

**WEITZER CHAPEL TRAIL HOMES HOMEOWNERS' ASSOCIATION, INC.**

**RULES & REGULATIONS**

These Rules & Regulations do not replace the rules and restrictions that appear in the Documents of the neighborhood and master associations. Rather, the Rules & Regulations are meant to supplement and clarify certain of those rules appearing in the Documents.

The Board of Directors will decide how to enforce these rules.

Architectural Design Rules are not included here, but listed in a separate document.

1. Vehicle Parking:
  - A. Vehicles must be parked either in the garage or the driveway.
  - B. Vehicles may not be parked in the street or on the street-side swale area in front of the home.  
Vehicles may not be parked blocking the sidewalk
  - C. It is acceptable to occasionally park vehicles in the street, swale, or across the sidewalk (for special occasions such as Open Houses, parties, etc.). However, doing so more than once in a 7-day period will be considered to be more than occasional and, therefore, a violation.
  
2. Signs are not permitted, including "For Sale" and "For Rent" signs. However, signs may be erected for special occasions, such as Open Houses or parties, provided that the signs are taken down within 24 hours, immediately after the occasion.

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**ARCHTECTURAL DESIGN RULES**

(The following is not considered all encompassing.)

1. **SETBACK CRITERIA**

All landscaping and architectural improvements and additions must comply with the setback requirements established in the Documents (of the neighborhood and master associations) as well as with Pembroke Pines and Broward County building and zoning requirements.

2. **ELEVATIONS (i.e., the Architectural Style of homes and additions)**

- a. All elevation treatments (i.e., changes to the external appearance of the home) shall follow the common architectural character of the surrounding community as nearly as is possible.
- b. Elevations on additions (i.e., any structural additions that add to the square footage of the area under-roof) shall match those of the existing home.

3. **ROOFS OF HOMES AND ADDITIONS**

- a. Roofs shall be "s" tile roofs. Tar, gravel and/or wood roofs are not allowed.
- b. Roof colors shall be an integral part of the exterior color scheme of the house.
- c. Roofs shall have a minimum of 5/12 pitch; flat roofs are not allowed.
- d. Roof turbines:
  - i) Wind- or self-powered tall units are prohibited.
  - ii) Powered, shallow, mushroom-type units are acceptable, and must be on the rear part of the roof and painted to match the roof color. Brochure must be submitted for review with the application.
  - iii) Flush-mounted exhaust fans with automatic covers are acceptable if mounted in the side gable end of the house and painted to match the exterior wall color. Brochure must be submitted for review with the application.

4. **GUTTERS**

- a. Gutters shall be the seamless type.
- b. Strapping, hangers, etc. shall not be visible.
- c. Gutters shall conform to fascia lines.
- d. Gutters are to be painted either white or a color to match the house colors at down spouts and the fascia color at the fascia.
- e. If gutter is structural type with a screen enclosure attached to it, it shall be white color to match enclosure with downspouts to match, if downspouts are attached thereto.

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**ARCHITECTURAL DESIGN RULES**

5. SCREEN ENCLOSURES

- a. Screen enclosure may have flat, dome, or mansard screened roofs.
- b. All screen enclosures shall be constructed utilizing white aluminum with light gray screening.

6. AWNINGS, BAHAMA SHUTTERS, CANOPIES, CARPORTS\

- a. Awnings, Bahama/Bimini Shutters and canopies ) separate structures with roofs and/or walls made of cloth or screen) must be approved by the Architectural Design Committee.
- b. Hurricane storm shutters shall not be affixed to or stored on the exterior of the residence unless specifically approved by the committee. Hurricane panel shutters are permitted under the following conditions: mounted on aluminum strips which are painted white or a color to match the color of the residence. Panel shutters must be removed and put away after a storm.
- c. Wood, metal and canvas carport/driveway structures are not permitted.
- d. Trellis-type garden structures (structures without walls and with open roofs of wood slats or joists) are permitted, as follows:
  - i) Supporting columns shall be constructed of wood or the same construction material as the house (concrete block with stucco). Other construction materials may be submitted for consideration, but must follow the architectural character of the community.
  - ii) The supporting columns shall be painted white or the color of the house. The roof materials shall be stained a natural wood color, or shall be painted white or the color of the house.
  - iii) The garden structure must be reasonable in size, must not be attached to the home and must be clearly separate from the home by a distance of at least 3 feet.

7. POOLS AND DECKS

- a. Above ground swimming pools are not permitted.
- b. Swimming pools shall not be permitted on the street side of the residence.
- c. Pools, pool screening, decks must be within the building setbacks.
- d. Rear setback areas are used for neighborhood drainage. No alterations are allowed to the contours of the property within the rear setback areas which would adversely affect the drainage characteristics of the property.
- e. Pool pump equipment, heating equipment, etc., shall be shielded and hidden so that they shall not be easily visible from any street or adjacent property.

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**ARCHTECTORAL DESIGN RULES**

**8. AIR CONDITIONERS**

- a. Window and/or wall air conditioners are not permitted.
- b. All air conditioners shall be shielded and hidden so that they are not easily visible from any street or adjacent property.

**9. FENCING**

- a. Wood fencing and chain link fencing is not permitted
- b. White aluminum picket fencing between 42" and 48" in height is permitted.
- c. All fences need architectural approval and a building permit from the appropriate governmental authorities.
- d. It is not permitted to fence the front yard (the portion of the yard forward of the front wall of the house...i.e., the front setback area).

**10. FLAGPOLES**

- a. A flagpole for display of the American flag shall be permitted, subject to the approval of placement design and height.
- b. No flagpole shall be used as an antenna
- c. Flagpole design must be such as to withstand 120 mph winds.

**11. MAILBOXES**

- a. All changes in mailboxes must be approved by the ARC.
- b. Mailbox posts must be white 4 X 4 type post or similar dimensions.
- c. All mailboxes must be white standard post mounted mailbox, flat base dome top, no larger than 10W X 11.25H X 22D or smaller than 7.5W X 9.5H X 20.5D, with standard red flag.
- d. If mailbox has wood cover it must be either the original wood or painted white.

**12. EXTERIOR LIGHTING**

- a. All proposed exterior lighting changes must be submitted for architectural approval. No exterior lighting shall be permitted which in the opinion of the Committee would create a nuisance to other property owners.
- b. Mercury vapor lighting is not permitted.

**13. HOUSE NUMBERS, POST LIGHTS, AND FRONT DOOR LIGHTS**

- a. House numbers may be placed by front door or garage doorframe. The style, color and size of numbers shall be reasonable and maintain an aesthetic appearance.

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**ARCHITECTURAL DESIGN RULES**

14. EXTERIOR PAINT COLORS

- a. Exterior colors that, in the opinion of the Committee, would be inharmonious, discordant and/or incongruous to the community shall not be permitted.
- b. The paint colors as originally applied to the house may be maintained without prior approval of the Committee.
- c. Fascia, soffits and trim shall be a Committee approved complementary color to the dominant wall color.
- d. Shutters may be the same color as the walls, trim or an approved contrasting color.
- e. Garage doors shall be painted a Committee approved complementary color to the dominant wall color.
- f. Front door, if other than the trim or shutter color, shall be reviewed and considered by the Committee for appropriateness.
- g. The Committee may establish a list of pre-approved colors. Colors may be chosen from those pre-approved. Otherwise, it will be necessary to submit manufacturer's color chips with the application for review. Colors should be in the same family of colors as pre-approved ones.
- h. The combination of colors requested for exterior walls and trim must be different from those of adjacent homes.

15. GENERAL ITEMS

- a. No garage conversions without maintaining garage door.
- b. No curbside parking areas may be created by extending any portion of the street pavement.
- c. Accessory structures, such as playhouses, tool sheds, or dog houses, may be permitted but must receive specific written approval of the Committee before installation.
- d. All playground equipment shall be placed to the rear of the residence (i.e., in the back or side yards of the house, but to the rear of the rear wall of the house).
- e. No objects such as sculptures, religious shrines and the like shall be placed or installed on the street sides of any lot and shall be shielded so that they are not easily visible from any street or adjacent property.
- f. All garbage and trash containers shall be placed in garage or in an enclosed or screen area from the street and the side neighbors. Trash may be put out the evening before trash pick-up and must be brought in by midnight the day of trash pick-up.
- g. Clotheslines must not be visible from the street side.
- h. Installation of satellite dishes must comply with all Federal guidelines.

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**ARCHTECTORAL DESIGN RULES**

16. MISCELLANEOUS ITEMS THAT ARE NOT PERMITTED

- a. Tennis courts, racquetball courts, handball courts
- b. Skateboard ramps
- c. Aluminum roofs on screen enclosures
- d. Other items that may be deemed to be offensive or inappropriate by the Committee.

17. LANDSCAPE CRITERIA

- a. Grass and shrub areas are to be expansive and integrated. (Isolated, small pockets of planting beds are discouraged).
- b. Shrub beds shall receive a layer of mulch/chips or rocks. Bare ground is not acceptable.
- c. All landscaping shall be maintained on a regular basis and shall include watering, weeding, mowing, fertilizing, treat, pruning, removal and/or replacement of dead or diseased trees and removal of refuse and debris so as to present a healthy, neat and well kept appearance at all times.
- d. Street-side maintenance (of the property between the sidewalk and the street i.e. swale area) is the responsibility of the homeowner.
- e. Privacy hedges are permitted, provided that they are no more than 6 feet tall and area not forward of the front wall of the house.
  - i) On corner lots, privacy hedges in the street-side, side-yard setback area (i.e., the portion of the yard to the side of the house and normally within 15 feet of the sidewalk) must be no more than 6 feet tall. Privacy hedges in the side-yard adjoining another homeowner's property may be 6 feet tall.
  - ii) On lakefront lots, privacy hedges in the rear yard of the property (i.e., the portion of the property that is farther back than the rear wall of the house) must be no more than 4 feet tall, so that adjoining lakefront homeowners may continue to enjoy the lakefront view.