



ARCHITECTURAL CONTROL COMMITTEE GUIDELINES / COMMUNITY STANDARDS



General (G):

1. Must be similar to existing improvements and within the harmony of the overall community.
2. Must keep and maintain the Improvement, including equipment and accessories, in good order, condition and repair, and must perform promptly all necessary maintenance and repair work which, if omitted, could adversely affect Lotus, the other Owners or the Association and its Members.
3. Homeowner will be required to repair and/or replace any damage or changes that may occur to the approved Improvement due to weather or other occurrences, such as, but not limited to, cracking, fading, and/or discoloration, within thirty (30) days of notification by Association.
4. Must comply with all applicable federal, state and local laws, statutes, codes, ordinances, rules, regulations, requirements, restrictions, orders, and rulings.
5. Must comply with all applicable requirements in the Association's Governing Documents.
6. Any damage to the sod or irrigation caused as a result of the Improvement must be repaired by the homeowner and returned to its original state.
7. Any damage or change in lot grade caused as a result of the Improvement is the responsibility of the homeowner to repair and return to the original force.
8. Additions of pool, spa, screen, generator or any modification approved must be initiated within forty five (45) days and completed within one hundred and twenty (120) days of receipt of written approval.
9. Owner is required to promptly and properly remove all debris resulting from the installation, operation, maintenance or repair of the Improvement from the Lot.
10. No signs of contractor advertising are permitted to be placed in or on any portion of the of the property or common areas.

(WC Exemption):

Worker Compensation: The HOA will not be held liable for any incident that may occur on homeowner property. Homeowner should review their personal insurance policy to understand their coverage.



ADDITIONS TO HOME: (ADD)

1. No home shall be enlarged or modified by any addition thereto or to any part thereof, and no Owner shall make any improvement, addition, or alteration to the exterior of such Owner's Home, including and without limitation, the painting, staining, or varnishing of the exterior of the Home, including doors, garage doors, driveways and walkways without the prior written approval of: (i) the Architectural Control Committee as set forth in Article VIII, which approval may be withheld for purely aesthetic reasons, (ii) all applicable Governmental Authorities.
2. All windows, doors, roof tile, stucco, and paint scheme must match the existing structure.
3. Cannot change or modify door, transom or sidelight sizes or openings.
4. Any damage to the exterior of the home including but not limited to paint, stucco, roof tile, fascia, is the sole responsibility of homeowner(s) to repair in timely manner, not to exceed thirty (30) days.

(WC Exemption):

Worker Compensation: The HOA will not be held liable for any incident that may occur on homeowner property. Homeowner should review their personal insurance policy to understand their coverage.

LOTUS

BOCA RATON

LANDSCAPING (LAND)

1. Lotus is on a single massive irrigation system. Owner must contact Palm Beach Broward Landscaping at 561-364-8610 to cap or redirect sprinklers at the homeowner's expense if necessary for installation of the landscaping. The irrigation system warranty will be null and void if PB Broward Landscaping is not utilized to cap or redirect the sprinklers as appropriate. If landscaping or irrigation is affected, the homeowner is responsible for repairs and damages.
2. Owner must ensure that irrigation is adjusted, as necessary, for any new landscaping that may interfere with the existing irrigation system. All adjustments to the irrigation system, sprinklers or valves must be done by PB Broward Landscaping.
3. All hedges must be maintained by the homeowner to the standards of the community and at a height 5 feet in height on lake. Hedge(s) which exceed the height of a five (5') fence may be planted for privacy purposes on i) non-Lake Lots, or ii) on a Lake Lot where such hedge(s) will not materially interfere with the view of the lake by the immediate neighbor who is also a Lake Lot Owner. Approval by the ACC is conditioned upon the Owner agreeing to trim such hedge(s) should the hedge(s) later be found to create an obstruction of a lake view. In the event the Owner fails to trim the obstructing hedge(s) within fourteen (14) days after receipt of written notice by the Association to do so, then the Association shall have the right, but not the obligation, to trim such hedge(s). The costs associated with such hedge trimming performed by the Association will be charged as an assessment against the Owner's Lot.
4. For corner lots whose rear property line is common with the adjacent lot's side property line or visible from the road, a landscape hedge must be installed on the outer side of the fence within the lot to provide screening. Landscaping hedge must be a minimum of 2 ½ feet in height and may not exceed 6' in height.
5. **Homeowner is responsible to hand water additional landscaping once installed for at least two weeks.**
6. All replacement trees must be same height, width and maturity as trees removed. Owner must maintain the types of trees and number of trees required by Palm Beach County.
7. All native trees must be relocated or replaced with native trees of the same height and overall maturity.
8. Hardwood trees can be replaced with two (2) native palms with a minimum overall height of 14' to 16' in the back of the home.
9. No landscaping is permitted to obstruct neighboring lake views.
10. Fruit trees must be maintained disease-free at all times.
11. If landscape is being installed in a utility easement, a Palm Beach County utility easement agreement is required to be submitted by the owner and must include approval from all 5 utilities

(WC Exemption):

Worker Compensation: The HOA will not be held liable for any incident that may occur on homeowner property. Homeowner should review their personal insurance policy to understand their coverage.



LOTUS

BOCA RATON

PAVERS: (PAV)

1. Lotus is on a single massive irrigation system. Owner must contact Palm Beach Broward Landscaping at 561-364-8610 to cap or redirect sprinklers at the homeowner's expense if necessary for installation of the pavers. The irrigation system warranty will be null and void if PB Broward Landscaping is not utilized to cap or redirect the sprinklers as appropriate. If landscaping or irrigation is affected, the homeowner is responsible for repairs and damages.
2. All removal of material is the sole responsibility of the homeowner to remove and dispose of. All debris must be removed at a minimum of twice per week.
3. A hedge must be installed within the two (2) foot setback along portion of patio that extends beyond the privacy wall in order to provide a vegetative privacy barrier. Must be a minimum of two and half (2 ½) feet in height installed. Submit ACC Application if not done so already.

(WC Exemption):

Worker Compensation: The HOA will not be held liable for any incident that may occur on homeowner property. Homeowner should review their personal insurance policy to understand their coverage.



LOTUS

BOCA RATON

PAVERS – DRIVEWAY MODIFICATIONS: (PAV-DR)

1. Lotus is on a single massive irrigation system. Owner must contact Palm Beach Broward at 561-3648610 to cap or redirect sprinklers at the homeowner's expense if necessary for installation of the driveway modification. The irrigation system warranty will be null and void if Palm Beach Broward Landscaping is not utilized to cap or redirect the sprinklers as appropriate. If landscaping or irrigation is affected, the homeowner is responsible for repairs and damage.
2. Extension or increase in width of driveway is not permitted to interfere with any utility, by example, but not limited to, fire hydrant transformer box, cable box.
3. The four models listed below have been approved for additional extensions with drawings
 - Mariana, Caledonia, Samoa, Polynesia
 - Models with side load garage can extend up to 48"
 - Remaining models in Bali & Fiji12" from the zero-side property line
18" past the garage wall on the non-zero side
 - Landscape barrier required to be installed in front of expansion to partially shield from front entry door

(WC Exemption):

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LOTUS

BOCA RATON

DECORATIVE ELEMENTS & FOUNTAINS (DEC)

1. Must be properly maintained.
2. Limit of 2 statues or decorative elements in front yard, side yard and rear yard.
3. Water supply for fountain must be provided by homeowner. The lot irrigation system cannot be utilized to supply water for the fountain.
4. Fountain must be on a timer and should run only between the hours of 8 AM and 11 PM.
5. Decorative tiki torches are permitted, not to exceed 7 feet in height and limited to 6 in the rear yard only.
6. American Flag must be a portable, removable flag and must be displayed in a respectful manner consistent with United States Code, Title 36, Chapter 10.
7. Hose reel – Preferred location behind hose bib, towards back of home.

(WC Exemption):

Worker Compensation: The HOA will not be held liable for any incident that may occur on homeowner property. Homeowner should review their personal insurance policy to understand their coverage.

LOTUS

BOCA RATON

FENCING (FENC):

1. The owner is responsible to maintain the fence, including but not limited to removing any grass, ivy or any plants from the fence.
2. Lotus is on a single massive irrigation system. Owner must contact Palm Beach Broward Landscaping at 561-364-8610 to cap or redirect sprinklers at the homeowner's expense if necessary for installation of the fence. The irrigation system warranty will be null and void if PB Broward Landscaping is not utilized to cap or redirect the sprinklers as appropriate. If landscaping or irrigation is affected, the homeowner is responsible for repairs and damages.
3. No fence shall encroach Association property.
4. Live fence (hedge) must be maintained by the homeowner to the standards of the community and at a height of 5 feet.
5. No fence is permitted in any easement unless permission is granted in writing by the beneficiary of any such easement.
6. Fence must be a minimum of 10 feet from the front wall of the home and at least 5 feet from any sidewalk.
7. For zero lot line homes, all fences require a gate to provide access to owner's neighbor for maintenance of the neighbor's zero lot line wall and roof overhang.
8. All lake lots must have a gate at the front of the property and a second gate at the rear of the property.
9. For fences installed on corner lots whose rear property line is common with the adjacent lot's side property line or visible from the road, a landscape hedge must be installed on the outer side of the fence within the lot to provide screening. Landscaping hedge must be a minimum of 2 ½ feet in height and may not exceed 6' in height.
10. If a fence is crossing a utility easement, a Palm Beach County utility easement agreement is required to be submitted by the owner and must include approval from all 5 utilities.
11. A Palm Beach County Removal agreement is required if a fence is crossing a drainage easement.
12. A Lotus HOA indemnification agreement is required if a fence is crossing a drainage or utility easement.

(WC Exemption):

Worker Compensation: The HOA will not be held liable for any incident that may occur on homeowner property. Homeowner should review their personal insurance policy to understand their coverage.



LOTUS

BOCA RATON

LIGHTING: (LGHT)

1. Any damage to stucco, paint or fascia is the sole responsibility of homeowner to repair and return to original state in a timely manner, not to exceed thirty (30) days.
2. Lighting cannot be an annoyance or nuisance to any other owners.
3. Colored lighting is not permitted.

(WC Exemption):

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LOTUS

BOCA RATON

GENERATORS (GEN)

1. Lotus is on a single massive irrigation system. Owner must contact Palm Beach Broward Landscaping at 561-364-8610 to cap or redirect sprinklers at the homeowner's expense if necessary for installation of the generator. The irrigation system warranty will be null and void if PB Broward Landscaping is not utilized to cap or redirect the sprinklers as appropriate. If landscaping or irrigation is affected, the homeowner is responsible for repairs and damages.
2. Any damages to lot grade, driveway or sidewalk is the sole responsibility of homeowner to repair and return to original state within 30 days.
3. Must obtain necessary permits through Palm Beach County.
4. See "Additional Guidelines for Permanent Generators" in Rules and Regulations.
5. Hedges require buffer equipment from adjacent lot and street. Must be a minimum of 2 ½ feet in height installed. Submit ACC request form for landscaping approval if not done so already.
6. Generator can not be installed more than 18" in front corner set back of house on all models

(WC Exemption):

Worker Compensation: The HOA will not be held liable for any incident that may occur on homeowner property. Homeowner should review their personal insurance policy to understand their coverage.



LOTUS

BOCA RATON

GUTTERS: (GUT)

1. Any damages to exterior of home including but not limited to paint, stucco, roof tile, fascia, is the sole responsibility of homeowner(s) to repair in timely manner, not to exceed thirty (30) days.
2. Gutters installed must divert water to drain in accordance with the grade and engineered drainage of lot.
3. There should be a downspout that drains the water toward the street from your driveway; it cannot drain in the common areas or neighbor's yard. The rear downspout on the zero side of the home must be directed and drained to your backyard.
4. Mulch to be installed around gutter and splash block to prevent damage.

(WC Exemption):

Worker Compensation: The HOA will not be held liable for any incident that may occur on homeowner property. Homeowner should review their personal insurance policy to understand their coverage.



POOL & SPA: (P)

1. Lotus is on a single massive irrigation system. Owner must contact Palm Beach Broward Landscaping at 561-364-8610 to cap or redirect sprinklers at the homeowner's expense if necessary for installation of the pool and/or spa. The irrigation system warranty will be null and void if PB Broward is not utilized to cap or redirect the sprinklers as appropriate. If landscaping or irrigation is affected, the homeowner is responsible for repairs and damages.
2. Any damage to any type of underground piping of any kind is the sole responsibility of homeowner.
3. Hedges are required to camouflage pool equipment. Must be a minimum of two and half (2 ½) feet in height installed. **Submit ACC Application for landscaping if not already submitted.**
4. Must comply with the After Market Pool Requirements found in the ACC Application.

(WC Exemption):

Worker Compensation: The HOA will not be held liable for any incident that may occur on homeowner property. Homeowner should review their personal insurance policy to understand their coverage.



SATELLITE DISH: (SAT)

1. Any damage to the exterior of home resulting from installation of the satellite dish is the sole responsibility of the homeowner to repair in a timely manner, not to exceed thirty (30) days.

(WC Exemption):

Worker Compensation: The HOA will not be held liable for any incident that may occur on homeowner property. Homeowner should review their personal insurance policy to understand their coverage.



SOLAR PANELS: (SOL)

- 1) Solar panel frames should complement or match existing color schemes.
- 2) All piping associated with the solar collectors shall be painted to match the color of the surface that lies beneath, and otherwise lies parallel, to the piping. For example, piping installed upon the side of house shall be painted to match the paint color of the side of the house.
- 3.) All solar collectors shall be shielded or hidden from public view. To the extent practicable, the ARB, in its sole and unfettered discretion may require additional landscaping and other unique requirements as may be necessary to protect and preserve the natural and esthetic look of the community so long such requirements as required by the ARB are consistent with Florida's Renewable Energy Act.

(WC Exemption):

Worker Compensation: The HOA will not be held liable for any incident that may occur on homeowner property. Homeowner should review their personal insurance policy to understand their coverage.



SCREEN ENCLOSURE: (SCR)

1. Lotus is on a single massive irrigation system. Owner must contact Palm Beach Broward Landscaping at 561-364-8610 to cap or redirect sprinklers at the homeowner's expense if necessary for installation of the pool and/or spa. The irrigation system warranty will be null and void if PB Broward is not utilized to cap or redirect the sprinklers as appropriate. If landscaping or irrigation is affected, the homeowner is responsible for repairs and damages.
2. Homeowners are required to install plantings or minimum twelve (12) inch mulch border around the screen enclosure to prevent damage that may occur by the lawn equipment. **Submit ACC Application for landscaping if not already submitted.**
3. Any damage to stucco, paint or fascia resulting from installation of the screen enclosure is the sole responsibility of homeowner to repair and return to original state in a timely manner, not to exceed thirty (30) days.
4. The screen enclosure must be offset by 2 feet if the enclosure extends past the privacy wall. A hedge must be installed within the two (2) foot setback along portion of the screen enclosure that extends beyond the privacy wall in order to provide a vegetative privacy barrier. Must be a minimum of two and a half (2 ½) feet in height installed. **Submit ACC Application for landscaping if not already submitted.**

(WC Exemption):

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ARTIFICIAL TURF: (TURF)

- 1) Homeowner must contact Palm Beach Broward Landscaping at 561-364-8610 to cap existing irrigation. Irrigation will be capped under any area covered by artificial turf.
- 2) Homeowner accepts that landscape contractor will not be held responsible for any damage to artificial turf during routine maintenance service. A mulch or rock border is suggested to minimize damage to turf.
- 3.) Homeowner is responsible for maintaining the integrity of the drainage on the lot.
- 4.) Homeowner will not attach artificial turf to neighboring home.
- 5.) Homeowner understands and accepts that should the lot grade deviate from original intent of lot, homeowner will remediate.
- 6.) Water/rainfall may not be diverted to neighboring lots.
- 7.) Turf cannot be placed in front of the home or in front of neighboring home.
- 8.) **Turf Guidelines**
 - \$1000 Security Deposit
 - Required to use Palm Beach Broward landscaping for any capping or removal 561-3648610
 - \$325 lot grade inspection – before turf is laid
 - Final walkthrough – once approved owner receives \$1000 security deposit back

(WC Exemption):

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