

OAKTON PRESERVE

C/O CMC Management, Inc., 2950 Jog Road, Greenacres, FL 33467

ARCHITECTURAL REVIEW FORM Application for Modification/Request for Approval

Date: _____

Owner(s) Name(s): _____

Address: _____

Telephone #'s _____

Expected date of commencement: _____ and completion _____

Proposed Modification: _____

Name of Contractor: _____ Phone: _____ Copies of
Contractor's Insurance, Permits and License are attached: YES *NO*

By my signature below, I _____ understand that all applicable regulations and requirements must be adhered to. Any applicable permits and/or governmental authority approvals must be secured prior to commencement of any work and is attached to this application form. In addition, I accept the responsibility for, and will repair at my own expense, any damage to the Associations property created as a result of this modification. I also understand that any modifications, additions or deletions made to the original plan after approval, will void this approval and require a new application be submitted and reviewed. I also understand that if work is not completed within 90 days of the date of the approval, the approval will be null and void and a new application will be required.

*****FOR BOARD OF DIRECTORS USE ONLY*****

Approved Disapproved

Comments:

Signature of Board Member: _____ Date: _____

Print Name and title: _____



Oakton Preserve POA
8401 Cocoplum Sound Lane
West Palm Beach, FL 33411

OAKTON PRESERVE - ARC GUIDELINES

The goal of the ARC is to maintain the aesthetic of the community in compliance with our governing documents. The Architectural Review Committee (ARC) reviews homeowner requests to make landscape or any exterior modifications submitted through an ARC form.

GENERAL REQUIREMENTS:

- An ARC form must be submitted for review. Modifications are not allowed without a written approval from the ARC Committee.
- ***Contractors must be licensed and insured***
- ***Any permits required must be included with ARC Form***

LANDSCAPE:

- Request for adding **artificial turf or stone(s)** must include the lot survey at time of submittal.
- Stones or rocks must be a light neutral color. Rock color must be included with ARC form submittal.
- **Oakton Preserve's contracted landscape company must be notified to check if sprinkler heads have to be capped or moved.** *Work cannot start until sprinkler have been checked and any change in sprinkler system is submitted to the ARC committee for approval prior to work starting.* Any costs associated with making changes to the existing sprinkler system, to accommodate your ARC request (capping, removing, replacing sprinkler heads, etc.) is the homeowner's responsibility.
- Requests for plant modification must specify the exact location, type of plant(s) and a sketch or map of how the plants will be installed at time of submittal.

NEW FENCE INSTALLATION OR CHANGE

- Fences must be at the same height, style, and material as existing fences in the community. Color must be black.
- A gate is required on fenced yards in order to provide access to landscaping company
- Permits are required for all fence additions or modifications and must be submitted with the ARC form.

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Rickardo@cmcmanagement.biz

March 26, 2024

- A copy of the lot survey must be included with ARC submittal.
- A drawing on where the fence will be installed is also required at time of ARC submittal.
- Homeowner is responsible for repairs for any damage to sprinkler system as a result of fence installation.

EXTERIOR LIGHTS

- Exterior light replacements must be in the same style as existing lights throughout the community
- An ARC is required to replace carriage lights flanking the garage or above garage.
- A picture of the replacement must be included with ARC form

OAKTON PRESERVE HOMEOWNER RESPONSIBILITIES

- Maintain clean driveways and entry walkways
- Powerwash the exterior front and sides to maintain mold free
- Resetting unit driveway, walkway and patio pavers. An ARC is not required to reset or lift sinking pavers.
- Maintaining plants installed for privacy in backyards not to exceed 8 ft in height
- Trim overgrown plants in container pots at front of unit
- Trim and maintain plants, planted by homeowner in rear yard, or patio away from adjoining unit patio screens

ARCHITECTURAL ITEMS NOT ALLOWED

- Tinting driveway, entry or patio pavers
- Using a different paver style or color when fixing broken or damaged pavers
- Painting surface of unit or garage without ARC approval. Owners that wish to freshen up their unit, must obtain the unit existing color and submit an ARC, even when applying the same color. The HOA is not responsible for any paint defects when homeowner requests to paint trims, shutters, etc at their discretion, even when an ARC is approved.
- Planting fruit trees. Fruit trees attract pests, rodents and racoons as well as diseases that could affect other landscape trees and palms
- Colored mulch on front flower beds and sides of homes. *Only brown mulch is approved for use throughout the community*

Note:

ARC submittals are reviewed by the ARC committee and submitted for Board approval during the monthly meetings. Please allow up to 30 days for final approval.

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