



Updated: September 19, 2025

ARCHITECTURAL AND LANDSCAPING COMMUNITY STANDARDS

ALL HURRICANE related products (doors/windows/roof/shutters...) MUST Comply with the appropriate Florida Building Code ASCE 7-22 and have an active Miami-Dade Hurricane certification rating.

GENERAL GUIDELINES

1. Any exterior modifications to the home or homesite shall not be performed without prior written Architectural Control Committee Approval.
2. Any modification started or installed without Architectural Control Committee Approval may be required to be removed prior to the Architectural Control Committee considering a request for said modification.
3. Any modification outside the existing footprint of the home shall be accompanied by a copy of the home's boundary survey with location of modification drawn on the survey.
4. Any improvement must be accompanied with adequate drawings, sketches, and/or other documentation of what is proposed to be done/modified such that the Architectural Control Committee can efficiently review and consider the request.
5. The approval of a modification request by the Architectural Control Committee is for compliance with Community Standards and guidelines only. The homeowner is solely responsible for obtaining any Village of Wellington, Palm Beach County, State of Florida or Federal government required permits or permission. A copy of such permits shall be provided to the Association prior to beginning of any work.
6. At the option of the Architectural Control Committee, a final inspection will be performed by the Architectural Control Committee to determine if the modification has been constructed as approved by the Architectural Control Committee. It is the responsibility of the homeowner to notify the Architectural Control Committee within ten (10) days upon completion of the work.
7. If the Architectural Control Committee determines the modification does not comply as approved, the owner will be given written notice to comply within a stated time period of the date of the notice and/or by a given date. Further failure to comply may result in a **\$25.00 per day fine up to \$1,000.00 may be levied by the Association**. A certificate of non-compliance shall be recorded, stating that the improvements on the homesite fail to meet the requirements of the Association Documents and the homesite is subject to further enforcement.
8. If the Architectural Control Committee, upon final inspection, determines the modification was constructed as approved it shall issue a certificate of approval. A copy of which shall be placed in the Association records.



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PRIVACY WALLS

1. Privacy walls shall only be allowed along zero lot lines within the zero lot line neighborhoods of Harbor Cove and Carmel.
2. If the fence is white PVC, it can remain white. Or, it can be painted to match the main color of the home or the home's trim. If it is a wooden fence, it can be left natural, or painted to match the main color of the home or the home's trim.
3. The wall shall be no more than six (6) feet tall and ten (10) feet long.
4. The wall may be constructed of masonry, provided it is stuccoed to match the existing texture of the home and painted to match the existing color of the home.
5. White polyvinyl chloride (PVC) shadowbox fence will be allowed to replace the existing wood shadowbox fence only for the portion that constitutes the privacy wall.

POOLS

1. This type of request must be accompanied by a landscape request, a fence or screen enclosure request and a neighbors' consent form.
2. All pool equipment, pumps, filters, piping and heaters must be screened from view from adjacent properties and roadways with landscaping approved by the Architectural Control Committee.
3. Any damaged grass must be replaced with sod; seeding is not permitted.
4. Any repair and/or cleanup necessary to the common areas or homesite, including but not limited to, streets, swales, sidewalks, curbing, sprinklers, and landscaping, is the responsibility of the homeowner.

Carmel residents: Carmel residents are required to contact the Property Manager, who will contact the landscape company, to ensure that all irrigation necessary for the construction of their pool is turned off and isolated for the duration of the construction (to include markings of heads and main lines). **This must be done prior to the start of the project.**

At the conclusion of the project, the homeowner must again contact the Property Manager so the landscape company can be contacted and the water can be turned back on. **The homeowner is responsible for any/all costs to repair any irrigation system damages as a result of the installation of the pool. Repairs can only be performed by the Community's landscape contractor.**

5. Clean up of common property shall take place on a daily basis.
6. No excess fill, dirt, or any material shall be placed in the lake maintenance easement



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7. No one shall cause any excavation of any type to occur in the lake maintenance easement
8. Within ten (10) days of final inspection of the pool, all damaged or removed sod and sprinklers must be replaced.

DRIVEWAYS and APRONS

1. Requests for a change of driveway color must be accompanied by sharp color photographs of the home clearly showing existing trim color, roof color, and body color of the home.
2. No sidewalks shall be stained.
3. Color chips must accompany the request for Harbor Cove, Emerald Bay, and Emerald Point. The color choices for these areas are Bombay, patio green, terra cotta, pearl gray, sandstone or fieldstone, gull gray, silver gray or cement.
4. The colors should be complementary to the roof or trim color of the home, as solely determined by the Architectural Control Committee.
5. In Carmel, the color choices are limited to pearl gray or pewter gray, Bombay and terra cotta. The apron must match the color of the drive, the sidewalk must not be stained!
6. In Sausalito, the color choices are terra-cotta, pearl gray. or pewter gray, Bombay, sandstone, or fieldstone.
7. The color choices are for H&C brand concrete stain or Tuf-Top brand concrete stain, readily available at local stores.

FENCES

1. White aluminum picket fences may be placed up to the property line.
2. White polyvinyl chloride fences may be placed up to the property line. This type of fence shall be of the same style as the aluminum fence

Chain link fences along the side property lines shall:

A. Be placed a minimum of two (2) feet inside the property line. Hedge plantings of the same height as the fence must be planted immediately after the installation of the fence, and must be located between the fence and the property line. It is encouraged that a *Neighbor's Property Access Consent Form* be obtained for this location with an agreement to allow entry onto the neighbor's property for trimming and maintenance of the hedge face; or



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B. With a signed *Neighbor's Property Access Consent Form*, the fence may be placed completely within but along the homeowner's property line, with hedge plantings of the same height as the fence planted immediately after the installation of the fence along the inside of the fence; or

C. With a signed *Neighbor's Property Access Consent Form*, the fence may be placed completely within the homeowner's property, without hedge plantings along the fence.

3. Chain link fences along the front or side property lines that face the street shall have hedge plantings of the same height as the fence, planted immediately after the installation of the fence, along the outside of the fence.
4. Chain link fences along the rear of the home are not required to have any planting along the fence, unless the property line adjoins a neighbor's property whereas the fence shall comply with the requirements for fences along home's side property lines.
5. The maximum height allowed for a fence is five (5) feet.
6. No fence shall be placed in the Lake Maintenance Easement.
7. No fence shall be placed in a utility easement, without a proper removal agreement being recorded with the deed of the property.
8. No fence shall be placed in a drainage easement, without a proper removal agreement being recorded with the deed of the property.
9. All fences shall be set back a minimum of five (5) feet from the front facade wall to which they attach, abut, or join.
10. On zero lot line homes, there must be a gate or other means of access through the fence to allow access by the neighbor to their two (2) foot overhang maintenance easement.
11. Fences shall be completely within the homeowner's property.
12. No fence shall be erected or maintained that has an electric charge.
13. Chain link fences must be green or black. Preference is to color of existing adjoining fences.
14. Gates within the fence shall be of the same material and style as the fence itself.



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HEDGES

1. The maximum height allowed for hedges is eight (8) feet.
2. Hedges must be installed completely within the property line.
3. No hedge shall be placed in the Lake Maintenance Easement.
4. No hedge shall be placed in a utility easement, without a proper removal agreement being recorded with the deed of the property.
5. No hedge shall be placed in a drainage easement, without a proper removal agreement being recorded with the deed of the property
6. The homeowner is advised that the installation of any landscaping may affect site drainage. The homeowner alone is responsible for the effects of this landscaping and agrees to hold the Association harmless.
7. Hedge plantings: common and accepted hedge plants are indicated below. Other types will be considered by the association on an individual basis.

A. Cocoplum	<i>Chrysobalanus icaco</i>	Native
B. Silverthorn	<i>Elaeagnus pungens</i>	Non-Native
C. Viburnum	<i>Viburnum suspensum</i>	Non-Native
D. Spanish Stopper	<i>Eugenia foetida</i>	Native
E. Simpson Stopper	<i>Myrcianthes fragrans</i>	Non-Native
F. Orange Jasmine	<i>Murraya paniculata</i>	Non-Native
G. Podocarpus	<i>Podocarpus macrophyllus</i>	Non-Native
H. Surinam Cherry	<i>Eugenia unijlora</i>	Non-Native
I. Wax Myrtle	<i>Myrica cerifera</i>	Native
J. Silver Buttonwood	<i>Conocarpus erectus Var.sericeus</i>	Native
K. Clusia	<i>Clusia rosea, Clusia guttifera</i>	C. rosea is Native C. guttifera is Non-Native



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SWING SET/PLAY STRUCTURES

1. All swing sets and/or play structures shall be installed in the rear shadow of the home, defined as a straight-line projection along the major side walls of the home as viewed from the street.
2. Swing sets and/or play structures must be setback a minimum of ten (10) feet from the rear property line of the home site, if the rear property line borders a neighbor's property.
3. No part of the swing set and/or play structures shall exceed thirteen (13) feet in height as measured from the ground, immediately adjacent to the swing set and/or play structure.
4. No enclosed fort-like structures will be allowed. Structures must be of an open type.
5. Corner lots and some pie-shaped lots, where a side and/or rear property line faces the street, may be subject to landscape buffering requirements to shield the swing set and/or play structure from the street view.
6. All swing sets and/or play structures are subject to landscape buffering, if so deemed by the Architectural Control Committee.
7. No swing set or play structure shall be placed in the Lake Maintenance Easement.
8. No swing set or play structure shall be placed in any utility easement without a proper removal agreement being recorded with the deed to the property.
9. No swing set or play structure shall be placed in any drainage easement without a proper removal agreement being recorded with the deed to the property.
10. All such structures must be securely anchored to the ground.
11. This request must be accompanied by a copy of the property survey, showing the location of the set on the home site.

SCREEN ENCLOSURES

1. All screen enclosures shall be of white or bronze aluminum or steel construction for framing and supports.
2. The screens shall be charcoal in color.
3. No aluminum or fiberglass roofs will be permitted.
4. No flat roofs will be permitted.



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5. Roofs of the hip or mansard style are preferred.
6. Roof must be aesthetically pleasing to the home and surroundings, as determined solely by the Architectural Control Committee.
7. A maximum eighteen (18) inch high kick-plate may be permitted about the perimeter of the enclosure. Kick-plate shall match the color of the frame of the structure.
8. In existing structure openings and/or patio overhangs, the screen framing must be set in not less than two (2) inches from exterior.
9. No screen enclosure will be allowed in any type of easement.
10. Decorative doors are permitted, if approved by the Architectural Control Committee.
11. On zero lot line homesites, there shall be a two (2) feet minimum set back from the property line to the framing of the enclosure.

EXTERIOR PAINTING

1. The exterior colors of the homes shall be maintained as built by the developer and in the color code records of the Architectural Control Committee.
2. No primary or bold colors will be allowed. Black is not allowed.
3. Requests to change the color scheme of the home must be accompanied by sharp color photographs of the home clearly showing existing roof color of the home and a photo of each of the adjoining neighbor's homes.
4. Color chips must accompany request.
5. The colors must be complementary to the roof color of the home, as solely determined by the Architectural Control Committee.
6. The paint scheme shall not exist on either neighboring property.
7. Test samples must be painted upon the home to determine complementary nature of colors prior to final approval of the request.
8. If the homeowner is completing the painting themselves, without a vendor or contractor, all painting must be completed within 30 days from the date of approval.



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HURRICANE SHUTTERS

1. All homes in Grand Isles have hurricane panels, which were installed/included by the builder. These panels and any other hurricane shutter system are for protection against an approaching storm only. They shall not be used for any other purpose and shall be taken down or opened up within two (2) weeks of the passing of such a storm.
2. Roll-up type shutters are permitted. This system must be as close in color as possible to the surface to which they are mounted.
3. Accordion shutters are permitted. This system must be as close in color as possible to the surface to which they are mounted.
4. Applications for shutter installation must be accompanied by a clear photograph showing the location where they will be installed.
5. Applications for shutter installation must be accompanied by color chips of the proposed shutters.

ROOFS

1. All roofs must continue the barrel tile style/shape of the community. Concrete tiles, as well as other materials that have a barrel tile style/shape and an active Miami-Dade Hurricane Certification rating are allowed. Prior to roof installation sample tiles must be placed by a garage door so they can be reviewed by the ACC.
2. Roof color must be complementary to the color palette of the home and driveway and must be approved by the ACC. No black tiles will be allowed.
3. *Carmel Sub-Division:* Terra Cotta is the only color of roof permitted. There is a sample in the Clubhouse Office available to view upon request.
4. Roof painting is not allowed.
5. Professional application of roof protection coatings (i.e. Rhino Roofs) may be considered by the ACC. Color sample cards must be provided.

SATELLITE DISH

1. Satellite dishes shall not exceed thirty-nine (39) inches in diameter. Only one (1) dish per home is preferred. Additional dishes will be considered on a case-by-case basis.
2. The dish may not be installed on the front of the house, or in the front yard of the homesite.
3. The dish, if installed on the ground, must be softened from view of the roadways, common areas, and adjacent homes by approved landscaping planted with the installation of the dish.



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4. Wires, cables, etc. servicing the dish shall be concealed and painted to match the surface to which they are mounted.

RAIN GUTTERS

1. Gutters and downspouts shall be matching in color to the surface (wall and/or fascia) on which they are mounted.
2. Storm water run-off shall not adversely affect the drainage of the homesite, adjacent homesite, common areas, or other portions of the Community.

GARAGE DOORS

1. All replacement garage doors must have a Miami-Dade Hurricane certification rating.
2. Windows will be approved only if they are in the top panel of the door. They must be high-impact glass. No black garage doors are allowed.

BACKYARD SHADE STRUCTURES

1. Tiki huts and Chickee huts are permitted within the shadow of the house.
2. If the structure is attached to the home, it must continue the same tile that is on the roof of the home.
3. If the structure is not attached to the home and therefore considered free-standing, it must meet Miami-Dade Hurricane Standards, must be secured to the ground/have footers. It cannot be visible from the street (must be in the "shadow" of the home).
4. The ACC Committee will have the final say on whether or not the design of the structure is aesthetically pleasing or appropriate as presented.

Sheds

Effective with the 2024 FI Statute 720.3045, sheds are allowed in Grand Isles. However, pursuant to the statute, a shed cannot be visible from the frontage of the parcel or an adjacent parcel. To comply with this statute, no shed can be placed where it is visible from the front of the home (street view), and if a shed is placed behind the home, it must be out of view from adjacent parcels (i.e. neighbors whose parcel borders the resident/owner requesting the shed).



The Village of Wellington and Grand Isles have adopted a height limit of eight (8) feet for bush installations. As a result, the entire structure of the shed, including the roof, can be a maximum of eight (8) feet in height.

Depending on the size and placement of the shed, it must have current Miami Dade Windstorm certification. In addition, a Village of Wellington permit may be required.

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