserve the architectural integrity of the community. Its goal is to maintain the appearance and value of the property within the community. The goal of this committee is to concern itself with all aspects and aesthetics of the community and reasonable standards of uniformity to be maintained by all homeowners and lessees.

The committee must approve all landscape and exterior architectural changes. The Landscape and Architectural Committee for the Coral Trace Homeowner's Association shall abide by all regulations set forth by the City of Delray Beach, Landscape Regulations, Section 4.6.16 for Multiple Family Dwellings. Removal or replacement of any tree will require approval from the city.

Street view appearance and rear views of lake lot homes affect the property value of the entire community. Therefore, the landscaping shall reflect similar designs and plant materials. Street view shall be defined as that which faces the street and the first ten feet (10') around the side of the home. Potted plants, lawn and garden ornaments, trellises, artificial plants, and hanging baskets that are in street view are not permitted. Planting at the street shall be maintained uniformly in appearance. Landscaping between identical model homes will be maintained in symmetry. The committee will closely maintain its landscape policies: Any plant considered being obnoxious or undesirable will not be allowed.

Tasteful Holiday decorations are allowed. Refer to Use Restrictions, Seasonal Decorations.

Certain land tracts in Coral Trace have been designated natural preserves. They are as follows: Tracts A, B, J, K, L, M, N, and O. All, with the exception of tract J, are common areas dedicated to the HOA. Tract planting should be done in a random pattern with only native plants, as to create a more natural looking environment. In addition, each Unit Owner must maintain 25% native Florida plantings as required by the City of Delray Beach.

The committee will meet monthly to discuss:

- 1). Proposed homeowner changes and make recommendations to the HOA for approval or denial of such proposed changes.
- 2.) Make periodic assessments of the community landscaping, and make recommendations on what it determines to be desired improvements other than routine maintenance.

The Management Company representing the Association will use the procedures set forth in the Association Documents and Covenants to take any or all action necessary for correction and non-compliance of the guidelines and regulations.

Maintenance and repair of common areas and landscaping are not the responsibility of the committee, but should be brought to the attention of the Board and Management Company.



Architectural and Landscape Guidelines

All guidelines and decisions are subject to the City of Delray Beach Law. All exterior architectural and landscape changes require a formal request and written approval.

Submit completed forms to the Management Company for delivery to the Architectural Review Committee. The ARC will not be able to review your request until such time as your package is complete. The ARC or Management Company must receive your forms by the 20th of the month to be considered at the next month's Board meeting. If submitted after the 20th, approval may be denied, without prejudice, and Owner may have to re-submit package by the 20th of the next month for reconsideration.

Unless otherwise stated, the following guidelines require approval:

1. FENCES AND HEDGES:

Wood:

- Five-foot (5') high shadow box fence painted SW2060-Casa Blanca. Fencing adjacent to the street must be planted with a continuous #3 cherry hedge or other acceptable material 30" on center on the outside abutting the fence.

Aluminum:

- Four-foot (4') high white picket/railing type must be used on all water lots in all locations past the rear plane of the house. May be combined with a continuous #3 cherry hedge at 30" on center or other acceptable materials on center up to the easement line not to exceed eighteen inches (18") in height.

Plantings:

- All fencing facing the street must be accompanied by fence planting: 3 gallon size 24" high. Must be a vine or a shrub.

Gates:

- All Units that do not have rear access for yard maintenance must install 2 gates, one on each side, to allow Homeowner's Association access to adjacent back yards.

Setbacks:

- Front -Cannot extend forward of rear plane of the Villa.
- Corner -Cannot extend off the side of Villa unless enclosing a pool.
- Back -Dry lots only- to the property line or easement line.
- Water lots -To the water maintenance easement line only.

2. SWIMMING POOLS AND PATIOS:

Pool Patio Setbacks:

- Must be a minimum of 10' rear setback. Duplexes non-zero side setback must be 7.5' and Quadraplexes non-zero side setback 10' from any property line. An open, unscreened pool deck may extend to the lot line except for the drainage easement.

Equipment:

- May not be located beyond rear plane of house and must be screened with landscaping.

Patios (without swimming pools):

- Open or unscreened, can be located anywhere in the rear yard but cannot extend into easements and no less than 3' from rear property line.

3. SCREEN ENCLOSURES:

Material:

- White aluminum with charcoal screening. Box beam.

Roof Type:

- Mansard or shed/cathedral depending on the roofline of house. – Must be same type to any previously installed enclosure on the same building. Flat roofs are not allowed.

Setbacks:

- Shall not extend past the side of the building unless covering a swimming pool.
- Rear setback fifteen feet (15').
- Side setback three-feet (3') to adjoining zero lot line property.

4. STORM SHUTTERS:

- Shutters must be removable panels, aluminum/metal, clear fiberglass/resin, or white side-mounted retractable accordion type on windows.
- White roll-down type shutters are permitted on rear glass patio doors, or the edge of the covered patio, provided that the housing header is mounted inside the covered patio so as not to be seen from the exterior. All attachments, header panels or bottom and top tracks, which remain, shall be white.
- Shutters are for storm protection. They are not for “security” while **away from** home. Shutters are not to be installed/closed more than **48 hours** before a storm warning and must be removed within **7-14 days** after a storm, or **96 hours** after a storm warning.
- Required permits, licenses, easements and/or approval must be obtained, and all City of Delray Beach ordinances and the guidelines promulgated by Palm Beach County adhered to. Approval does not constitute warranty of any type; only the aesthetic considerations.

5. WINDOW TINTING:

-Must be non-reflective; i.e. no “mirror” finishes.

6. GUTTERS:

- White gutters along fascia.
- Downspouts white or painted to match the stucco.
- No downspouts on the front of the house
- Downspouts cannot drain water onto neighboring property.

7. RENEWABLE RESOURCE DEVICES: None Allowed

8. PLAY EQUIPMENT/BASKETBALL HOOPS:

- Do not require approval, based on the following conditions:
- Only portable basketball hoops will be permitted providing they are maintained in respectable condition at all times and must be placed no more than 12’ from the garage door.
- Basketball hoops may not be placed in the street or on the sidewalks at any time and hours of use are limited from dawn to dusk.
- Other play equipment shall not create a nuisance, nor exceed 7’ in height and must be kept at least 5’ from all property lines.

9. MAILBOXES:

- Do not require approval and are maintained by Owner. Must be rural type mailbox, two boxes to each post in Heritage design, bronze color, gold letters, where allowed by USPS. Any repair of mailboxes is a shared expense by both Angel Wing Unit Owners.
For repair contact: The Mail Box Company, phone 954-792-6245 or fax 954-792-6830—the ONLY vendor for our mailboxes.

10. HOUSE COLORS:

- Are determined by the lot, on file with the city and may not be changed.

11. HOUSE MOUNTED FLAG POLES:

- House mounted flagpoles and brackets do not require approval based on the following:
- Poles should be approximately no more than 4’ long. Either brass or aluminum; they should be attached to the house between 5’ and 6’ from the ground.
- Seasonal flags are not allowed, except for Holidays.
- Any resident may display in a respectful manner, one portable, removable United States flag.

12. ATTIC VENTILATORS:

- Flush Mounted, no wind turbines. Must not be seen from the street.

13. ELECTRONIC INSECT TRAPS:

-Subject to ARC approval.

14. EXTERIOR LIGHTING:

-Low voltage lighting systems may be used to accent and enhance the appearance of the home, walkway, and landscape.
-Fixtures are to be tasteful in design and may not exceed 18” in height. -All exterior lighting may not create a nuisance to neighbors.

15. WATER FILTERS:

-Must be screened with plants so as not to be seen.

16. STORAGE SHEDS:

Not allowed.

17. DRIVEWAYS:

-May be concrete, textured concrete, or brick pavers in earth tones or grays, or tri-color.
-Driveways may only be sealed with a clear finish or earth tone stain
-Paver driveways must be sealed with a clear finish.
-All coatings must be in good repair, or refinishing will be requested.

18. WALKWAYS:

-May be pavers, concrete, textured concrete, or tile in earth tones.
-Walkways may only be sealed with a clear finish or earth tone stain
-Tile must be a non-slip surface.
-All coatings must be in good repair, or refinishing will be requested.

19. LANDSCAPING:

Material: All installation or removal of landscape plant material requires approval. **Coral Trace is required to adhere to the City of Delray Beach Landscape Regulations (Section 4.6.16). These regulations stipulate what types of plants and trees may be planted and where they may be planted. Please refer to these regulations or contact the committee if you have questions about the limitations.**

Trees: May not be removed or replaced if the trunk diameter is larger than 4 ½” without a permit from the city.

Shrubs, Bushes, and Ground Covers: All under plantings in the front beds, and side beds should be maintained to be healthy, attractive, and kept to a similar size in relation to other homes’ landscaping designs.

Edging: Does not require approval. It can be concrete or plastic brick to match the unit’s color, colored or patterned to match the walkway or driveway, or white. Edging may also be natural wood peg, black or green plastic. Edging type should be of consistent material, color, and style throughout the front and side. Designer edging is not permitted.

Lawn Ornaments, Trellises, Hanging Baskets, and Potted Plants: Are not permitted to be in street view.

-Approval is not required if kept on the rear patio, or kept in the side or rear garden beds.

Mulch: Approval is not needed to mulch beds with brown wood mulch.

Annual Flowers: Approval is not needed to plant annual flowers in existing garden beds.

20. FRONT ELEVATION CHANGES:

-Front elevation changes are a very sensitive area of architectural concern.

-**NO** glass block, decorative glass panels, or obscure glass windows are allowed on the front elevation of the house.

21. SATELLITE DISHES:

-Landscape buffer should be used if possible. Any visible wiring must be painted to match the exterior home color. Satellite dishes are allowed without ARC written approval.

NOTE: ALL OF THE PRECEDING GUIDELINES ARE SUBJECT TO AND SUPERCEDED BY (IF THERE IS ANY CONFLICT) THE CODES AND ORDINANCES OF THE CITY OF DELRAY BEACH AND THE CORAL TRACE HOMEOWNER'S ASSOCIATION DOCUMENTS AND COVENANTS.