

VICTORIA GROVE HOMEOWNERS ASSOCIATION, INC.
AMENDED RULES AND REGULATIONS
APPROVED JANUARY 22, 2025

The following Rules and Regulations must be complied with in addition to those which are set forth in the Association's Declaration of Covenants and Restrictions as amended from time to time.

1. No window, wall or portable air condition units are permitted.
2. Front entrance doors and trim on houses must be in the approved color "Extra White" or approved wood look stain. Front entrance doors and garage doors must match in an approved finish/color. If the front entrance door and garage door(s) are stained, they must be re-stained or sealed annually by a licensed professional, a receipt of the paid invoice must be provided to the Association within fifteen (15) days of the annual work performed.
3. Exterior paint color on houses must be coordinated with the Association's color scheme pursuant to the Association's approved color chart. The approved colors are kept at the Association's on-site office.
4. All approved front exterior stack stone trim must be installed by a licensed and insured contractor/professional. No DIY (Do it Yourself) is allowed.
5. Roof tiles must be approved by the Association/ARC in style, make and color. The Association maintains specifications and color chart / color scheme at the Association's on-site office.
6. No plantings are permitted on Association common area. Any plantings on Association common area are subject to removal by the Association at any time.
7. Owners must have and maintain landscaping as required, allowed and approved by the Association, in first rate condition, including but not limited to that located in flower beds in the front/sides areas of their home/lot at all times. Owners may not remove flower beds as existed at original builder turnover of unit to first owner.
8. All central a/c units, approved standby generators and water softening equipment must be adequately shielded from the road and neighbors by Association approved hedges.
9. All landscape changes must be approved in writing by the Association prior to removal or installation. No plantings are allowed between homes in the front yard or on any easement. Approved privacy hedges may be planted in the rear and side yards inside the property line but may not be attached to any fence. Hedges must never exceed the height of the fence it is adjacent to and must always be maintained neat and tidy, no overgrowth allowed. Trees planted on front lawn must be a minimum of 6' tall (trunk of tree, not including canopy), the canopy of the tree shall be contained within the unit owner's lot. Front hedges limitation of ~~is~~ a maximum of 3' in height and 3' in diameter. Side yard / back yard hedges limitation of a maximum of 5' in height and 3' in diameter. Hedges must be maintained in first class condition at all times including trimming. No ficus hedges are allowed. No areca palms are

allowed. No coconut palms are allowed. No fish palms/fishtail palms allowed. No citrus trees are allowed. The original three (3) builder palms are required to be on the front lawn of each home.

10. Landscape statues and/or fountains may on be in developer original flower beds in the front yard or in the back yard and be no more than 3 feet in height for bird baths and no more than 5 feet in height for fountains and must be kept in first class condition at all times and otherwise maintained in good working order and free of debris, mold, etc. at all times.
11. Any hedges placed adjacent to fences must be maintained in first class condition, neat and tidy at all times, at the same height of fence, with no overgrowth allowed.
12. No landscaping can extend beyond your property line.
13. Outdoor patio furniture is only allowed in the back of houses/lots. No patio furniture is allowed on/in the front and/or side of any house/lot except and unless the house has a covered patio (paver or concrete) area under the original roof structure in the front (“front porch area”) and if so, then only outdoor patio furniture approved by the Association is allowed in this front porch area only.
14. No plantings are allowed adjacent to driveways.
15. A maximum of 2 potted plants for homes with 2 car garages and a maximum of 3 potted plants for homes with 3 car garages may be placed in front of each home placed on each side of the garage within 12 inches of the house structure.
16. A maximum of 2 potted plants for homes with 2 car garages and a maximum of 3 potted plants for homes with 3 car garages may be placed by the front door, on the front porch or on the walkway to the front door but may not interfere with ingress/egress to the front door of the home.
17. No installation of edging including, but not limited to concrete and/or brick pavers and the like, is allowed along driveways.
18. No widening of driveways is permitted. Driveways must remain the same size as originally delivered to the first owner by the developer.
19. Living walls, trellis and arbors are allowed if prior approval from Association is obtained. Any living wall, trellis or arbor must be maintained to a tidy condition at all times, no overgrowth is allowed.
20. New installations of hurricane shutters must be accordion type and white in color.
21. Hurricane shutters may be put up within twenty-four (24) hours of a named storm predicted to hit the Palm Beach County area by the National Hurricane Center and must be removed within seven (7) days after the passing of said named storm or after the State of Emergency is lifted, whichever is later.
22. Balconies are not allowed.
23. White aluminum fences, with a minimum of 4’ and a maximum of 5’ in height, are permitted on the side or back yard(s) having at least one (1) gate that is at least sixty (60”) inches in width are allowed after approval by the ARC. No fences are permitted within the front yard(s). Nothing may be attached to fences.

24. Pool decks can be concrete pavers or approved poured concrete with color and/or stamping around pool areas in back yards.
25. Retractable awning(s) are only allowed to be attached to the rear of the house after approval by the ARC, the color of which must match either the color of the house or the color of the roof of the house.
26. Patios are only allowed in the rear of houses and must be made with concrete pavers after approval by the ARC. No solid concrete or other material will be allowed.
27. Screened enclosures must be screened in entirely after approval by the ARC. Screens must go from “floor to ceiling”, have a maximum 6” white aluminum kick plate). The screen enclosure support must be made of white aluminum and all screens must be charcoal in color. No roofs, walls or half walls are permitted for a screened enclosure unless the roof is structurally attached to the existing home made out of the same material and to be painted and have roof tiles to both match the current home (must be the same as if the original developer constructed same) after approval of the ARC which may require blue prints, engineering plans and the like.
28. No house/lot may have more than five (5) security camera(s) and/or exterior lights installed at any time. Installation of security camera(s) and/or exterior light(s) must be secured to the structure of the home. No security camera(s) and/or exterior light(s) shall interfere with or otherwise create a nuisance to a neighbor or other resident with in the community.
29. Owners must keep and maintain their roofs, driveways, sidewalks/walkways and/or patios in first rate condition at all times including, but not limited to, periodically cleaning/power washing.
30. No additional permanent or semi-permanent structures are to be erected on any Lot or within the community including, but not limited to no additional living space allowed such as no enclosed garages and no enclosed patios. No modification(s) to the original house structure as originally delivered to the first owner by developer including, but not limited to, cutting into the original structure such as adding exhaust fans to the roof and/or enclosing windows, altering/adding onto the side of the home, etc., without prior ARC approval is permitted.
31. Installation of solar panels requires prior written authorization of the ARC.
32. Replacement windows must be of like kind and style as the original developer installed windows or horizontal windows as approved by the ARC, no window shall be replaced without prior ARC approval.
33. Satellite dishes should be placed on the side near the rear (back) of the home or in the rear (back) of the home.
34. Any whole house generators, water softeners, pool equipment and hot tubs must be approved by the Association/ARC, be permanently installed and must be screened from view by approved vegetation/shrubs. Hot tubs may only be installed in the corner inside privacy wall and shall be installed on a paver foundation.

35. Holiday lighting is allowed as follows: The earliest in any given calendar year from Thanksgiving Day and must be taken down and stored from the exterior of the property by January 15.
36. No parking is allowed in/on the streets within the community from 1am to 6am.
37. Driveway parking is limited to maximums as follows: Homes with 3 car garages are allowed 3 cars to be parked on the driveway and 1 car allowed to be parked on the apron regardless of size of the apron. Homes with 2 car garages are allowed 2 cars to be parked on the driveway and 1 car allowed to be parked on the apron regardless of the size of the apron.
38. Garbage and/or recycle bins must not be stored on the exterior of the unit. Garbage bins may only be put outside the house/home at the curb for that Lot for pickup from 5pm the day before pickup to 7pm the day of pickup.
39. Vegetation/tree trimming pickup is on Saturday mornings only and accordingly, said debris for pick up may only be put outside the house/home at the curb for that Lot for pick up from Friday at 5pm the evening before pick through pick up. No additional debris/cuttings shall be left after that Saturday pick up until the following Friday evening. In other words, no debris/cuttings shall be on the exterior of the property/Lot from Saturday afternoon through Fridays at 5pm.
40. Dumpsters, PODS, rental trucks and the like necessary for moving and/or renovation must be scheduled with the Association's office and removed as required by the Association.
41. No golf carts, motorcycles, motorbikes, mopeds, go karts, dirt bikes or all-terrain vehicles are permitted within the Victoria Grove community except with related to motorcycles if they are properly licensed and registered.
42. No permanently installed basketball backboards are permitted. No portable basketball backboards may be kept outside or stored of a Unit overnight or when not in use and must be stored within a Unit (or garage) overnight and when not in use.
43. All owners, residents and guests must obey all traffic rules including speed limits (15 MPH) and gate access (ingress and egress). The cost of any damage to the Association's gates plus a \$300 administrative fee will be billed to the offending owner and/or driver of said vehicle.
44. All permitted vehicles must have valid current license plate/tag. No trucks with more than 2 axels or which are longer than a vehicle of commercially made (no modifications) reasonable size and length or any vehicle manufactured for commercial purposes are allowed. No oversized vehicles allowed. No boats, jet skis, recreational vehicles, campers, trailers or box trucks are allowed to be parked on the road or stored overnight within the Victoria Grove community unless strictly within a closed garage. Boats, jet skis, recreational vehicles, campers, trailers, box trucks or any vehicle manufactured for commercial purposes are only allowed to load and unload for a period of no longer than 6 hours per day - no overnight parking is allowed. No commercial advertising or markings (temporary or permanent allowed) including, but not limited to, magnetic signs on vehicles and vehicle wraps, which are both strictly prohibited.

45. Only residential use is permitted within the community, no commercial use allowed including, but not limited to, any trade, business, professional or commercial matters whether or not they generate or intent to generate income.
46. Personal property of any resident shall be kept inside the Unit. No personal property other than patio furniture and accessories, BBQ grills, approved non-permanent removable gazebos with soft top only and approved playground equipment in good condition may be kept in the back yard of a LOT. The Association shall have the sole discretion in approving any personal property to be kept or stored on a LOT. All patio furniture, BBQ grills and approved soft top gazebos must be removed from the exterior of the home within 24 hours of a named storm.
47. No trampolines are allowed on any Lot and/or within the community at any time.
48. No Owner or Resident shall install or allow to be kept overnight on any part of the exterior of their LOT any sports, recreational, ~~or~~ toddler/children equipment or bounce houses without the prior written consent of the Association. Installation of children swing sets require prior ARC approval.
49. Clubhouse rental is for Unit Owners only and an Owner must be present at all times during the rental period. Tenants or other residents cannot rent the clubhouse
50. No permanent kitchens are allowed to be installed in any garage.
51. Owners or their agents may provide a list of scheduled appointments to the guard gate but may not permit an “open entry” to the unit for open houses. All visitors and guests must be individually permitted into the community.
52. Standby Generators require prior ARC approval. See ARC criteria and requirements for additional information. Pets/Animals are permitted, subject to regulation and restriction, by the Board, of pets, including, but not limited to, prohibiting certain breeds (including mixed breeds) of dogs. A pet is defined as a domestic or household dog, cat, fish or bird. A responsible person is defined as a person sixteen (16) years of age or older capable of controlling the pet in question.
 - a. A maximum of two (2) pets are permitted for each Unit if both weight under 50 pounds or one (1) pet if a pet weighs over 50 pounds.
 - b. Animals are not permitted outside any Dwelling Unit, including within a fenced backyard or garage, nor on any Association Common Areas, unless under the control and within the immediate presence of a responsible person. In the case of dogs or cats, except within the confines of a fenced yard, they must be kept on a leash of a reasonable length controlled by the responsible person. Birds must be kept in a cage when on the exterior of a home.
 - c. Owners and Occupants are responsible for immediately cleaning up after their pet(s)/animals and disposing of its solid waste within the community, whether or not within the Common Area or a Lot including their own yard.
 - d. No pet/animals may be left unattended within a Unit’s patio or yard (front/side/rear) including, but not limited to, no staking or otherwise tying and leaving any pet/animal outside.

No pet may be of a breed considered by the Board to be dangerous or a nuisance to include, but not limited to, American Pit Bull Terriers, American Staffordshire Terriers, American Bullies, Staffordshires Bull Terriers, Doberman Pinchers and/or Rottweilers breeds or any mixed breed dog whose DNA contains any of the aforementioned breeds. Any current registered pet/animal of any of the foregoing breeds will be Grandfathered but no replacement pet/animal of said breeds and/or any mixes thereof will be approved. The Association may require evidence/proof of the breed(s) of any animal including, but not limited to, a certificate certified by a Florida licensed veterinarian stating the DNA of said animal.

- e. No pet or animal of any breed is allowed that is a “Dangerous Dog” defined as follows:
 - i. Has aggressively bitten, attacked, endangered or has inflicted injury or death to any person or animal; or
 - ii. Has, when unprovoked, chased or approached any person in a menacing fashion or apparent attitude of attack; provided however, a dog shall not be a “Dangerous Dog” if the threat, injury, death or damage was sustained by a person who, at the time, was unlawfully on the dog owner’s property, or while lawfully on the dog owner’s property, was tormenting, abusing or assaulting the dog, its owner or a family member or otherwise the dog was protecting or defending a human being within the immediate vicinity of the dog from an unjustified attack or assault.