

*Turtle Creek East Owners Association*

**ARCHITECTURAL STANDARDS**

# Turtle Creek East Owners Association

**OVERVIEW.** Turtle Creek East is a Homeowner/Condominium community consisting of Patio Homes and Townhomes (hereinafter a “Unit”). The most important feature in the maintenance of high consistent standards is the review process of modifications by Owners. This in turn supports the long-term quality and lasting value of Turtle Creek East.

**EXISTING CONDITIONS.** It is understood that architectural details and treatments constructed previously are not in compliance with the standards adopted in this document because there was no consistent oversight to what was proposed and constructed, however all such items shall not serve as a precedent for approving future design requests.

**MODIFICATIONS.** No construction of improvements, including without limitation, screen enclosures, fences, attachments, fixtures, alterations, repairs, change of paint or stain color, or other work, shall be erected, constructed, affixed, placed or altered on any Unit, until the proposed plans, specifications, exterior colors and/or finishes, landscaping plans, and plot plan showing the proposed location of such improvements have been recommended by the Architectural Review Committee (ARC) and approved by the Board. Each Owner has the right to remodel the interior of his Unit or to paint the interior any color desired, provided that such work does not infringe upon an adjoining property.

**MODIFICATION REQUEST FORM.** Attached to these Architectural Standards is a Request form [Attachment 1] to be used in requesting any and all interior, exterior and landscape modifications to all units.

**DEPOSITS.** To ensure the compliance with approvals given and to pay outside consultants, remove construction debris, and to repair the damage to Turtle Creek East Common Areas caused by construction a refundable deposit as set forth below is required. If any cost to TCEOA is in excess of the deposit, the Owner shall be responsible for such excess.

Estimated cost under \$10,000	\$1,000
Estimated cost \$10,000 to \$15,000	\$2,000
Estimated cost over \$15,000	\$3,000

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**INSPECTIONS.** Periodic inspections may be made by the Board, or its agent, while work is in progress to determine compliance with the approved plans, specifications and provisions of the Standards. The Board or any such agent of the Board shall not be deemed to have committed a trespass or other wrongful act by reason of such inspection. All job sites shall be kept in a neat and orderly condition, as determined by the Board. Commercial construction hours are Monday through Friday 8:30 am to 5:00 pm. All construction operations must comply with local government ordinances.

**WINDOW.** Replacement windows must fit existing window space. The shape and style must be the same as the existing windows being replaced to maintain the aesthetic configuration of the existing original architecture. Installation of reflective glass or reflective film is not permitted. All glass shall be impact resistant, hurricane rated.

**DOORS/SCREEN DOORS - TOWNHOMES.** Entry doors shall be consistent with the existing doors installed and if possible hurricane resistant. No new entry door design will be approved. Screen door frames on front doors shall be full length in design and match the exterior window color (deep bronze), as closely as possible. Check with management office for information on approved screen/storm doors. Changes may be made with recommendation of the ARC and the approval of the Board.

**DOORS/SCREEN DOORS – PATIO HOMES.** Front door changes shall be submitted to the ARC for recommendation and approval by the Board. Doors may be different design from those that exist. Doors may be of any material selected by the Owner. Doors shall be painted or stained to conform to the style of the home. Bold, bright, contrasting colors may not be approved by the ARC. Front doors may be screened with gray or black frames and gray screening. Garage doors are to be painted the same color as the body of the house.

**ENCLOSING TOWNHOME SCREEN PORCH.** Requires ARC recommendation and Board approval. All such additions shall maintain the aesthetic configuration of the original architecture.

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**TOWNHOME PATIOS.** Some first floor Townhomes may have additional outdoor existing patios that have been added to the original construction on **common area**. No new patios will be approved which extend beyond the imaginary line of the exterior wall of the townhome building. The existing patios renovation and any future patio desired to be added shall be constructed using cement pavers or clay brick on compacted gravel or a four-inch concrete slab. Patios cannot be any type of loose stones such as lava rock, river rock or cement edging. The plan for the patio and materials is to be recommended by the ARC and approved by the Board of Directors.

**DRIVEWAYS.** Driveways for the Patio Homes shall follow the original concrete driveways in dimension, form and color. The Modification Request Form is to be submitted with the samples of the color, style & design selection. With the recommendation of the ARC and approval of the Board, pavers may be installed within existing driveway boundaries.

**SATELLITE DISHES TOWNHOMES & PATIO HOMES.** Requires ARC recommendation and Board approval consistent with Federal and State rules and regulations. Satellite dishes (one meter or less in diameter), antennas or any other apparatus for transmission of televised or radio signals of any kind shall not be installed on any **common area**. Such devices shall be installed free standing and are required to be screened from the street or common area view with approved landscaping.

**HOLIDAY DECORATIONS.** Holiday specific decorations on Townhomes patios/balconies and the front of Patio Homes and yards are allowed. They are not allowed in common areas. Decorations for specific holidays including Holiday Flags may be placed up to 25 days before a holiday and removed no later than 10 days after the holiday. Care must be taken by the Unit Owner when placing lights or other decorations in areas where the landscaping crew and/or irrigation system may cause damage. It is the owners' responsibility if such damage(s) should occur.

**FLAGS.** The American flag may be hung from a standard sized flag pole attached to Patio Homes. Flags may not be hung from balconies, windows, patios, or other areas of the property.

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**ART, SCULPTURE, YARD STATUARY IN PATIO HOMES.** An Owner's personal taste in such items should not be broadcast to the community by public display. Such items when placed under the front entry roof of the home are acceptable when they are tasteful and appropriately scaled to the front entrance of the home. Wind chimes do not require Board approval, but they should not become a neighborhood nuisance.

**LIGHTING.** Except for seasonal holiday decorative lights, all additional exterior lights and wall hangings must be recommended by the ARC and approved by the Board.

**SOLAR PANELS.** Are not permitted to be installed on any street facing roof slope of a Patio Home.

**LANDSCAPING.** All Patio Homes and Townhome buildings are fully landscaped. All modifications of the landscaping of the Townhome buildings is to be approved by the Board of Directors/Landscape Committee. All modifications to the front lawns of the Patio Home landscaping is to have prior approval of the Board of Directors/Landscape Committee.

**POTTED PLANTS AT PATIO HOMES.** Pots must not interfere with lawn maintenance. Plastic plants are not permitted. Owners are required to maintain plants in good condition. Dead or dying plants must be removed immediately.

**WALKWAYS TOWNHOMES.** Because of concern for safety of residents and guests to facilitate the movement of emergency personnel when necessary, no items of any kind may be placed upon the walkways of the Townhome buildings. **REMINDER: It is a Martin County Fire Code violation to put potted plants or any other item in the walkways.**

**ROAD EDGE MARKERS.** Installation of pyramid or dome forms in the grass to delineate roadway edges are prohibited.

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## **Unit Modification Request When Governmental Building Permit Required**

Date: \_\_\_\_\_ Villa /Patio Home: \_\_\_\_\_ Condominium/Town House: \_\_\_\_\_

Owner(s): \_\_\_\_\_

Property Address: \_\_\_\_\_ Tequesta, FL 33469

Mailing Address if different than above: \_\_\_\_\_

Phone Number: Home \_\_\_\_\_ Cell: \_\_\_\_\_ Office: \_\_\_\_\_ Email: \_\_\_\_\_

Exterior Modification: \_\_\_\_\_ Interior Modification: \_\_\_\_\_ Landscape Modification \_\_\_\_\_

Project Description in Detail [Attach Separate Sheets and plans, if necessary] \_\_\_\_\_

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**NOTICE:** PLANS AND SPECIFICATIONS ARE NOT APPROVED FOR ENGINEERING DESIGN, SAFETY, OR CODE COMPLIANCE, BY APPROVAL OF THE PLANS AND SPECIFICATIONS NEITHER THE TCEOA. OR IT'S BOARD OF DIRECTORS, OR THE MEMBERS THEREOF ASSUME ANY LIABILITY OR RESPONSIBILITY FOR SUCH COMPLIANCE. IT IS THE RESPONSIBILITY OF EACH OWNER AND HIS/HER CONTRACTOR TO COMPLY WITH ALL APPLICABLE CODES AND OTHER REQUIREMENTS AND TO OBTAIN ALL NECESSARY STATE AND COUNTY PERMITS AND APPROVALS.

**Contractor requirements:** The Owner is to provide with this Request a copy of the Contractor's license and Insurance Certificate for Workman's Compensation and for liability for damage to person and property.

**Project Timing:** The Architectural Review Committee ("ARC") will (1) during the period November 1 to April 30 of each year review the Request and report to the TCEOA Board within 30 days of receipt of the Request or (2) during the period May 1 to October 31 of each year review the Request and report to the TCEOA Board within 45 days of receipt of the Request. The TCEOA Board shall at its next regular meeting after receipt of the ARC Report forward its decision within seven (7) days after such meeting to the Owner. If the TCEOA Board fails to forward its decision within the seven (7) day time period this Request will presume to be approved, provided that it complies with the Architectural Standards of TCEOA.

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Construction is to commence within 45 days of the TCEOA approval and complete within the time period set forth in the Project Description above. Failure to commence the construction within 45 days of approval shall void the approval given and require the owner to reapply for approval of the modification.

Deposit: Upon filing this Request the Owner shall make a refundable deposit payable to TCEOA for deposit in the Special Modification Account as follows:

Estimated cost under \$10,000	\$1,000
Estimated cost \$10,000 to \$15,000	\$2,000
Estimated cost over \$15,000	\$3,000

The purpose of the Deposit is to pay the cost of any outside consultant and to repair the damage to TCEOA Common Areas caused by the construction. If the cost of the consultant or of the repairs exceeds the deposit the Owner shall pay TCEOA the amount of excess cost. Walkways and elevators used by a contractor are to be cleaned by the contractor on a daily basis at the end of the day.

Trash Removal: It is the responsibility of the contractor to remove all visible trash on a daily basis. No construction trash is to be placed in the TCEOA garbage dumpsters. If a construction dumpster is required, its size and location must be approved in advance by the Board of Directors and Capital Realty Advisors Property Management.

Contractor Working Hours: Unless written approval is received from the Board no construction shall begin prior to 8:30 A.M. and shall terminate by 5:30 P.M. Monday through Friday. NO construction shall take place on Saturday, Sunday and legal holidays.

Construction Material Delivery: The property maintenance manager MUST be notified in writing of any delivery requiring use of an elevator, padding is required. Such deliveries must be scheduled between 8:30 A.M. and 5:00 P.M. Monday through Friday, excluding legal holidays.

Inspections: Periodic inspections may be made by the Board, or its agent, while work is in progress to determine compliance with the approved plans, specifications and provisions of these Standards. The Board or any such agent of the Board shall not be deemed to have committed a trespass or other wrongful act by reason of such inspection. All job sites shall be kept in a neat and orderly condition, as determined by the Board.

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I/we the undersigned owner understand the approval of our request must be granted before any work shall commence. I/we acknowledge that an item installed without approval may be required to be removed at our expense. I/we also understand that our request could be delayed if insufficient information is included with this request.

DATE: \_\_\_\_\_

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Signature of Owner

This Request and all supporting documents shall be delivered to:  
Turtle Creek East Owners Association  
10410 SE Terrapin Place  
Tequesta, FL 33469



# Turtle Creek East Owners Association

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## ARCHITECTURAL REVIEW COMMITTEE ACTION

Request Filed Date \_\_\_\_\_

Request Reviewed Date: \_\_\_\_\_

Recommended for Approved: \_\_\_\_\_

Denied: \_\_\_\_\_

If approved, conditions, if any: \_\_\_\_\_

If denial, reason: \_\_\_\_\_

\_\_\_\_\_  
Authorized Signature

NOTICE: REQUESTED MODIFICATION APPLICATION IS NOT AUTHORIZED UNTIL APPROVED BY THE BOARD OF DIRECTORS

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## TURTLE CREEK EAST OWNER ASSOCIATION BOARD ACTION

Date acted upon: \_\_\_\_\_

Approved: \_\_\_\_\_ Denied: \_\_\_\_\_

If denial, reason: \_\_\_\_\_ Date sent to Owner: \_\_\_\_\_

\_\_\_\_\_  
Authorized Signature