

**SILVER OAKS VILLAGE
HOMEOWNER'S
ASSOCIATION, INC.**

**ARCHITECTURAL COMMITTEE
RULES AND REGULATIONS
Revised May 2024**

SILVER OAKS VILLAGE HOMEOWNER'S ASSOCIATION, INC.

ARCHITECTURAL REVIEW COMMITTEE

Rules and Regulations

Revised - May 2024

On March 2, 2009, the Board of Directors of the SOVHA created an Architectural Review Committee with the goal of perpetuating in harmony the appearance and structure of all sixty-four (64) existing homes. An emphasis was placed on maintaining uniformity and the aesthetic quality of all residences and to specifically comply with Florida Statue Section 720-3035.

Please refer to Appendix A: Approved Architectural Materials.

Members of Committee

The ARC shall consist of all five (5) Board members with one of said Board members being the designated chairman. This office shall be held until resignation, term expiration, or removal by vote of the Board.

Review of Proposed Construction

No building, fence, wall, or other structure or improvement including landscaping shall be commenced, painted, erected nor maintained within the Silver Oaks Village, nor shall any addition, change or alteration visible from the exterior be made, nor shall any awning, canopy or shutter be attached to or placed upon the outside walls or roofs of the buildings or other improvements until the plans and specifications demonstrating the nature, kind, shape, height, materials and location of same shall have been submitted to and approved in writing by the ARC. The ARC shall approve proposals or plans and specifications only when it deems the construction, alterations or additions contemplated and the locations indicated will not be detrimental to the appearance of the residences as a whole nor contrary in harmony with existing residences and structures. The ARC requires any application for Architectural Review and approval commence with submission of plans for approval including, without limitation, floor, site and drainage plans, elevations, drawings, and descriptions and/or samples of exterior materials and colors.

Upon receipt by the ARC of all required plans and specifications, the ARC shall have fifteen (15) days after delivery of all required materials to approve or reject any

such plans. Any decision of the ARC may be appealed within fifteen (15) days from the date of the decision.

Meetings of the ARC

Following the submission of a completed ARC form by the homeowner the ARC chairman is responsible for the initiation of ARC approval. Meetings and/or collective correspondence of and between the ARC will occur in a timely manner to honor the fifteen (15) day decision rule. A majority vote of the ARC members shall constitute an act of the ARC.

Compensation of ARC Members

Members of the ARC shall not be compensated for services rendered other than reimbursement for expenses incurred by them in performance of their duties hereunder. The ARC shall have the power and authority to engage the services of professionals for compensation for purposes of aiding the ARC in carrying out its function.

Inspection of Work

Inspection of work and correction of violations shall proceed as follows: Upon completion of approved project the homeowner shall give notice to the ARC chairman for inspection. If the ARC finds such work was not performed in substantial compliance with the approved plans it shall notify the homeowner in writing of such, specifying the particulars of non-compliance and shall require the homeowner to remedy of same.

If the violation is not remedied in Thirty (30) days the ARC shall notify the SOVHA Board in writing of such failure. If the SOVHA Board determines non-compliance exists, the homeowner will be notified of the nature of the non-compliance and the estimated cost of the correction or removal by a contractor of SOVHA's choosing. If the homeowner does not comply with the SOVHA Board's ruling within thirty (30) days, the Board, at its discretion, may remedy or remove the non-compliance and demand reimbursement be made to the SOVHA for expenses incurred. Failure on the part of the homeowner to reimburse the /SOVHA will result in legal action including but not limited to the filing of a lien on the homeowner's property. All legal fees that result from this action will be the responsibility of the homeowner.

Non-liability of ARC Members

The ARC process of review, approval, and inspection shall not include responsibility from the standpoint of structural safety or conformance with building or other codes. Neither the ARC nor any member thereof, nor its duly authorized ARC representative, shall be liable to the SOVHA or any other member or person or entity for any loss, damage, or injury arising out of, or in any way connected with the performance or non-performance of the ARC duties hereunder unless due to the willful misconduct or bad faith of a member and only that member shall be liable.

Attorney's Fees

For all purposes necessary to enforce the ARC authority, SOVHA shall be entitled to collect reasonable attorneys' fees, court costs, and other expenses against the homeowner, whether litigation is instituted or not.

APPENDIX A – APPROVED ARCHITECTURAL MATERIALS

ROOF TILES- All roofs in Silver Oaks shall be barrel tile and remain white in color to maintain the integrity and appearance of the neighborhood.

Example: Villa 900 Profile White by Boral

HOUSE PAINT COLOR – The SOVHA contracts to have the Silver Oaks’ homes painted on a ten (10) year cycle. There are five (5) HOA approved paint colors for the homeowner to choose from. (Please see attached list of paint colors)

Homeowners may contract to have their home painted on their own but must use one of the approved colors.

LANAI CAGE – Any framed screen enclosure over the lanai must be in white or bronze.

FRONT PORCH – If the homeowner chooses to screen in the front porch of their house it must be framed in white.

WINDOWS– Window frames are to be white.

DOORS – The front door and the garage door are to be painted white and/or the same base color as the house.

HURRICANE SHUTTERS & SCREENS – Hurricane shutters and screens must complement or match the base color of the house or be white.

BEFORE ANY WORK CAN BEGIN THE HOMEOWNER MUST SUBMIT A FULLY COMPLETED ARC FORM FOR APPROVAL BY THE SOVHA. ONCE APPROVAL HAS BEEN GRANTED THEN THE WORK MAY COMMENCE. NOT BEFORE.

SILVER OAKS VILLAGE HOMEOWNER'S ASSOCIATION EXTERIOR PAINT COLORS

By Sherwin Williams

K43W51 RES EXT SA EXTRA
COLOR: SW0023 PEWTER TANKARD
CCE*Color Cast **OZ 32 64 128**
B1 BLACK 12 29 1 1
R2 MAROON - 61 - 1
Y3 DEEP GOLD 12 27 - 1
SHER-COLOR FORMULA

289-111 LIGHT TINT BASE
Custom: 7569 STUCCO
CCE*Color Cast **OZ 32 64 128**
B1 Black - 4 1 -
R2 Maroon - 1 - -
Y3 Deep Gold - 13 - 1
Custom Manual Match

K43W51 RES EXT SA EXTRA
Color: SW6127 IVOIRE
CCE*Color Cast **OZ 32 64 128**
B1 Black - 17 1 -
R2 Maroon - 3 1 1
Y3 Deep Gold 6 44 - 1
Sher-Color Formula

K43W51 RES EXT SA EXTRA
Custom: HERBIVORE
CCE*Color Cast **OZ 32 64 128**
B1 Black 4 52 - -
R2 Maroon - 1 - 1
Y3 Deep Gold 16 49 - 1
Custom Manual Match

K43W51 RES EXT SA EXTRA
Color: SW7036 ACCESSIBLE BEIGE
CCE*Color Cast **OZ 32 64 128**
B1 Black - 57 1 -
R2 Maroon - 11 - 1
Y3 Deep Gold 2 51 - -
Sher-Color Formula

POOL, POOL HOUSE, & STORAGE ROOM RULES AND GUIDELINES

The Silver Oaks Community Pool is open to all Silver Oaks residents and their guests. The pool is open daily from dawn until dusk.

- No food or beverages are permitted in the water or on the pool “wet deck”. Wet Deck consists of an area that is a four (4) foot distance out from the pool edge and the entire perimeter of the pool.
 - Plastic or non-breakable water bottles are permitted on the pool wet deck.
- No glass is allowed within the pool fence nor is it permitted within 50 feet of the pool.
- Animals are not allowed inside the pool fence.
- All pool guests should shower before entering the pool.
- Return chairs to the respective tables or initial location before leaving the pool area.
- Umbrellas are to be closed and tied before leaving the pool area.
- All trash should be placed in the receptacle near the bathrooms.
- The pool house provides both men’s and women’s restrooms.
 - The men’s restroom remains unlocked.
 - The women’s restroom requires a pool key to enter. Women are asked to lock the restroom door upon leaving.

Each household will be given a key to access the bathrooms and storage room. If you are in need of a key, contact the pool Board Chairman.

- The storage room contains community items for use by any Silver Oaks resident. (ex. Ladders, wheelbarrow, tables, chairs, extension cords, etc.)
- A clipboard is hanging in the storage room where you are asked to sign out and sign in any items you may borrow.