

ABERDEEN POA ARCHITECTURAL APPLICATION AND STANDARDS

The Architectural Control Board meets the **first Thursday of each month** to review applications. All applications must be **submitted with four copies and collated** or will be sent back to the homeowner.

The following procedure is to be followed:

1. Be sure the following materials are included with your request:
 - a. 4 copies of proposed architectural improvement/replacement application
 - b. 4 copies of your property survey marking dimensions of your improvement
 - c. 4 copies of contractors Certificate of Insurance
 - i. Liability Insurance
 - ii. Workman's Compensation Insurance
 - d. 4 copies of contractors Occupation License
 - e. Neighbors signatures (i.e., snowbird; away)
2. Submit your request to your village's Architectural Committee for Approval
3. If required by the guidelines, you Village Architectural Review Committee (ARC) will forward your request to the Architectural Review Board (ARB) of the Aberdeen Property Owners Association for approval by them. The request, with recommendations of the ARC, should be placed in the POA mailbox located in the front of the East Clubhouse.
4. After processing, the four copies are forwarded to the POA Property Management Company for distribution:
 - a. A copy is retained in the POA files
 - b. A copy is forwarded to the Village Property Manager for the village files
 - c. A copy to the Village ARC
 - d. A notification copy to the Property Owner

If approved the following conditions are part of the approval

1. If the modification is **not completed as approved**, the approval will be revoked and the modification must be removed by the owner at the owner's expense.
2. The unit owner is responsible to pay for the repair, and any and all, damage done to the common areas as a result of the installation.
3. The architectural modification will comply with the State, County, or City Building Codes, and all necessary applications and permits will be obtained by the owner.
4. The unit owner shall abide by the decision of the ARC/ARB Committee.
5. If the modification is not approved, and the owner proceeds with the work, the unit owner may be subject to court action by the Association, and shall be responsible for all reasonable attorneys' fees.

**GUIDELINES FOR SUBMITTING AND REVIEWING ARB REQUEST
APRIL 2006**

1. Every Aberdeen resident who desires to modify or refurbish the exterior of his unit and/or the grounds immediately surrounding the unit must complete an ARB Request on the appropriate form supplied to each Homeowner's Association by the POA Property Manager, currently Campbell Property Management, (561) 432-2703.
2. The ARB Request is submitted to and reviewed by each respective Homeowner's Association, Architectural Review Committee designated by the President of the Homeowner's Association Board of Directors. Certain ARB Request, listed below, can be acted on solely by the ARC; all others are forwarded to the POA Architectural Review Board for final determination, regardless of the action taken by the local ARC. ARB Requests that fall under the jurisdiction of the local ARC's include:
 - a. Landscaping of individual residential units and community common areas
 - b. Residential unit house numbers
 - c. Mailboxes
 - d. Residential unit outer doors, storm/screen doors, front door screened entrance enclosures
 - e. Placement of satellite dishes not to exceed one meter in diameter including screening landscaping treatment
 - f. Color of paint for residential units, outbuildings, recreational facilities and trash can enclosures
 - g. Driveway surfacing treatment
 - h. Addition of gutters and leaders
3. The POA-ARB meets once a month following the POA Board Meeting on the first Thursday of each month, except July and August. Special ARB Requests may be reviewed as received, depending on the nature and urgency of the request. The POA-ARB may approve, disapprove or return the ARB Request to the local ARC for further consideration, additional information or clarification. The Applicant and the concerned Homeowner's Association are formally notified of the results of the POA-ARB review by Campbell Property Management.

4. In almost all instances, the POA-ARB will accept the decision of the local ARC. In rare cases, after a thorough investigation, the POA-ARB may override the ARC decision due to extraordinary circumstances as determined by the POA-ARB. Homeowners may appeal the decision of the POA-ARB by contacting the President of the POA and requesting an appearance before the POA Advisory Board to present their arguments. The decision of the POA Advisory Board is final.
5. In reviewing the ARB Requests, the POA-ARB will be looking for the following specific information:
 - a. The name of the applicant's community
 - b. Signature of applicant submitting the request
 - c. Action and sign off by local ARC
 - d. Approval of neighbor residing on each side of the applicant
 - e. A site plan of the applicant's property indicating the residence, lot lines and outlining the area of work. Some older East residents may not have a Developer's supplied site plan. They should furnish a sketch showing the required information
 - f. A complete description and sketch clearly indicating the work to be done
 - g. Outside Contractor's license and certificate of insurance. Homeowners, who elect to obtain ARB Request approval before selecting a Contractor, should check for insurance coverage before permitting him to start work.
 - h. Permanent generator Installation – refer to item number nine (9)
6. The Homeowner is responsible for obtaining all the necessary permits and approvals and compliance with all applicable codes, rules and regulations.
7. Requests for installation of solar panels for supplementary heating will be automatically approved since they are considered energy conservation devices. Also, request for a satellite dish will be automatically approved as directed by current Government regulations.

8. ARB Requests for hurricane shutters of either the accordion type or removable panel type will be approved. The color of the accordion type hurricane shutters should closely match the color of the exterior wall on which they are mounted. Accordion type shutters may be closed and panel type shutters installed when a Hurricane Watch is announced by the National Weather Service. Accordion type shutters must be opened and panel type shutters must be removed within five (5) days after passage of a hurricane.
9. All Aberdeen homeowners who desire to install new, or replace existing, screen enclosures must submit an ARB Request Form to the ARC. The ARC will approve or disapprove then forward it to the POA Architectural Review Board. The request must include drawings and specifications which meet the requirements of the Palm Beach County Building Department. County requirements are intended to produce a hurricane resistant structure. A Palm Beach County Building Permit is necessary for this project. Final inspection by an Inspector of the County Building Department is an assurance that construction complies with the engineering design and specification.
10. Permanent Generator Installation – Aberdeen homeowners who desire to install a permanent emergency electrical power generator must submit a request for approval to the POA Architectural Review Board (ARB). The submittal must, as a minimum, include installation drawings prepared and sealed by a Florida licensed Architect or Professional Engineer and must include the detailed specifications of the emergency generator and the fuel storage and supply system. The generator must use propane fuel (not gasoline), be completely enclosed in a weather resistant housing, mounted outdoors on a concrete slab and securely fastened to resist hurricane force winds. The enclosure must be located so that it will result in minimum disturbance to adjacent neighbors and must be screened by appropriate shrubbery so that the enclosure is not visible from the street or adjacent neighbors' residences. The propane storage tank must be located outdoors, buried and include provision for periodic monitoring to insure against leakage that could possibly contaminate the surrounding soil and groundwater which at Aberdeen is close to the surface. Also, the buried tank must be securely anchored to prevent it from "popping" out of the ground in the event of a prolonged rainfall which may temporarily raise the ground water level. Typically, a

permanently installed emergency generator to serve selected circuits for lights, TV set, refrigerator and a 3 ton air conditioning unit, would be a 15KW unit. Generators of this size are approximately 6 feet long, 3 feet wide and 3 ½ feet high and weigh 1,000 lbs. Such generators are usually equipped with automatic start and automatic load transfer features upon power failure. Generators must be exercised once a month as a minimum to insure they will operate properly when needed. FPL must be notified that an emergency generator will be installed at this location and they may want to inspect the installation to insure that the emergency power does not back feed into the electrical distribution system and endanger power company employees. The permanent generator installation must comply with all applicable requirements of the Palm Beach County Guidelines and Florida Building Code. The homeowner is responsible for obtaining all necessary permits and inspections required by the County. The generator, fuel tank installation and electrical interconnections must be completed by an insured and licensed contractor. Noise produced by the generator must not exceed current Palm Beach County and State of Florida requirements.

11. Any exterior add-on appurtenance, which in the opinion of the POA-ARB has the potential of becoming a missile in the event of a hurricane, will not be approved.

Peter S. Rosoff, Chairman
POA Architectural Review Board

**ABERDEEN PROPERTY OWNERS ASSOCIATION
APPLICATION FOR ARCHITECTURAL CONTROL BOARD REVIEW**

Before completing the following application, please be sure to read the ARB procedures located on the cover page.

Date: _____ Community _____

Print Name of Owner: _____

Street Address: _____

Phone Numbers: Day _____ Evening _____

Signature of neighbor on left _____ Address _____

Signature of neighbor on right _____ Address _____

Brief Description of Improvement: (Please see attached drawing) _____

Company information

If you are hiring a company to do this work, the following information must be included with this application:

Company Name _____

Company Address _____

Phone Numbers _____

Signature of unit owner _____

Date Received by Village ARC _____

Approved _____ Disapproved _____

If Disapproved, Comments Why: _____

Signed: _____
Village ARC Representative

Date forwarded ARB Committee _____

Date Received by Campbell Property Mgmt for ARB Committee _____

Approved _____ Disapproved _____

Resubmitted with following information:

ARB Member _____

ARB Member _____

Date _____