

THIRD AMENDED AND RESTATED
ARCHITECTURAL PLANNING CRITERIA FOR
WOODFIELD HUNT CLUB HOMEOWNERS' ASSOCIATION, INC.

1. The Architectural Planning Criteria shall be amended to read as follows:

ARCHITECTURAL PLANNING CRITERIA

WHEREAS, the Declaration of Covenants and Restrictions for Woodfield Hunt Club, as recorded in the Public Records of Palm Beach County, Florida provides that the Board of Directors of Woodfield Hunt Club Homeowners Association, Inc. (the "Association") a Florida corporation, shall form a committee known as the Architectural Review Board (the "ARB"); and

NOW THEREFORE, the Association has appointed a committee to be known as the ARB, and in accordance with the duties and obligations imposed upon said committee by the Declaration of Covenants and Restrictions for Woodfield Hunt Club the Board of Directors of the Association, upon recommendation of the ARB, does hereby adopt the following Architectural Planning Criteria.

1. BUILDING TYPE. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling contained not less than thirty-three hundred (3,300) square feet of livable enclosed floor area (exclusive of open or screen porches, terraces garages, and a guest house as provided by Boca Raton Code of Ordinances, either structure not to exceed twenty-five (25) feet in height, however, in single family residential structures portions of roofs, not exceeding 40% of the total roof area, may extend up to a maximum height of 35 feet, provided that no portion of the finished roof may extend beyond 35 feet as measured from the established grade. No part of any roof in a single-family residential structure may exceed 25 feet as measured from the established grade if that portion of the roof exceeds 40% of the total roof area, in accordance with City Codes and Ordinances. However, flat roofs or portions of roofs with a roof pitch less than 1.5 on 12 (1.5/12) feet shall not extend beyond 25 feet in height as measured from the established grade. See § 28-342. Building height, Boca Raton Code of Ordinances. The single-family dwelling must also contain a private and enclosed garage for not less than two (2) and no more than four (4) cars.

2. LAYOUT. No foundation for a building shall be poured, nor shall construction commence in any manner or respect, until the layout for the building is approved by the ARB and the requirements for demolition and major construction, which are set forth in Section 31 below are followed. The purpose of this approval is to ensure that no trees are unnecessarily disturbed and that the home is placed on the lot in its most advantageous position.

3. EXTERIOR COLOR PLAN. The ARB shall have final approval of all changes to exterior color plans and each Owner must submit to the ARB a color plan showing the color of the roof,

exterior walls, shutters, trims, etc. The ARB shall consider the extent to which the color plan is consistent with the homes in the surrounding areas and the extent to which the color plan conforms with the natural color scheme of and for Woodfield Hunt Club. There should not be contiguous houses plus two (i.e. two doors away or across the street) with the same color scheme (i.e. exterior paint and roof color should not be so similar as to neighbors).

4. **ROOFS.** Flat roofs may only be permitted with approval by the ARB. Such areas where flat roofs may be permitted are Florida rooms, entryways, porches and patios. There shall be no flat roofs on the entire main body of a building. The minimum pitch roof for a single-story building will be 4/12 and the minimum pitch roof for a two-story building will be 3/12. Mansard roofs will not be permitted.

The composition of all pitched roofs shall be tile, cedar shake shingle, slate, concrete, or metal construction, or other composition approved by the ARB. Asphalt shingles will not be allowed.

Roofs are to be cleaned and maintained at all times. Cleaning must encompass the entire roof.

5. **GARAGES.** In addition to the requirements stated in Paragraph 1 above, all garages shall have a minimum width of twenty-two (22) feet for a two-car garage, thirty-three (33) feet for a three-car garage, or forty-four (44) feet for a four-car garage, as measured from the inside wall of the garage. All garages must have either a single overhead door with a minimum door width of sixteen (16) feet for a two-car garage, or two (2) sixteen (16) foot doors for a four-car garage, or two (2), three (3), or four (4) individual overhead doors, each a minimum of eight (8) feet in width. Garage doors shall be operated by an electric door opener. No carports will be permitted. Temporary protective coverings on cars are prohibited. Overnight parking of vehicles is permitted only in garages and driveways. Only non-commercial passenger vehicles shall be parked or stored upon any lot. Vehicles with commercial lettering shall not be parked outside overnight. Cars shall not be parked on sidewalks. Garage doors shall be maintained. Decorative wood slats shall be replaced when needed.

6. **DRIVEWAY CONSTRUCTION.** All dwellings shall have a paved driveway of stable and permanent construction of at least eighteen (18) feet in width at the entrance to the garage. Unless prior approval is obtained from the ARB, all driveways must be constructed with concrete, pavers, or a comparable material. No asphalt driveways shall be allowed. Where curbs are required to be broken for a driveway entrance, the curb shall be repaired in a neat and orderly fashion acceptable to the ARB. Driveways shall be maintained in a clean condition and shall be repaired where necessary.

7. **DWELLING QUALITY.** The ARB shall have final approval of all exterior building materials. Eight inch (or larger) concrete blocks shall not be permitted on the exterior of any building or detached structure unless prior approval is obtained from the ARB. The ARB shall discourage the use of imitation materials for facades and encourage the use of front materials

such as brick, four- or five-inch block, stone, wood, tile and stucco, or a combination of the foregoing.

8. **SIGNS.** No sign of any kind shall be displayed to the public view on any lot except for the following:

Homeowners shall not display or place any sign or character including “for rent” or “for sale” signs except a sign displaying the word “open”, not to exceed five square feet, may be displayed on the homeowner’s Lot during anytime the homeowner or his designated representative is in attendance during an open house.

9. **GAMES AND PLAY STRUCTURES.** Homeowners shall be allowed all basketball backboards and hoops without prior ARB approval, as long as, such basketball backboards and hoops are portable commercially manufactured, adjustable from 6 feet to 10 feet only, located at least 10 feet from any sidewalk, and are maintained in good condition. Homeowners may be allowed to install a permanent basketball backboard and hoop structure with ARB approval, however, such basketball backboards and hoops must be commercially manufactured, adjustable from 6 feet to 10 feet only, located at least 10 feet from any sidewalk, and are maintained in good condition. In no event shall placement of basketball structures prevent the use of garages or cause vehicles to block sidewalks. Use of basketball structures shall be permitted on weekdays between 8:00 a.m. – 9:00 p.m., and on weekends between 9:00 a.m. – 9:00 p.m. All other play structures, play forms, doghouses, playhouses and any other structure of a similar kind or nature shall be screened from view and located at the rear of the dwelling, or on the inside portion of corner lots and within the building setback lines. The setback lines are defined as the front and side planes of the dwelling as constructed. Such structures must have prior written approval of the ARB.

10. **FENCES AND WALLS.** The composition, location and height of any proposed fence or wall to be constructed on any lot shall be subject to the approval of the ARB. Chain link fences shall not be permitted. All fences shall comply with the same frontal setback requirements of the building structures. Side and back fences shall be at least eighteen inches (18”) inside the property lines, unless neighbors wish to share a fence at their Lot boundary. The ARB shall require the composition of any fence or wall to be consistent with the material used in the surrounding homes and other fences, if any. The ARB requires that a fence that can be seen from the front yard or the street shall have adequate landscaping to screen the fence barrier, so homeowners should take into consideration the eighteen inch (18”) setback for property line hedges when placing a fence or wall near their property lines. The top of the fence must be level where the ground is uneven. If you are going to plant hedges within the eighteen inch (18”) setback, you must get the approval of your adjoining neighbor.

11. **LANDSCAPING.** Landscaping criteria will be established by ARB. Landscape Plan, Landscaping Plan Requirements, and Landscaping Components are set forth respectfully in Section 25, 26, and 27 below. A copy of any additional criterion can be obtained from the ARB. The ARB’s Landscape Architect will require a minimum number of trees, shrubs,

ground cover, etc. to achieve the desired effect. At a minimum, sod is required on all front, side, and rear yards on all pervious surfaces. The homeowner will be required to irrigate and sod easements, as well as areas adjacent to the lakes and canals which border the individual homeowner lots, unless maintained by a municipality or governmental agency. Irrigation from the canal or lake will be allowed provided that the irrigation intake valve is submerged in the water and is not visible. No visible floaters are permitted and all inflow pipes are to be buried underground. Homeowners shall keep sidewalks free of landscaping branches and other landscape debris so as not to interfere with pedestrian right of way. The Landscaping of corner Lots in or by cul-de-sacs in which the backyard of the Lot is visible from the street or by the front yard of a neighboring Lot must be given special examination and analysis when considering a Landscape plan. This amendment to the Landscaping Requirements is meant to be a guideline to be used and followed by all residents, however, the enforceability of the provisions of this Amendment will only take affect after the recording of this Amendment.

12. SWIMMING POOLS AND TENNIS COURTS. Any swimming pool or tennis court to be constructed on any lot shall be subject to all applicable laws and regulations and requirements of the ARB, which includes, but is not limited to, the following:

- A. Composition to be of material thoroughly tested and accepted by the industry for such construction;
- B. The outside edge of any pool wall may not be closer than four (4) feet to a line extended and aligned with the side walls of the dwelling unless approved by the ARB;
- C. No screening of any pool area may extend beyond a line extended and aligned with the side walls of the dwelling unless approved by the ARB;
- D. Screening may not be visible from the street in front of the dwelling;
- E. Location and construction of tennis or badminton courts must be approved by the ARB;
- F. Any lighting of a pool or other recreation area shall be designed so as to buffer the surrounding residences from the lighting;
- G. Drainage or pools must conform to city requirements.

If one owner elects to purchase two (2) adjoining lots and use one for recreation purposes, the lot used for recreation purposes must be adequately screened by landscaping and/or walls or fences on both the front and side as required by the ARB. It shall be the intent of the ARB to screen any such use from public view.

13. GARBAGE AND TRASH CONTAINERS. No lot shall be used or maintained as a dumping ground for rubbish, trash, or other waste. All trash, garbage and other waste shall be kept in sturdy, leakproof closed sanitary containers and, except during pickup, if required to be placed at the curb, all containers shall be kept within an enclosure screened from view which the ARB shall require to be constructed with each dwelling. In no event shall trash, garbage, landscape debris and other waste be placed at the curb before 7:00 p.m. of the evening before a scheduled pickup. The location, duration and use of dumpsters and other temporary construction-related structures shall be subject to ARB criteria.

14. TEMPORARY STRUCTURES. No structures of a temporary character, such as a trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence wither temporarily or permanently.

15. REMOVAL OF TREES. In reviewing building plans, the ARB shall consider the natural landscaping such as trees, shrubs, and palmettos, and requires the Owner to incorporate them in their landscaping. As a result, a tree survey will be required clearly indicating which trees will be removed and which trees shall remain. No trees or shrubs, the trunk of which exceeds six inches (6") in diameter, shall be cut, or removed without approval of the ARB. All tree removals shall be subject to any applicable city or county ordinances and approvals.

16. WINDOW AIR CONDITIONING UNITS. No window or wall air conditioning units shall be permitted.

17. MAILBOXES. No mailbox or paper box or other receptacle of any kind for use in the delivery of mail or newspapers or magazines or similar material shall be erected on any lot unless and until the size, location, design, and type of material for said boxes or receptacles shall be approved by the ARB. In order to comply with all existing and future United States postal regulations and for the purpose of promoting consistency and uniformity in the community, the ARB shall have the authority to require homeowners to replace their mailboxes with a mailbox approved by the Association within ninety (90) days of receipt of a request to replace the mailbox. To the extent that the homeowner does not replace the mailbox within said time, then the ARB shall notify the Board of Directors of the Association. Pursuant to Article VI of the Declaration of Covenants and Restrictions for Woodfield Hunt Club, the Association shall have the authority to replace or repair, as appropriate, the mailbox with an approved mailbox and assess the cost of such replacement or repair against the lot or lots upon which such replacement was performed by the Board of Directors. Mailboxes must be properly maintained.

18. SIGHT DISTANCE AT INTERSECTION. No fence, wall, hedge, or shrub planting which obstructs sight lines and elevations between two (2) and six (6) feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines, or in the case of a rounded property corner, from the intersection of a street property line with the edge of driveway or alley pavement. No trees shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sightlines.

19. UTILITY CONNECTIONS. Building connections for all utilities, including, but not limited to, water, electricity, telephone, internet and television shall be run underground from the proper connecting points to the building structure in such a manner to be acceptable to the governing utility authority.

20. ARB REPORTS. The ARB's approval or disapproval as required in this Architectural Planning Criteria, shall be delivered to the Board of Directors of the Association and to the lot owner submitting same.

21. OUTSIDE CONTRACTORS. No contractor, vendor, material supplier or other provider of goods or services may make any delivery or perform any work on any dwellings, or on the grounds or landscaping of any lot, except between the hours of 8:00 a.m. and 6:00 p.m. on Monday through Friday or between 9:00 a.m. and 6:00 p.m. on Saturday. No such delivery or work may be done on any legal holiday.

22. ANTENNAE AND SATELLITE DISHES. The ARB may impose reasonable requirements and restrictions on the location and installation of any aerial, antenna, or satellite dish upon any Lot in Woodfield Hunt Club, or for any other reason where such requirements and restrictions do not unreasonably increase cost of such installation or interfere with reception of any radio, television, or other signal. Such requirements and restrictions shall comply with all applicable laws, rules and regulations of any governmental entity.

23. HURRICANE AND SECURITY SHUTTERS. Hurricane and security shutters shall not be used or left in the closed or down position except during the time period beginning 72 hours before the predicted arrival of a hurricane or named storm and ending 72 hours after a hurricane or named storm warning has ceased. Permanent shutters shall blend in with the color of the dwelling.

24. NON-INTERFERENCE WITH EASEMENTS. No structure or other material shall be placed or permitted to remain on a lot which may damage or interfere with the installation or maintenance of utilities or drainage facilities located in the utility easements shown on the plot. The easement area located on each lot and all improvements thereon shall be maintained continuously by the lot owner except for those improvements the maintenance of which is the responsibility of a public authority, private utility or the Association. No structure can be built on any easement. No permanent structure or plant material of any kind shall be permitted on any lake easement, including without limitation, house structures of any kind, walls or any other structure considered permanent.

25. LANDSCAPE PLAN APPROVAL PROCESS. A landscape plan or sketch for each lot and for each Project shall be submitted to the ARB for approval prior to any material changes to the landscaping. In addition, a landscaping plan must be part of any fence approval requested from the ARB. If your project is a major landscape improvement, please see directions on how to submit a landscape plan below.

√ **CREATE A LANDSCAPE PLAN.** Use the plan checklist below and refer to the landscape criteria/requirements in Section 26 to create a successful landscape plan.

- A. Plan or sketch is drawn to an architectural/engineering scale no less than 1"-10', with a north arrow
- B. Plan or sketch clearly identifies and shows the location of the home, street, mechanical equipment, driveways, sidewalks, fencing, pools, adjacent tree canopy encroachments, and any other proposed elements
- C. Plan or sketch locates turf, trees, shrubs, groundcover, rock, and mulch
- D. All trees and landscape beds receive rock or mulch
- E. A plant list with common/botanical name, quantity, spacing, and size of all species.
- F. Fencing plan or sketch identifies materials and color and includes a landscape plan

√ **SUBMIT TO THE ARB FOR APPROVAL.** Fill out the Landscape Improvement Approval Form. Submit all items listed on the form.

√ **INSTALLATION PERIOD.** Create a timeframe for installation. Homeowners have 60 days after the time of approval to begin landscape work and 90 days from approval to complete landscaping work.

26. LANDSCAPING CRITERIA. All landscape plans submitted to the ARB shall provide for and conform to the following requirements:

A. The ARB requires owners to submit plans or sketches to scale (this may be a marked-up Survey for Projects not deemed a major landscape improvement) which are consistent and harmonious with landscaping in the neighborhood. No sod, tree or shrubbery shall be removed by a homeowner without prior written approval of the ARB. Plant material killed by insects, disease, frost, freeze, drought or other means must be replaced within thirty (30) days.

B. No structure, pools, ponds, planting, or other materials shall be placed or permitted to remain in the front of a lot or visible from the street, if it may damage or interfere with the elevation or slope of the surface of the lot, create erosion or sliding problems, or change the direction, or obstruct or retard the flow of water through drainage channels. Resident landscaping cannot encroach upon, interfere with or otherwise negatively impact any community property, landscaping, structure or feature.

C. Each lot must have installed an automatic underground sprinkler system with the capability of regularly and sufficiently watering all lawn and plant areas of the lot.

D. Consider sun, shade, water requirements, soil, tree/palm form at maturity, etc. when choosing the species and location of plant material. Refer to the Florida Department of Agriculture and Consumer Services 'Noxious Weeds' list prevent choosing invasive species. No ficus hedges or plants are permitted. Sod shall be Saint Augustine 'Floritam' or approved substitute. Sod is required on all front, side, and rear yards of each lot on pervious land. Seeding/sprigging is not permitted. Weeds are not considered grass or sod. The shrub requirement (Area of shrubs/groundcover required ($C \times .15 = D$) is for the front yard, or in the case of a corner lot, the front and side yard facing the street. If a property has a circular driveway, it is recommended that the island have either a large or medium tree planted inside the island, if possible, or if the requirement of trees has been met for the Lot, then shrubs, plant material, mulch, decorative rocks or stones, or palm trees. The island must be visually appealing and planned by a landscape architect. An island may have sod and/or mulch only, upon approval from the ARB. No portion of an island or front yard shall show any dirt, sand or other barren or dead patches, the same will either have to be re-sodded, re-mulched or have decorative rocks or stones placed to cover same. Failure to maintain any portion of the lawn or plants on the exterior of the building, may subject the homeowner to fines by the Association not to exceed \$1,000.00 per occurrence, and such fines may become liens upon the property pursuant to Florida Statute and the Declaration.

E. No artificial plants are permitted on the exterior of any lot or structure.

F. Pools, air conditioning equipment, fences, generators, and any other items attached or installed on the exterior areas of the home must appear on the landscape plan. These items shall be adequately screened from view of adjacent property with landscaping. Above ground mechanical equipment shall be screened at least to the height of the equipment.

G. Each residential lot participates in the maintenance of the streetscape of Woodfield Hunt Club. *Bucida cuceras* (Black Olive) trees and other shade trees have been planted in the swales at each lot line where it intersects the street right of way line. These trees shall not be removed by any Homeowner unless written authorization is received by the Board of Directors.

H. Each lot owner shall be required to maintain a minimum requirement of shade trees determined by the Landscape Calculations chart. Other shade trees may be selected from large shade tree varieties or medium sized ornamental or flowering trees. The shade trees should have a mature spread of at least 30' depending on the location on site, proximity to the house, and overall design implications. It is recommended that corner lots or lots that are considerably larger than average plant more than the minimum number of trees.

I. Palms can be substituted for shade trees. However, 3 small or medium palms will be required in lieu of each shade tree. Large palms selected from the "Large" list section of the Recommended Tree List (below) such as Royals Palms, Coconut Palms, and Date Palms, will count as 1 tree equivalent. See the Recommended Tree Species List.

J. Tree Standards: Trees must be a minimum of 12' in height with a DBH of 3". Trees must have a minimum of 5' clear trunk. Palms must be a minimum of 12' in height with a minimum of 10' clear trunk at time of planting. Minimum Florida #1 grading.

K. Large shade trees shall not be planted in locations that will immediately or in the future create a nuisance, seriously shade a pool, screen the view of an adjoining property, or interfere with Association Common Property or elements. The shade patterns of trees and the possible damage by encroaching roots and branches should be considered in choosing the location of trees. Trees shall be chosen from the Recommended Large & Medium Tree Species List. Palms shall be chosen from the Recommended Large Palms list. Landscape Plans to abide by FPL Guidelines: Right Tree Right Place.

L. Appropriate plant materials should be of reasonably mature size and spread giving the property a finished, complete, and established aspect, allowing for 'manicured' growth. Groundcover beds shall be planted in such a manner so as to provide 75% coverage within a six-month period and 100% coverage in a year.

M. Long horizontal or vertical surfaces (e.g. solid walls) should be interrupted and modulated by plantings. The horizontal sections of the front elevation (and side for corner lots) must have a minimum of 90% coverage by plants being a minimum of 18" tall on pervious areas.

N. Strong definitions of property lines may be established through the use of hedges and fences. Fences visible from the street need to be concealed by hedges and plant material.

O. Plantings, including bushes and trees may be placed along the side property lines within a homeowner's property lines, or on the property line as may be mutually agreed upon by adjacent property owners, but not beyond the front of the house and in some cases not all the way to the rear property line if such will impede the view to the lake for an adjacent property owner. Views of the waterways from adjoining lots should not be screened from view.

P. Once a landscape plan is approved, all improvements shown on the plans must be installed within 120 days, unless a separate schedule has been approved by the ARB. Failure to install or maintain the landscape will be considered a violation of this Code.

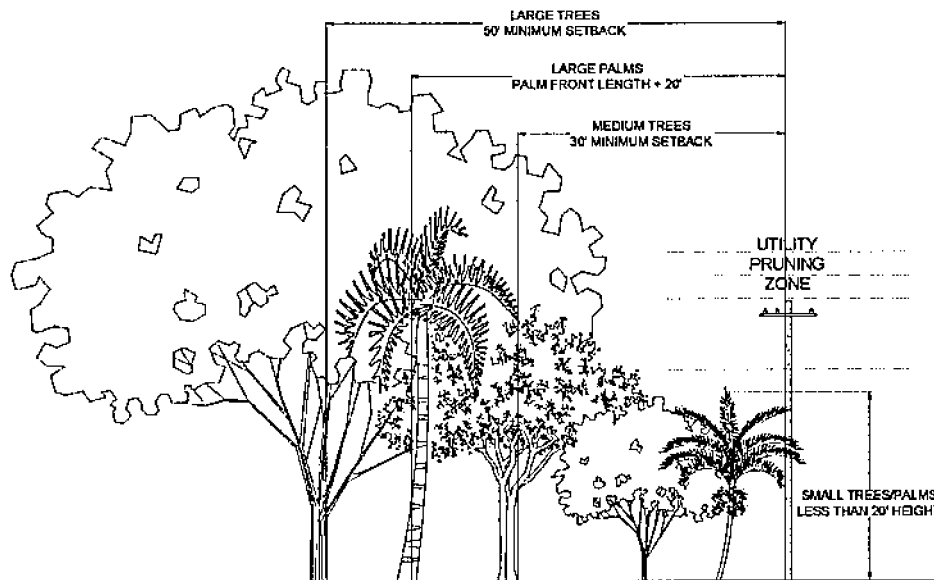
Q. Each homeowner must fill out the Landscape Calculations chart on the Landscape Plan Approval Form to calculate the number of trees, groundcover, and shrubs required for their lot. Homeowners must comply with the minimum requirements for landscape plan approval.

LANDSCAPE CALCULATIONS

A. Total lot area	S.F.
B. Impervious area: building, driveway, walkways, patios, etc.	S.F.
C. Pervious area ($A - B = C$)	S.F.
D. Area of shrubs/groundcover required ($C \times .15 = D$)	S.F.
E. Area of shrubs/groundcover provided	S.F.
F. Number of trees required ($A \div 5000 = F$) *	* trees
G. Number of trees provided including existing trees *	* trees

* Round down if there is not a whole number after calculation

FPL GUIDELINES : RIGHT TREE RIGHT PLACE



RECOMMENDED TREE SPECIES LIST

LARGE TREES

Common Name	Botanical Name
*Red Maple	<i>Acer Rubrum</i>
Shady Lady Black Olive	<i>Bucida buceras 'Shady Lady'</i>
*Satinleaf	<i>Chrysophyllum oliviforme</i>
*Green Buttonwood	<i>Conocarpus erectus</i>
Royal Poinciana	<i>Delonix regia</i>
Rusty Fig	<i>Ficus rubiginosa</i>
*Loblolly Bay	<i>Gordonia lasianthus</i>
Jacaranda	<i>Jacaranda mimosifolia</i>
*Wild Tamarind	<i>Lysiloma latisiliquum</i>
*Sweetbay Magnolia	<i>Magnolia virginiana</i>
*Mastic Tree	<i>Pistacia lentiscus</i>
*Slash Pine	<i>Pinus elliotii</i>
*Live Oak	<i>Quercus virginiana</i>
*Laurel Oak	<i>Quercus imbricaria</i>
*West Indian Mahogany	<i>Swietenia mahagoni</i>
*Bald Cypress	<i>Taxodium distichum</i>
Paradise Tree	<i>Simarouba glauca</i>

MEDIUM TREES

Common Name	Botanical Name
Orchid Tree	<i>Bauhinia spp.</i>
Bulnesia	<i>Bulnesia arborea</i>
*Gumbo Limbo	<i>Bursera simaruba</i>
Bridal Veil	<i>Caesalpinia granadillo</i>
*Fiddlewood	<i>Citharexylum fruticosum</i>
*Pitch Apple	<i>Clusia major</i>
*Pigeon Plum	<i>Coccoloba diversifolia</i>
*Seagrape	<i>Coccoloba uvifera</i>
Japanese Blueberry	<i>Elaeocarpus decipiens</i>
Japanese Fern Tree	<i>Filicium decipiens</i>
*Dahoon Holly	<i>Illex cassine</i>
*East Palatka Holly	<i>Illex x attenuata 'East Palatka'</i>
*Black Ironwood	<i>Krugiodendron ferreum</i>
*Lancewood	<i>Nectandra coriacea</i>
Queens Crepe Myrtle	<i>Lagerstroemia speciose</i>
Frangipani	<i>Plumeria rubra</i>
*Yellow Tabebuia	<i>Tabebuia caraiba</i>
Pink Tabebuia	<i>Tabebuia heterophylla</i>
*Yellow Elder	<i>Tecoma stans</i>

SMALL TREES

Common Name	Botanical Name
Silver Buttonwood	<i>Conocarpus erectus var. sericeus</i>
*Orange Geiger	<i>Cordia sebestena</i>
White Geiger	<i>Cordia boisierr</i>
Jamaican Caper	<i>Capparis cynophallophora</i>
Glaucus Cassia	<i>Cassia surattensis</i>
Clusia	<i>Clusia guttifera</i>
Oleander - Standard	<i>Nerium oleander</i>
*Lignum Vitae	<i>Guaiacum sancutm</i>
Crepe Myrtle	<i>Lagerstroemia indica</i>
*Jatropha	<i>Jatropha integerrima</i>
Ligustrum	<i>Ligustrum japonicum</i>
*Simpson's Stopper	<i>Myrcianthes fragrans</i>
*Wax Myrtle	<i>Myrica cerifera</i>
Singapore Frangipani	<i>Plumeria obtusa</i>
*Sweet Acacia	<i>Vachellia farnesiana</i>

LARGE PALMS Note: (1) large palm = (1) tree

Common Name	Botanical Name
*Coconut Palm	<i>Cocos nucifera</i>
Canary Island Date Palm	<i>Phoenix canariensis</i>
Medjool Date Palm	<i>Phoenix dactylifera</i>
Sylvester Date Palm	<i>Phoenix sylvestris</i>
Senegal Date Palm	<i>Phoenix reclinata</i>
*Royal Palm	<i>Roystonea regia</i>
Bismark Palm	<i>Bismarckia nobilis</i>

MEDIUM PALMS Note: (3) medium palms = (1) tree

Common Name	Botanical Name
Hurricane Palm	<i>Dictyosperma album</i>
Blue Latania	<i>Latania loddigesii</i>
Chinese Fan Palm	<i>Livistona chinensis</i>
Alexander Palm	<i>Ptychospermum elegans</i>
*Sabal Palm	<i>Sabal palmetto</i>
Christmas Palm	<i>Veitchia merrillii</i>
Montgomery Palm	<i>Veitchia montgomeriana</i>
Washingtonia Palm	<i>Washingtonia robusta</i>
Foxtail Palm	<i>Wodyetia bifurcata</i>
Macarthur Palm	<i>Ptychosperma macarthuri</i>

SMALL PALMS Note: (3) small palms = (1) tree

Common Name	Botanical Name
Adonidia Palm	<i>Adonidia merrillii</i>
Areca Palm	<i>Dypsis lutescens</i>
Bottle Palm	<i>Hyophorbe lagencaulis</i>
*Thatch Palm	<i>Thrinax radiata</i>

Shrubs

- Wax Myrtle
- Gallberry (*Ilex glabra*) Azalea sp.
- Florida Anise
- Gardenia
- Schillings Holly Ligustrum (shrub form) Indian Hawthorne Podocarpus
- Muhley Grass
- Spartina Fakahatchee Grass African Iris
- Lily of the Nile
- Burford Holly
- Lorapctulum Viburnum suspensum Indian Hawthorn Liriope

Groundcovers

- Mexican Heather Lantana
- Dwarf Asian Jasmine
- Confederate Jasmine
- Shore Juniper
- Mondo Grass

Ground Covers/Grasses/Accents

- Shore Juniper
- Sand Cordgrass Liriope sp. Daylily
- Dwarf/Asiatic Jasmine
- Mondo Grass

PROHIBITED PLANTS AND TREES

Non-native invasive plants are not permitted.

Non-native invasive plants that are not permitted include but are not limited to the following:

- Cogon grass
- Brazilian Pepper Tree
- Australian Pine
- Old World Climbing Fern
- Carrotwood
- Air Potato
- Bischofia
- Chinaberry
- Skunk Vine

- Tropical Soda Apple
- Cat claw Mimosa
- Melaleuca
- Australian Paperback
- Chinese Tallow
- Earleaf Acacia
- Schefflera

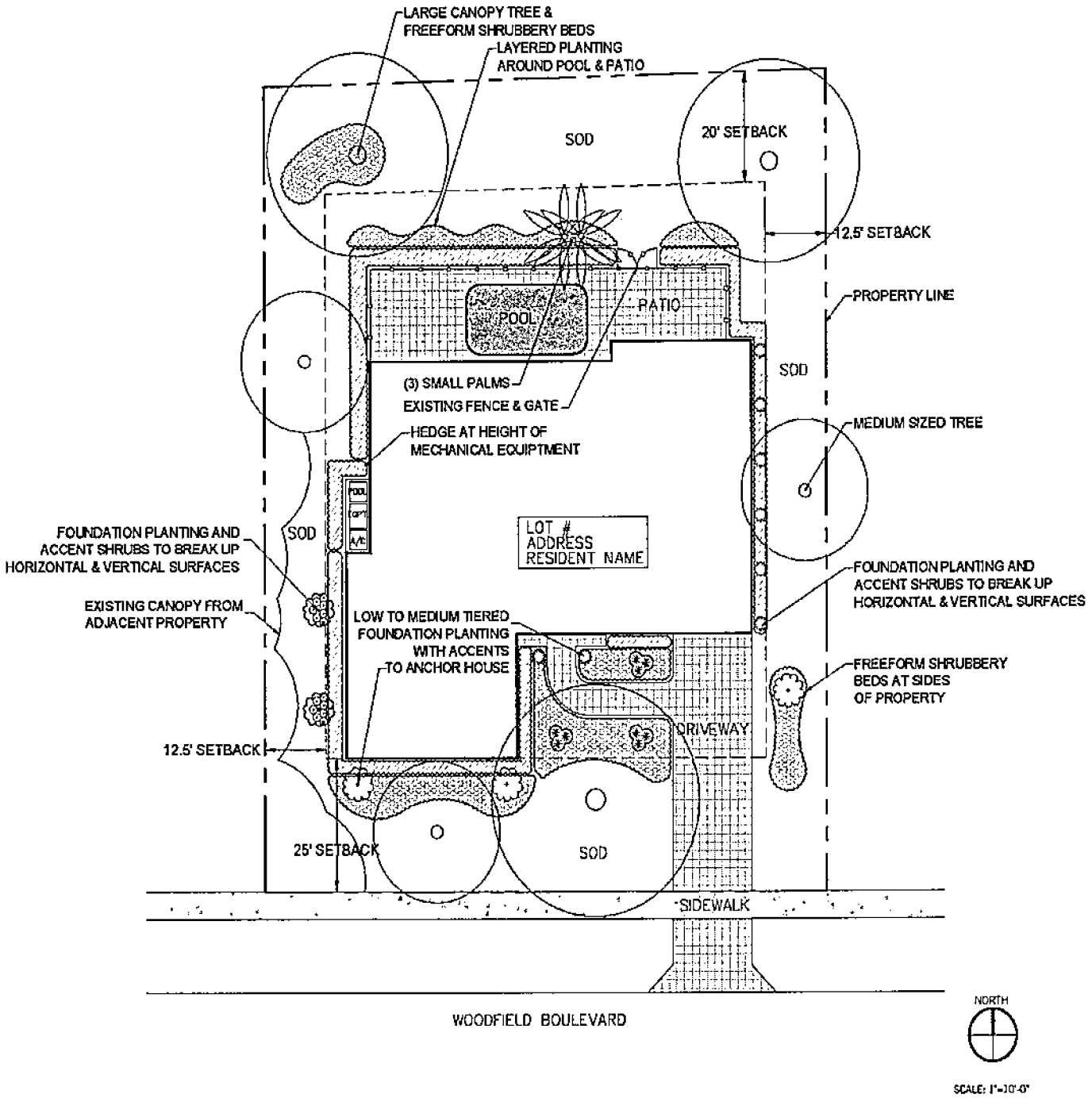
Other plant and tree varieties shall not be planted because of various problems they cause. These include but are not limited to:

- Ficus Trees
- Running Bamboo
- Canker infected fruit and citrus trees

*Denotes native species

Important Note: The above list is not meant to be all inclusive. If the homeowner specifies different species than on this list, the landscape architect will review for approval at the Homeowners cost.

LANDSCAPE GUIDE FOR CALCULATIONS



LANDSCAPE CALCULATIONS EXAMPLE

A. Total lot area	17,150	S.F.
B. Impervious area: building, driveway, walkways, patios, etc.	7,111	S.F.
C. Pervious area ($A - B = C$)	10,039	S.F.
D. Area of shrubs/groundcover required ($C \times .15 = D$)	1,505	S.F.
E. Area of shrubs/groundcover provided	1,756	S.F.
F. Number of trees required ($A \div 5000 = F$)	3	trees
G. Number of trees provided including existing trees	4	trees

27. OUTDOOR LIGHTING. All outdoor lighting should be low key and of intimate special effect. Accent lighting of planting areas is encouraged in moderation.

28. LANDSCAPE ARTIFACTS. Statuaries in all forms are prohibited, except where totally isolated from public view. A statue is defined as a representation of a person or animal that is carved, molded, or cast, either in stone, plater, metal, plastic, or wood or any like materials. Other landscape artifacts must have specific prior approval of the ARB, and if approved, must be maintained functionally and aesthetically. No sculptures are permitted, including, but not limited to, people, animals, figurines, gnomes, buddhas, totem poles, etc.

29. SETBACK REQUIREMENT. Certain minimum distances, or setbacks, must be maintained between structures and property lines, roads, and other structures. The following minimum setbacks apply:

A. To all lots in Woodfield Hunt Club

- Front Setback 25 feet from property line to structure
- Rear Setback 20 feet from property line to structure
- 20 feet from rear property line on lake lots
- Side Setback 12.5 feet from property line to structure
- Corner setback 25 feet from each road
- 12.5 feet from each remaining side.

B. For a swimming pool without an enclosure:

- 5 feet from the house
- 10 feet from the rear property line
- 10 feet from the side property line

C. For a swimming pool with a screen enclosure:

- 7 feet from rear property line
- 7 feet from side property line
- 20 feet from rear property line on lake lots

30. REQUIREMENTS FOR DEMOLITION AND MAJOR CONSTRUCTION AND ADDITIONS AND MODIFICATIONS.

A. The Covenants and Restrictions of Woodfield Hunt Club shall govern all modifications to properties including additions and demolition with new construction.

B. Demolition: An approved permit from the ARB is required prior to any demolition work on any property in the Woodfield Hunt Club community, including without limitation, demolitions of pools, patios, driveways and /or complete structures. A permit will not be issued, and the demolition cannot begin until a complete plan for the new structure or the renovation is submitted by the homeowner, which shall include a landscape plan, which must be approved by the ARB.

C. Application: As part of the permitting an approval process, the homeowner shall complete the required application which shall be submitted to the ARB for its approval which shall consist of the following documents: (1) The standard ARB application form filled out by the property owner; (2) A complete site plan, or survey, prepared by a registered land surveyor or a licensed architect, showing all existing structures, including fences, walls, pools, screening, A/C equipment, etc. The site plan must contain setbacks, swales, street trees, and building elevations; (3) Two complete sets of building plans in the same form as required by the Palm Beach County and/or City of Boca Raton Building Departments as applicable. The plans must be signed and sealed by a licensed architect. All exterior details and materials and building square footage must be noted. All exterior materials and colors that pertain to surfaces such as walls, doors, roof, chimneys, driveways, fences and walls need to be specified; (4) A complete landscape plan that shows and lists all the plant materials and sizes, quantities, and placement; and (5) and, if required by the ARB, a reasonable architect's review fee, of which such amount is to be determined by the ARB.

D. Compliance Bond: All demolition and renovations of any type, at the discretion of the ARB, will require a compliance bond. **The amount of the compliance bond shall be set by the ARB at an amount of 3% of the contract price, but no less than \$1,500.00.** The compliance bond must be paid to the Woodfield Hunt Club Homeowners Association. This bond will be returned to the homeowner upon completion of the total improvements, provided that the improvements conform to the plans and specifications that were approved by the ARB, less all applicable fees and costs. Fees and costs deducted from the bond shall include, but not be limited to, any fees and costs needed to review the plans, to enforce plan compliance (such as attorney fees or survey fees), and fees and costs to maintain or repair the property if the homeowner fails to do so in accordance with the ARB requirements or the Declaration. If the approved plan is not adhered to, the compliance bond will not be refunded.

E. Construction Site: During construction, the site must be kept free of weeds, underbrush, and trash at all times. Any remaining grass and hedges must be kept trimmed. The street and sidewalk in front of the property must be kept clean of debris from trucks and construction materials. If a dumpster will be required, it must be emptied on a regular basis. It must be emptied within three (3) business days of debris being visible in the dumpster from the street. In the event such debris is not removed within that time period, Woodfield Hunt Club Homeowners Association shall empty it and deduct such costs from the above-mentioned compliance bond and/or charge the homeowner's assessment account. Any damage to the street, sidewalk or common property as a result of the construction, in the ARB or Association's sole discretion, shall be repaired or replaced by the homeowner within two (2) weeks of notice by the ARB or Association. In the event such damage is not repaired or replaced within that time

period, Woodfield Hunt Club Homeowners Association shall repair or replace it and deduct such costs from the above-mentioned compliance bond and/or charge the homeowner's assessment account. There will be no burning of trash at any time. A Port-a-let site must be pre-approved by the ARB and placed in a location away from the swale and not facing the street. It would be preferred that it is not visible from the street. Vehicles related to the construction project must be parked on the same side of the street. The street must remain passable at all times. When a hurricane warning is issued, all construction debris and materials that could become projectiles must be picked up and removed until the hurricane warning is removed.

F. Signs: No signs are permitted on the site. An authorized permit display board is the only posting allowed.

G. Work Hours: Work hours are to conform to commercial entry restrictions that already exist in the Woodfield Hunt Club documents.

H. Parking: No vehicles of any type can be left on job sites overnight.

I. Animals: No animals shall be allowed on job sites at any time.

J. Offsite Damages: Any damage to neighboring properties or common properties including sidewalks, swales, swale trees or roadways, must be repaired within either two (2) weeks of occurrence or two (2) weeks from notice by the Association or ARB, at the applicant's expense. In the event such damage is not repaired or replaced within that time period, Woodfield Hunt Club Homeowners Association shall repair or replace it and deduct such costs from the above-mentioned compliance bond and/or charge the homeowner's assessment account.

K. Notice to Proceed: As to complete demolition and reconstruction projects, the work to be performed under this contract shall commence no later than the date on which permits are issued by the appropriate governmental authority and shall be completed no later than eighteen (18) months from the above-mentioned commencement date. As to all other renovations performed by any Woodfield Hunt Club homeowner, the commencement and completion dates shall be determined by the ARB. The homeowner shall notify the Association of the date that permits for the work are issued. Time is of the essence with regard to such construction projects. The homeowner is responsible to make sure that the Contractor diligently and continuously performs the work to be done through completion and completes the work within the approved time period. Any requests for an extension of any time period provided for in this subsection shall be submitted in writing to the ARB and shall set forth the reason for the extension and the length of such extension. Any and all fees and costs incurred in connection with the extension request shall be paid for by the homeowner. The ARB shall have the sole and absolute discretion to approve or deny any request for any extension as the ARB deems appropriate under the circumstances. Any construction project approved by the ARB not completed within the required time period, whether as originally set or extended and approved by the ARB, as applicable, shall result in a construction delay assessment in an amount up to \$1,000.00 per month. The enforcement and collection of such construction delay assessment shall be subject to Article VII, Section (3)(F) of the Declaration, as amended.

L. Inspection of Work: All construction work under this demolition and construction section shall be subject to the approval of the ARB. The homeowner is required to provide for

such ARB approval in its contract with the homeowner's contractor. If the work is approved, the ARB will issue a certificate of approval to the homeowner. If the work is not approved, the ARB's representative shall notify the homeowner of the reason of disapproval. In the event of a dispute arising between the Association and the homeowner under this provision, the parties shall agree upon a third-party expert to determine whether or not the work meets specifications. If the work does meet the said specifications, then the ARB shall provide its approval for the work performed. If the specifications are deemed not to be met, then the work necessary to meet these specifications shall be performed by the homeowner through its contractor to the specifications of the third-party expert. All costs associated with the retaining of the third-party expert shall be paid for by the homeowner.

M. Working Conditions: The homeowner is required to, at all times, keep the premises free from littering of waste materials or rubbish caused by the Contractor. After the completion of the work under the homeowner's contract with their Contractor, the homeowner shall cause the removal of waste materials and rubbish from the project as well as tools, construction equipment, machinery, and surplus materials; and shall return all affected areas of the project to a cleaned condition. If at any time the homeowner's contractor does not diligently proceed with the cleanup as outlined in this paragraph, the Association may, after giving three (3) days written notice to the homeowner, proceed with the cleanup, the cost of which shall be charged against the homeowner and collected pursuant to Article VII, Section (3)(F) of the Declaration, as amended.

N. Alterations: No alterations shall be made in the above-mentioned work or described in any drawings or specifications which were previously approved by the ARB, except on the written authorization and approval with respect to such alteration by the ARB. The homeowner who requests such alterations may be required by the ARB to pay an additional administration fee so that the Association's professional architect can review the same.

O. Insurance: The homeowner shall be required to provide to the ARB proof that its Contractor has workmen's' compensation insurance; liability and completed operations insurance with limits of at least \$1,000,000.00 for each occurrence \$2,000,000.00 aggregate; and comprehensive automobile liability insurance with bodily injury limits of \$100,000.00 per person and \$300,000.00 per occurrence, and property damage limits of \$200,000.00 upon application for approval from the ARB. The homeowner's Contractor shall keep said policies in full force and effect during the entire course of the work to be performed. If any insurance obtained by the homeowner's Contractor is canceled at any time during the performance of the work, the homeowner is under an obligation to notify the ARB within 30 days prior to cancellation of said insurance. The homeowner shall be responsible to make sure that their Contractor's properly replace any cancelled policies. The Association shall be an additional named insured under the liability insurance policy.

P. Assignment: The homeowner shall not assign or transfer any rights under any contract entered into between the homeowner and any person or company for construction

any of the homeowner's property located in Woodfield Hunt Club without the prior written consent of the ARB.

Q. Compliance With Law: Homeowner shall make sure that its Contractor shall give all notices and comply with all laws, local ordinances, requirements of governmental building codes, and Federal and State regulations which are applicable to the work.

R. Violations: Any violations of any of the Woodfield Hunt Club governing documents, including without limitation the provisions of the architectural planning criteria relating to the commencement of demolition and/or construction without the prior approval by the ARB, will be cause for immediate action by the ARB and/or the Board of Directors of the Association, including but not limited-to:

1. The immediate halting of demolition or construction to the property.
2. Recording & a notice of violation on the public records and advising parties including any mortgages or lenders.
3. Notification to the Palm Beach County' or City of Boca Raton Building Departments.
4. Other actions that the Board of Directors deem necessary to rectify the current situation, including without limitation seeking any and all remedies provided for in the Woodfield Hunt Club governing documents.

S. Completion. Requirements: Upon completion of all of the construction and landscaping, including the repairs of any lot damage, and after inspection from the ARB to assure compliance with the prior approved application, the Compliance Bond will be refunded minus any fees or charges incurred during the process.

CERTIFICATE OF THIRD AMENDED AND RESTATED
ARCHITECTURAL PLANNING CRITERIA FOR
WOODFIELD HUNT CLUB HOMEOWNERS' ASSOCIATION, INC.

WHEREAS, the Declaration of Covenants and Restrictions for Woodfield Hunt Club were recorded on or about March 6, 1981, in the Official Records Book 3477, Page 0071, et seq, amended on October 28, 1983, in the Official Records Book 4072, Page 1981, et seq, and the Second Amendment was recorded on January 16, 2003, in the Official Records Book 14678, Page 0653, et seq, and amendment recorded on or about October 4, 2019, in the Official Records Book 30932, Page 1134, et seq, of the Public Records of Palm Beach County, Florida;

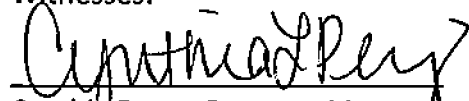
WHEREAS, the Declaration included Architectural Planning Criteria as an attachment to the Declaration, and Amendment to the Architectural Planning Criteria was Amended on September 10, 1998, in the Official Records Book 10629, Page 1457, et seq, and the Second Amendment To the Architectural Criteria was recorded on August 5, 2004, in Official Records Book 17360, Book 890, et seq, of the Public Records of Palm Beach County, Florida;

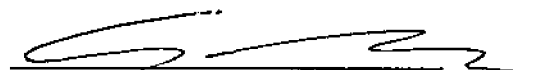
WHEREAS, a duly noticed meeting of the Board of Directors of the Woodfield Hunt Club Homeowners Association was held on November 16, 2023, at which a majority of the full Board of Directors of the Association did vote to amend the Architectural Planning Criteria of Woodfield Hunt Club Homeowners Association, Inc. as set forth in Exhibit 1 attached to this Certificate of Third Amendment;

WHEREAS, the Third Amended and Restated Architectural Planning Criteria for Woodfield Hunt Club Homeowners Association, Inc. shall be recorded in the Public Records of Palm Beach County, Florida by Woodfield Hunt Club Homeowners Association, Inc.


Dated this 30th day of November, 2023.

Witnesses:


Cynthia Perez, Property Manager


Andre Weliky, Board Member

WOODFIELD HUNT CLUB HOMEOWNERS
ASSOCIATION, INC.

By: 
Jordana Sarrell, as President

State of Florida

County of Palm Beach

The foregoing instrument was sworn to and subscribed before me by means of physical presence or online notarization, this 28 day of November 2023 by JORDANA SARRELL, as President of Woodfield Hunt Club Homeowners Association, Inc. who is personally known or has produced a driver's license as identification.

[SEAL]



Notary Public

Print Name: _____

My Commission Expires: _____

