



**Adrian Developers Corp.**

**PEARL LAKES  
HOMEOWNERS' ASSOCIATION, INC.**

**OFFICIAL  
ARCHITECTURAL GUIDELINES  
AND  
RULES AND REGULATIONS  
BOOKLET**

- **Sailpointe**
- **Chelsea Parc**
- **Chelsea Estates**

*Managed by: The Continental Group, Ltd.  
12079 SW 131 Avenue, Miami, Florida 33186*

**PEARL LAKES HOMEOWNERS ASSOCIATION, INC.**  
Architectural Guidelines - 2000

Dear Homeowner:

This is the official copy of the Association's Architectural Guidelines and Rules and Regulations booklet.

The Architectural Review Committee (ARC) was appointed by the Association's Board of Directors per our Association By-Laws to develop these guidelines as well as the Rules and Regulations to preserve the quality and general appearance of our development.

***Because these guidelines are legally binding, you are urged to read them carefully.*** Anything that changes the exterior appearance of your home requires the prior written approval of your Association. It is the Association's desire to maintain the highest of standards for your development, while allowing for the creative expression of the individual homeowner. The Board of Directors and the Architectural Review Committee (ARC) reserves the right to modify these guidelines from time to time.

Homeowners should notify Management of an anticipated temporary infraction of the guidelines in order to avoid a violation letter. A time limit and approval will be subject to the review of the Architectural Committee.

I. **IMPORTANT:**

A request for Architectural Control Review Form must be submitted to the Homeowner's Association prior to any changes to the exterior of your Home. In order to avoid delays; please provide all the information requested on the application.

Many changes require you to submit a Property Survey, which outlines your lot and home dimension and includes legal boundaries, easements, and the legal description of your property. Additionally, many changes (fences, screen rooms, etc.) require a Miami-Dade County Building permit. **IT IS THE HOMEOWNERS RESPONSIBILITY TO OBTAIN ALL NEEDED APPROVALS FROM THE ASSOCIATION AND PERMITS REQUIRED BY MIAMI DADE COUNTY "PRIOR" TO ANY ALTERNATIONS OR CONSTRUCTION.** Failure to comply can result in fines by both the Homeowners Association and Miami Dade County.

Homeowners with existing unapproved alternations must apply for Association approval immediately. Homeowners with unapproved architectural changes may be fined.

II. **PROCEDURE:**

- A. Prior to construction or alteration of your Home, complete the Request for Architectural Control Review included with these Guidelines, along with the required items or plans specified on the application. This application should be submitted to the Management Company. The Property Manager will forward all requests for Architectural Control Review to the Architectural Review Committee. If the homeowner has any questions concerning the proposed change or what information is needed along with the application, the Property Manager will assist them or direct them to contact the ARC for clarifications. Homeowners are encouraged to ask questions, and submit as much information as is necessary for ARC approval.
- B. The ARC will review all Architectural Change Application and approve or disapprove within forty-five (45) days of submission by the Homeowner. The ARC will approve or disapproved the application with a request for additional information.
- C. Upon approval or disapproval of your request, the Property Manager will return to the homeowner one copy of the application signed by the ARC.
- D. Appeals of ARC disapprovals should be made, in writing or in person, at the Architectural Review Committee Meeting. The appeal should state the reason for consideration and include any previously omitted information relevant to the Architectural Change. Additional Architectural Change Applications are available from the Property Manager.
- E. In the event that any new improvement or landscaping is added to a Unit/Lot, or any existing improvements on a lot is altered, in violation of this Section, the Association shall have the right, upon proper notice to Owner and failure to the Owner to remedy the violation to enter upon the applicable Lot and remove or otherwise remedy the violation after giving Owner of the Lot at least ten (10) days prior written notice of, and opportunity to cure, the violation in question. A fine of minimum \$25.00 but no more than thirty five percent (35%) to remedy violation shall be a special assessment against the Lot, which can be demand and secured by the lien for assessment provided for in this Declaration.

III. **GENERAL GUIDELINES: (PRIOR APPROVAL NECESSARY)**

1. Carriage lamps will be permitted on each side of the garage door (see attached approved sample).
2. White doors (front or rear).
3. Any changes to the driveway.
4. Swimming Pools.
5. **Fences:**
  - A. Six-foot (6') shadow box no posts exposed.
  - B. Those homes which have lakeview. Six foot shadow box style unpainted fence on the sides of the home. Four (4) feet picket style fence UNPAINTED on lakeview side.
6. Screen enclosure with white frame and charcoal screen only will be permitted.
7. **Hurricane Shutters:**
  - A. As installed by Builder.
  - B. Only white accordion style.
8. **Benches:**
  - A. Front porch areas and front landscaping only.
  - B. Bench must be wood, wrought iron or wood with wrought iron. Black, green or white colors only.
9. Satellite dishes, 18" and 36", must be placed on eaves corner of roof not visible from the street.
10. French doors in rear (white only).
11. Wall plaques and planters on wall inside porch area or rear of home, only.
12. Gutters must be painted same color as fascia.
13. Landscaping lights - must give location - Homeowner responsible for the maintenance of lights and any damages that might be caused by the

lawn crew.

14. Spot lights, corner of home on fascia or rear.
15. No permanent basketball hoops - portable hoops must be stored in rear of garage daily when not in use.
16. Landscaping - must submit plans including type of trees/plants to be installed and picture.
17. Additions - must submit plans along with survey of property including but not limited to porches, expansion to driveways, sidewalk, etc.
18. Gazebos and Chickee huts must submit plans (Chelsea Parc or Chelsea Estates only). Not permitted at Sailpointe.
19. Bird bath, fountains, statues, etc.
20. A maximum of 2 terra cotta, glazed clay pots in front landscaping.
21. Painting of home (Chelsea Parc or Chelsea Estates only). Sailpointe is painted by the Association.
22. No iron bars on any kind will be permitted on any lot.
23. No awning, canopy, shutters, enclosure or other projection shall be attached to or placed upon the outside walls or roofs of the unit or on the lot, except as approved by the Architectural Review Board.

The guidelines were developed with the intention of preserving the aesthetic value of your beautiful neighborhood. Please remember to always refer to the Association's Document Book for more information on maintenance and other important items.

Finally, included at the end of this handbook are a few examples of what is required to be submitted with an Architectural Control Review Application. These are survey sketches showing your property and the proposed addition or change and elevations of the proposed addition or change.

These guidelines can be amended by the Board of Directors from time to time. We hope that these guidelines will make it easier for everyone when asking for an architectural approval.

**PEARL LAKES HOMEOWNERS ASSOCIATION, INC.**  
**RULES AND REGULATIONS**

These Rules and Regulations become effective immediately. Any Owner having previously received approval for architectural modifications that are now in conflict with these Rules and Regulations need not bring their property into compliance until either of the two following events occur: (a) the property is sold, transferred, or otherwise conveyed, or (b) the said previously approved architectural modification has fallen into disrepair, has been removed, or further modifications are sought:

1. Lawn Ornaments/Signs: No type of lawn ornaments or sign of any kind will be allowed to be displayed, exhibited, inscribed, painted or affixed in, or upon any portion of the home or any part that is visible from the outside without the prior written approval first obtained from the Architectural Control Committee as required by the Declaration.
2. Paint: Homes shall be repainted within forty-five (45) days of notice by the Architectural Review Committee. Any homeowner interested in re-painting their home with different shades than original must first submit an Architectural Application along with a sample of the color for written approval before any work commences on the home.
3. Wall Units: No window air conditioning unit may be installed in any window or wall.
4. Window Treatments: Window treatments shall consist of drapery, blinds, decorative panels, or other tasteful window coverings. No newspaper, aluminum foil, sheets, or other temporary window treatments are permitted.
5. Holiday Lights and Other Lighting: Except for seasonal holiday lights, all exterior lighting shall require the approval of the Architectural Control Committee. The Architectural Control Committee may establish standards for holiday lights. The ARC may require the removal of any lighting that creates a nuisance (e.g., unacceptable spill over to adjacent lot). Holiday lights may be placed on the Home thirty (30) days prior and must be removed seven (7) days after the holidays.
6. Animals: No animals of any kind shall be raised, bred or kept within the Homes for commercial purposes. Owners may keep domestic pets as permitted by Dade County ordinances and in accordance with the Rules and Regulations established from time to time by the Board Notwithstanding the

- the foregoing, pets may be kept harbored in a Home so long as such pets or animals do not constitute a nuisance. All pets shall be walked on a leash. No pet shall be permitted outside a Homeowners property except on a Leash. When notice of removal of any pet is given by the Board, the pet shall be removed within forty-eight (48) hours notice. Each owner shall be responsible for the activities of his pet.
7. Nuisances: No nuisance or any use or practice that is the source of unreasonable annoyance to others or which interferes with the peaceful possession and proper use of the community is permitted. No firearms shall be discharged within the community. Nothing shall be done or kept within the Common Areas, or any other portion of the community, including the home, which will increase the rate of insurance to be paid by Association.
  8. Storage: No temporary or permanent utility or storage shed, storage building, tent or other structure or improvement shall be constructed, erected, altered, modified or maintained on any lot within the project.
  9. Garbage cans: Trash collection and disposal procedures established by Association shall be observed. No outside burning of trash or garbage is permitted. No garbage cans, supplies or other similar articles shall be maintained by any Home so as to be visible from outside the Home. All garbage cans are to be put outside for pick-up no sooner than the night before and must be pick-up and put away the day of pick-up.
  10. Parking: Owners' automobiles shall be parked in the garage or driveway. All lawn maintenance vehicles shall park on the driveway of the home and not in the roadway or swale. No vehicle which cannot operate on its own power shall remain in Pearl Lakes for more than twelve hours, except in the garage of a home. No repair, except emergency repair of vehicles shall be made within the community, except in the garage of a home. No commercial vehicle, recreational vehicle, boat or camper, may be kept, unless stored or parked in the garage or behind fence where it is not visible from the front of the lot.
  11. Pressure Treatment: Roofs and/or exterior surfaces and/or pavements, including, but not limited to, walks and drives, shall be cleaned within thirty (30) days of notice by the ARC.
  12. Weeding: All beds are to be weeded upon every lawn cut. Weeds growing

in joints, in curbs, driveways, and expansion joints shall be removed as needed. Chemical treatment is permitted.

13. Trash Removal: Dirt, trash, cuttings and debris resulting from all operations shall be removed and all areas left in clean condition before the end of the day.
14. Driveways and Sidewalk Surface: No Owner shall install on a Lot, and the Architectural Review Board shall not approve, any sidewalk or driveway which has a surface material and/or color which is different from the materials and colors originally used or approved by the Developer. Further, no Owner shall change any existing sidewalk or driveway in a manner inconsistent with this Section.
15. An Owner who plans to be absent during the hurricane season must prepare his Home and Lot prior to his/her departure. No wood planks will be permitted to stay up for a period of five (5) days after a Hurricane. Shutters can remain closed during the hurricane season but must be removed or opened within five (5) days after a hurricane unless the Owner is out of the country. Please advise, in writing, if you plan to be out of the country during hurricane season and designate a firm or individual to take care of your Unit or Lot.
16. Right of Association to Enforce: Association shall have the right to enforce the foregoing Lawn Maintenance Standards by all necessary legal action. In the event that Association is the prevailing party with respect to any litigation respecting the Lawn Maintenance Standards, it shall be entitled to recover all of its attorney's fees and paraprofessional fees, and costs, at trial and upon appeal.



Name of Owner(s):			
Street Address:			
Community:		Lot:	Block:
Date:	Day Phone:	Evening Phone:	

Approval is hereby requested for the following modification(s), addition(s), and/or alterations as described below and on attached pages:

Type check applicable box and/or describe below:

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Addition<br><input type="checkbox"/> Doors Identical<br><input type="checkbox"/> Doors New<br><input type="checkbox"/> Driveway New<br><input type="checkbox"/> Driveway Recess Identical<br><input type="checkbox"/> Exterior<br><input type="checkbox"/> Exterior Identical<br><input type="checkbox"/> Exterior Paint Identical Color | <input type="checkbox"/> Garage Door<br><input type="checkbox"/> Hurricane Shutters<br><input type="checkbox"/> Landscaping<br><input type="checkbox"/> Other<br><input type="checkbox"/> Patio<br><input type="checkbox"/> Play Structure<br><input type="checkbox"/> Pool<br><input type="checkbox"/> Roof Identical | <input type="checkbox"/> Roof Repair<br><input type="checkbox"/> Satellite 18" Antenna<br><input type="checkbox"/> Screening Identical<br><input type="checkbox"/> Screening/Enclosure New<br><input type="checkbox"/> Solar Collectors<br><input type="checkbox"/> Tennis Court<br><input type="checkbox"/> Wall/Fence<br><input type="checkbox"/> Window Treatments |
|---|--|---|

THIS IS A RE SUBMITTAL   ☐ Yes   ☐ No

Additional Information: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Please Check the Appropriate Boxes:

- |  |  |
|--|--|
| <input type="checkbox"/> Initial Plans and/or Specifications Attached<br><input type="checkbox"/> Revised Plans and/or Specifications Attached<br><input type="checkbox"/> Drainage Surface Water Plan Attached<br><input type="checkbox"/> Grading Plan Attached<br><input type="checkbox"/> Tree Survey Attached<br><input type="checkbox"/> Lot Survey Attached | <input type="checkbox"/> Color Plan/Samples Attached<br><input type="checkbox"/> Materials Designation Plan/Samples Attached<br><input type="checkbox"/> Plans Sealed and Signed by Professional<br><input type="checkbox"/> Plans Signed by Owner<br><input type="checkbox"/> Proposed Improvement Contract Attached<br><input type="checkbox"/> Fee Enclosed (the greater of \$25 or 1% of improvement cost) |
|--|--|

Time for Completion of Improvements:	Anticipated Commencement Date:
Owner's Signature	Owner's Signature:

.....  
**FOR ACC USE ONLY!**

Date Application Received \_\_\_\_\_ Date of Approval/Disapproval \_\_\_\_\_

☐ Approved   ☐ Disapproved

(Architectural Control Committee)

Your approval is subject to the following:

1. You are responsible for obtaining any necessary permits from the appropriate Building and Zoning Department(s)
2. Access to areas of construction are only to be allowed through your property, and you are responsible for any damages done to the Common Areas during construction.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Explanation of Disapproval

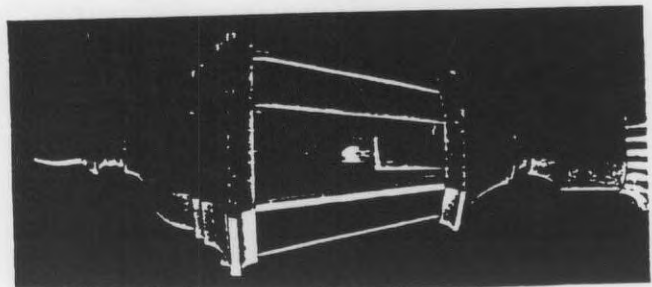
\_\_\_\_\_

\_\_\_\_\_

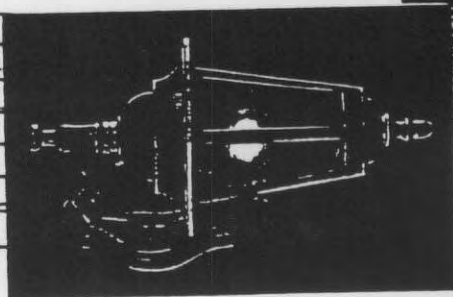
# OUTDOOR

# OUTDOOR

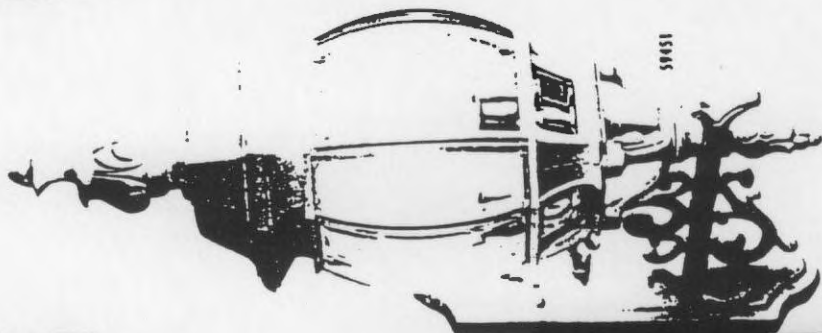
COLLECT



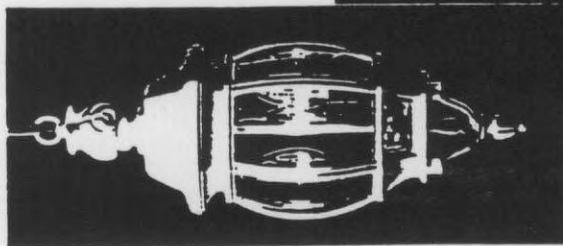
54760



59456



59451



59451 H

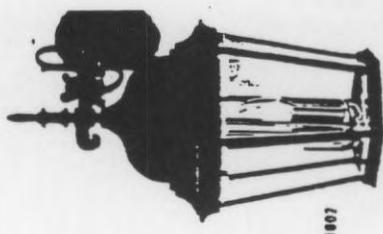


100

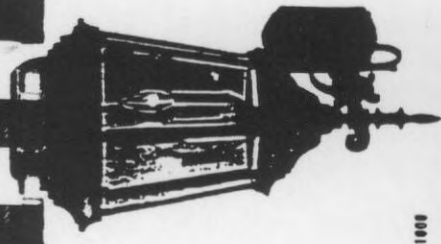
Fixtures  
54086  
54750  
54760  
59455  
59456

Fixtures  
100  
54490  
54094  
59450  
59450 H  
59450 PT

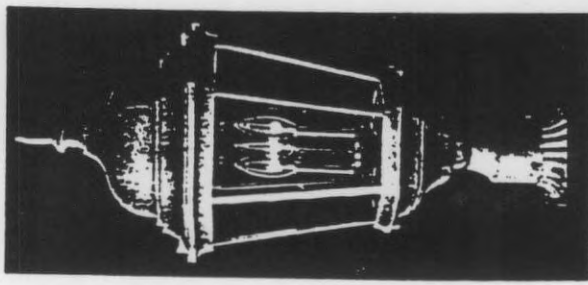
C O L L E



51007

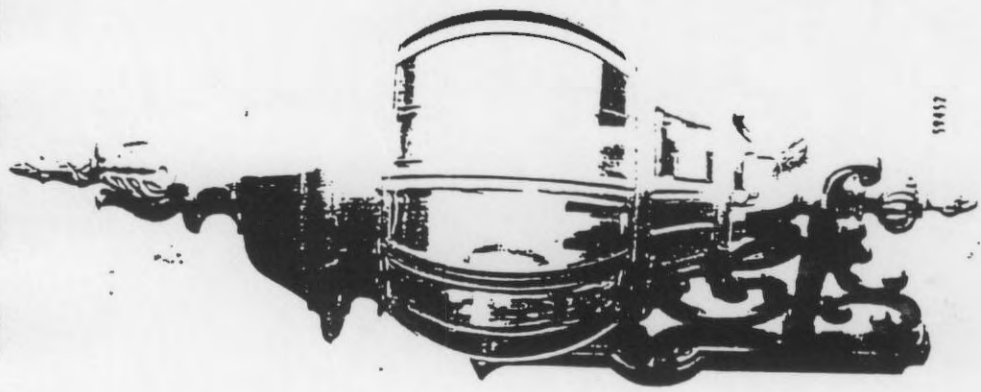


51008

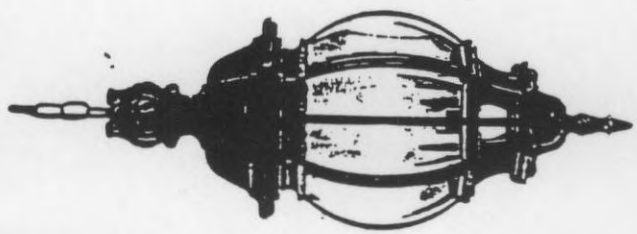


51001

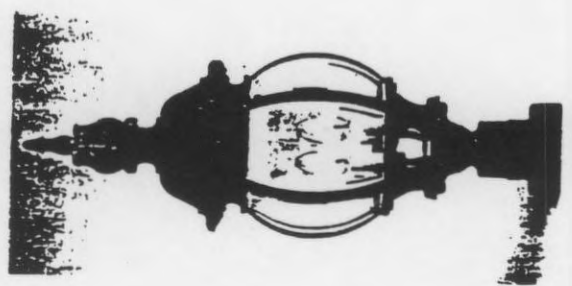
Figure	
59452	
59452 M	
59452 PI	
51000	
51001	
51002	



59452



59452 M



59452 PI