MAJESTIC ISLES

(ARC) ARCHITECTURAL REVIEW AND CONFORMANCE GUIDELINES

December 1, 2025

Version 5.0

(ARC) ARCHITECTURAL REVIEW AND CONFORMANCE GUIDELINES

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DIVISION OF RESPONSIBILITY AND CRITERIA FOR CHANGE

Florida HOA's strive to maintain a consistent and aesthetically pleasing community environment.

One of the primary tools to achieve this goal is architectural control.

At the heart of this process is the ARC committee, which serves as a gatekeeper of community standards. Florida HOA Statute 720.3035 provides a detailed legal framework for how architectural standards must be adopted, applied, and enforced, ensuring that both homeowners and associations operate within a fair and transparent system.

1 UPDATES

a. All owners should be made aware of any changes to the ARC guidelines.

b. New owners must promptly be made aware of these guidelines and any changes to them.

c. No change to ARC Guidelines can be made without Board approval.

2 APPLICATIONS

a. Each one will be processed fairly, with consistency and in a timely manner.

b. If ARC declines the application, there is an appeal process whereby applicants may present their case to the Board.

c. Approval is based upon meeting all the criteria required in the application.

d. When applying for either the addition or replacement of an above ground structure, a refundable $500 check, payable to the Majestic Isles Association, is required with the submission of this request. The check will be returned after ARC has inspected the completed project and finds it is in compliance with the approved application.

3 GRANDFATHERED IN

a. Conditions existing prior to December 1st, 2025, are "GRANDFATHERED."

4 ARC COMMITTEE RESPONSIBILITY

a. Approval of all applications to make changes to any area outside of the home, including the home's exterior.

b. See page 4 for a list of changes that require ARC approval.

c. Application is approved by the committee if all standards are met.

d. Application denial occurs when: all standards are not met; the proposed change is not aesthetically pleasing or does not conform to the community's overall standard of appearance.

e. Review all changes when the work is complete to ensure that it coincides with the approved application.

5 HOMEOWNER RESPONSIBILITIES

a. Any change requires the approval of ARC after meeting all requirements to submit an application.

b. Understanding that their request fully conforms to ARC Guidelines

c. Full completion of the ARC approved application with supporting documentation and pictures illustrating the current condition and drafts of the changes.

d. Notify the committee when work is completed so that it may be inspected for conformity to the approved application.

6 LIABILITY

a. ARC or the Association is not responsible for any defects in plans or specifications or other materials submitted to the committee, nor any defects in any work done.

7 CRITERIA FOR CHANGE APPROVAL

a. While it allows for the owner's right to self-expression, consideration must be given to how it affects the community in the following ways:

    1. Aesthetics
    2. Harmony of surrounding structures
    3. ARC compliance
    4. Use restrictions
    5. Safety issues

8 COLOR CHANGES

a. Changes to driveway and exterior home colors, including trim, are limited to the colors on the currently approved color palette.

9 ADDITION OF PATIOS/LANAIS - GENERAL RULES FOR SINGLE AND PATIO HOMES

a. Any application for change affecting look, privacy or structural stability must include a written and signed acknowledgement by their adjacent neighbors and roof-mate, in the case of patio home.

b. Any, and all, changes are dependent upon the home's lot/model name and ARC determination.

c. No birdcage (total screen enclosure) may be enclosed, nor be replaced by any structure creating a habitable room.

d. Any single-family home or patio home, with or without a preexisting birdcage attached to the rear of the unit living area, may either add or replace said birdcage with a patio enclosure that contains a permanent roof. Said structure may either be screened-in, enclosed with hurricane windows, or a combination of both. No plumbing, heating or air conditioning may be installed within the enclosed structure.

e. The addition/extension of any roof is permitted only with ARC approval. That includes a shed type of roof which is one with minimum pitch for water run-off.

f. In the case of a patio home, the roof of said structure may not be an extension of the existing roofline. Said structure shall be attached to the existing exterior wall of the rear of unit with a separate roof structure. Said roof shall be designed in a way that would provide appropriate drainage and the entire structure shall be compatible with the architectural design of said residence, as well as the surrounding Majestic Isles community.

g. In the case of a single-family home, the design would depend upon the model of said home. Prior to submitting an application, the applicant shall request their individual requirements from either Architectural Review Committee or the Majestic Isles office.

h. A complete set of professional plans, certified by a Licensed Professional Engineer, must be submitted to the ARC at least ten days prior to the ARC meeting in which the application would be considered. Said application must adhere to and be in compliance with all state and local codes, regulations, and be subject to any permits required by said bodies. A copy of said permit's final approvals shall be submitted to the ARC .

i. Any structure, including patios and pools erected to the rear of the property, may be extended no further than twelve feet from the rear wall of the home. However, in no case shall any addition, patio, et cetera, encroach upon the five-foot rear setback (measuring from the rear property line toward the home).

j. Retractable awnings mounted to the rear wall of the unit, either under a birdcage or against the wall, is permitted provided it meets Palm Beach County hurricane codes,

k. No enclosure will be permitted using Lexan, Acrylic, Vinyl, or other plastic materials.

l. No home may extend the roof over a birdcage, even if the roof would be a continuation of the existing one, same type barrel tile and of the same color.

m. In the event of a dispute between neighbors regarding any issue, proper procedure must be followed, and all construction will be on hold until final ruling is issued.

n. Regarding underground utilities and sprinklers.

    1. When a homeowner elects to extend any portion of their home, within the footprint of such expansion, everything underground shall be re-routed at the homeowner's expense, around such expansion in such a manner as not to impede the function or service of such service.

    2. No extensions may be constructed over anything that exists underground.

    3. Nothing existing underground can be capped or otherwise made inoperable due to the construction.

    4. All work must be done by an HOA contracted company. Any other company doing the work is prohibited.

9.1 SINGLE (STAND-ALONE) FAMILY HOMES

a. Patios may be extended to the full width of the home.

b. A privacy fence may not exceed ten feet (10') in depth from the original existing rear wall.

c. If the home has a covered roof over the patio, the patio section may be enclosed with glass panels or concrete block.

9.2 PATIO HOMES

a. If a privacy wall exists between units, either unit mate may extend their patio to the full width of the unit.

b. A privacy wall is a common structural element. The costs of its maintenance, repair or replacement will be equally shared by both unit mates.

c. Patios may be extended to a maximum depth of 12 feet (12'), or to the rear Property Line, from the rear wall of the home, whichever is less.

d. If an owner's application includes the enlargement of the depth of the privacy wall to match that of the patio extension, they must include a signed acknowledgement by their housemate.

e. If the above is implemented, the resident making the expansion must plant in the alcove in a manner that no one is able to see into the neighbor's patio.

10 GUIDELINES FOR PLANTINGS

a. The HOA has the sole responsibility for approving all plantings.

b. A unit owner may improve their landscaping in and around their home but must first submit plans showing the scope of the work to be done and the names and types of trees and/or shrubs that will be planted,

c. Fruit bearing trees or plants of any type are not permitted. Coconut palms planted before January 1, 2001, are grandfathered. In the event one or more dies, they must be replaced by non-fruit bearing trees/plants.

d. Vegetables and/or dwarf fruit trees may be planted in pots but must remain in the patio area only.

e. Planting beds in the lawn area must be approved by ARC.

f. No plantings of any type are permitted in a swale area (per Palm Beach County Rules).

g. No plantings of any kind are permitted if they interfere in a utility easement, including FP&L, telephone, or cable boxes. One side of the FPL box must be left unplanted for access by workers.

h. Plantings around the base of mailboxes cannot exceed two (2') feet in height.

i. No plants or trees of any type that would be classified as dangerous, invasive, poisonous or drug related are permitted to be planted. (Refer to the Sate of Florida's list of plants or trees that fall within these categories).

j. Low voltage lighting is permitted in the bed areas but cannot interfere with ground maintenance.

11 GUIDELINES FOR WALL PLANTERS, HANGING PLANTERS AND STATUES

a. Wall planters at the entrance section of the home may be installed.

b. Hanging planters are not permitted on trees or palms.

12 ARC RULES

a. These rules and guidelines may be added to or replaced at any time by the HOA.

13 CHANGES WHICH REQUIRE ARC APPROVAL (BUT NOT LIMITED TO)

a. Aerials and Satellite Dishes
b. Driveway Painting[1]
c. Exterior Home painting[2]
d. Exterior Home Windows
e. Exterior Lighting (including carriage lights outside of garage)
f. Fencing
g. Garage Doors
h. Generators
i. Hedges & Bushes
j. Landscape Decorations
k. Landscape Plantings
l. Large/Jumbo Planters
m. Leaders & Gutters
n. Mailboxes
o. Pavers
p. Roof Replacement
q. Screened Rooms
r. Skylights
s. Solar Lights
t. Solar Panels
u. Statues
v. Stones
w. Swimming Pool
x. Tree Removal/Replacement
y. Underground Propane Tank (for generators)
z. Windows inside the garage
aa. Window Treatments

[1] Changes to driveway and exterior home colors, including trim, are limited to the colors on the currently approved color palette.
[2] Considers anything that's done to the exterior and outside of the home.

By Resolution of the Board of Directors of the MAJESTIC ISLES ASSOCIATION, INC.

_____

Board Signature Title Date

AFFIRMATION OF RECEIPT

OF THE

MAJESTIC ISLES ARCHITECTURAL REVIEW AND CONFORMANCE GUIDELINES

I have received Rules & Regulations of Majestic Isles Association.

_____

Homeowner Name (Print)

_____

Homeowner Address

_____

Homeowner Signature

_____

Date Received