

REGENT'S PLACE AT BEAR LAKES

ARCHITECTURAL CONTROL COMMITTEE

GUIDELINES

Regent's Place Homeowners

The Architectural Control Committee (ACC) of Regent's Place received the approval of the Board of Directors to incorporate necessary regulations into the Operating Rules (Rules & Regulations).

The following rules are formulated in order to maintain a consistent, harmonious community that is architecturally and artistically pleasing and will maintain or enhance property values.

REGENT'S PLACE ACC GUIDELINES

- 1) Exterior paint colors should reflect the Mediterranean style and design of the house and should enhance the relationship between the surrounding properties and natural environment. All colors are subject to approval by architectural committee.
- 2) Exterior paint colors of zero-lot-line walls shall be compatible with surrounding properties and are subject to ACC approval.

- 3) Roofing colors should be compatible with existing or proposed exterior colors. Only barrel tile roofing is permitted. Roofing materials are subject to ACC approval.
- 4) All signs are subject to approval. No yard signs greater than 6 inches in diameter shall be displayed with the exception of professional security service signs and temporary property for sale signs which have received written approval of the Board as to size, type, style and location.
- 5) Front yard landscaping shall be designed in conjunction with and in harmony with architectural design of the residence
- 6) Prior to starting any architectural improvement members should obtain the Architectural Request Form from Wilson Landscaping & Management Corp. Once the form is properly filled out it is sent to the ACC
- 7) Approval is not required for projects that are considered maintenance such as repainting trim the same color or replacing dying/diseased plants with similar plants, etc.
- 8) The ACC shall, in writing, approve or disapprove of a member's architectural application within 2 weeks of submittal
- 9) Time limitation for completion of any approved architectural improvements shall be 12 months

Regents Place at Bear Lakes Homeowner's Association, Inc.
c/o Wilson Landscaping & Management Corp.
1300 NW 17th Ave.
Suite 270
Delray Beach, FL 33445
(561)637-3402 Office (561)637-3407 Fax

ARCHITECTURAL CONTROL COMMITTEE (ACC) APPROVAL INSTRUCTIONS:

Please be sure the following items are complete before returning your Architectural Control Committee Request Form:

- 1) Complete description of the product being installed, a set of plans/blue prints, if applicable, and the color of the product on the form.
- 2) Copy of the Contractor's License for the company doing the work.
- 3) Copy of the Liability Insurance for the company doing the work.
- 4) Copy of the Workman's Compensation Insurance for the company doing the work.
- 5) Signature on form for the customer requesting the work to be performed.
- 6) Signature on form for the Representative of the company doing the work.
- 7) Signature on form by the Association Representative.
- 8) Copy of appropriate permit from appropriate City or Palm Beach County.

Please be sure the form is complete in its entirety, including all signatures listed above, before the work is begun.

**Regents Place at Bear Lakes Homeowner's Association, Inc.
Architectural Control Committee Request Form (ACC Form)**

Date: _____
Homeowner: _____
Address: _____

To be completed by Homeowner:

Product to be installed:	Color of product:
_____	_____
_____	_____
_____	_____

To be completed by Company Representative completing the work:

All necessary permits will be pulled from the County or City by the company and all products will be up to current code. The company is also **Licensed and Insured** to work in Palm Beach County, Florida.

Company authorized signature: _____

Date: _____

Notes: _____

Customer Signature: _____

Printed Name: _____

Date: _____

Association Representative Signature: _____

Printed Name: _____

Date: _____

Owners Acknowledgements:

I understand:

- That no work on this request shall commence until I have received approval of the Architectural Control Committee (ACC)
- Any construction or alteration to the subject property prior to approval of the Architectural Control Committee is strictly prohibited. If I have commenced or completed any construction or alteration to the subject property and any part of this application is disapproved, I may be required to return the subject property to its original condition at MY OWN EXPENSE. If I refuse to do so and the HOA incurs any legal fees related to my construction/and application, I will reimburse the HOA for all such legal expenses incurred.
- That any approval is contingent upon construction or alterations being completed in a neat and orderly manner;
- All proposed improvements to the property must comply with city, county, state and local codes.
- Applications for all required building permits are my responsibility. Nothing herein shall be construed as a waiver of modification of any codes.
- My signature indicates that these standards are met to the best of my knowledge.