

 *Adopted*
January 22, 2024



SilverLakes Community Standards & Modification Guidelines

General Instructions

Listed below are the most common exterior modifications requested by SilverLakes homeowners. Locate your project's section for specific details such as if allowed, required setbacks, etc.

Prior to submitting your modification request, you must also check your sub-association documents to ensure your planned modification meets any additional guideline requirements set forth by your sub-association.

Should you have any questions or concerns regarding these guidelines or a modification, please contact SilverLakes' management company. Management company information can be found online at www.silverlakes.net

If an exterior modification is not listed in these guidelines, presume it is not allowed and therefore a violation, but please reach out to our property management company to discuss what can or cannot be done.

Permits

All homeowners submitting a modification request for work that requires a permit must include with their application a complete copy of their permit application. The permit does not need to have been approved by the city prior to submission, just be a complete submission package (including all engineering drawings and surveys).

After HOA approval, and once the modification is complete, the homeowner must submit a permit final inspection report (within 30 days of project completion) issued by the local or municipal authority overseeing the required permitting process. Such written report must confirm that all work is in compliance and that permit is complete.

Failure to comply with this section shall result in an automatic denial of the request as an incomplete submission.

Call before you dig!

It is imperative that you call 811 before you begin any project that requires digging. '811' is a free service from the state that alerts all applicable public utility companies about your proposed digging location. They each come out and mark where their utilities are so that you don't accidentally damage something.

Please note: not all utilities are public, your sprinkler system for example, would not be included in the 811 markings.

Failure to call and have the utilities marked could result in financial consequences to the homeowner. Call 811 or visit Sunshine811 website: <https://www.sunshine811.com/homeowner-lp>

Guideline Changes

i *In the case of existing exterior modifications that are no longer allowed under approved guidelines but received the proper permitting and SilverLakes approval at the time, the Board of Directors grant a temporary Grandfather Waiver. This waiver shall last no longer than the current life of the alteration and shall not extend to replacement of the alteration. Note: any architectural change grandfathered pursuant to these Guidelines must be maintained as originally approved.*

This grandfather provision does not apply to exterior modifications not approved through the requisite application process in place at the time the modification was made and/or for which a permit was required and not obtained.

Unapproved modifications will be subject to violation notifications and will need to be corrected so as to fully comply with the current guidelines, governing documents and/or Rules and Regulations.

All homeowners must obtain approval from the Modification Committee PRIOR to beginning a project.

If an exterior modification item is not found or listed in these guidelines it is presumed to not be allowed and therefore a violation.

All exterior modifications must be submitted, reviewed, and approved by the SilverLakes Modification Committee.

Some projects may require a city and/or South Broward Drainage District (SBDD) permit. It is the homeowner's responsibility to obtain all necessary permits prior to beginning the project/modification.

The management company may at any point during construction request a copy of the building permit, which must be provided within seven (7) days of the written request.

Every modification request must have its own individual form and submittal via resident portal in PDF or JPG format. Combining modification submissions will result in a rejection/denial.

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Awnings (Fabric Only)

(City Permit Required)

Fabric patio awnings are only allowed to be attached to the rear of the home and/or over garage side doors.

- ▶ Only solid color fabric awnings shall be approved.
- ▶ Solid color fabric awnings must match (be in the same color family) the primary exterior wall color of the home.
- ▶ Side garage door awnings may not exceed the width of the door.
- ▶ Awnings should be maintained in good condition at all times.

Basketball Hoops (Portable)

No prior modification committee approval is required.

Only portable basketball hoops are permitted and must be stored five feet (5') back from your front property line.

All basketball hoops must be kept in good condition at all times.

Permanent basketball hoops are not permitted.

Benches

No prior modification committee approval is required.

Decorative or ornamental benches are permitted within a landscape bed area or by the front door.

- ▶ Material may consist of wood, metal or fiberglass.
- ▶ No lawn chairs, folding chairs, beach chairs, etc. are permitted on any front elevation.
- ▶ Limit of 1 bench in front of the property.
- ▶ Benches must be maintained in new or like new condition. No color fading, paint cracking, rust, etc.
- ▶ If the bench is painted, the bench color must be one of the colors of the home's approved color scheme or match the landscaping bed area. Colors should be limited to colors that do not lend to the extreme such as bright purple, bright blue, bright yellow, hot pink, red, black. Dark colors are permitted.
- ▶ Bench size cannot exceed 4-feet in length.

Cameras

No prior modification committee approval is required.

- ▶ External security cameras are allowed.
- ▶ All wiring must be neatly installed.
- ▶ Cameras must not encroach on or unreasonably invade neighbor's privacy.

Please reference "lighting (exterior)" section for guidelines on floodlight cameras.

Decks, Docks (Lake Front Lots)

(City AND South Broward Drainage Permits Required)

Decks or Docks

- ▶ Will only be approved for installation in the rear of the property.
- ▶ Shall not exceed SBDD allowable square footage limits as may be amended from time-to-time.

For more information, please click on this link: <https://www.sbdd.org/> .

i *Final approval from SBDD, your respective city (Pembroke Pines or Miramar) and all governmental agencies must be provided upon completion.*

The homeowner bears sole responsibility for overseeing the installation of any improvements in the 20-foot Lake Maintenance Easement. The Association does not bear any responsibility in connection with the installation and maintenance of any improvements, however, should a situation arise in which the improvement must be removed due to an issue with respect to the Lake Maintenance Easement, the Association may, but is not required to, undertake the removal of said improvement at the direction of the applicable local entity.

Should the Association take such action, the cost of removal shall constitute as a special assessment against the unit, and it will be collectible in accordance with the terms and conditions contained within the Association's governing documents.

Doors (Front & Garage)

(City Permit Required)

- ▶ Front doors may be wood, fiberglass, or metal material.
- ▶ Glass inserts, glass etching, or glass overlay are allowed on the front door and the transom window. Muntin and mullion decorative bars are allowed.
- ▶ No security bars are allowed on exterior doors (or windows).
- ▶ Garage door ornamental hardware is not allowed.
- ▶ Garage door may have window panes.
- ▶ Final colors must conform to an approved color scheme. For example, *if your current approved color scheme does not include an Iron Ore alternate door color, then you must repaint the entire home or paint your new door to the existing approved color.*
- ▶ New garage or front doors may be either bronze or white, or wood faux finish from the manufacturer.
 - All bronze doors must match Iron Ore Sherwin Williams paint #7069
 - All white doors must match Pure White Sherwin Williams paint #7005
- ▶ A transom window over the front door may only be white or bronze (or wood faux finish if applicable).

Transom Windows



The garage doors, front door(s) and the fascia boards must all be painted the same color.

Except as noted below:

- If the garage and front doors are stained an approved wood grain color, then the fascia boards must be painted the same color as the bands.
- If the garage and front doors are painted using a faux finish design, then the fascia boards must be painted the same color as the bands.

(Refer to silverlakes.net for list of approved colors)

Approved Faux Wood Finishes

NOTE: Faux colors are not applicable for Misty Bay or Misty Harbor communities.

Pre-Approved SilverLakes Vendors





- Amauray Almaguer - (786)-234-2944
- Manny Baksh - (954)-655-4976
- Davco Painting Inc. - (561)-398-8513

Website: www.paintbydavco.com

If not using one of the above listed vendors, a sample of the faux finish must be submitted with the modification application.

Faux Approved Sample Colors



		
Dark Walnut Oak	Walnut Oak	Oak Slate (Dark Gray)
	<p><i>** photos are provided only for the purpose of displaying a sample of the approved faux finishes. These garage doors do not necessary reflect approved SilverLakes styles **</i></p>	
Cypress Slate		

The preferred vendor list for painting of residential garage doors has been provided to you for informational purposes. SilverLakes does not endorse individual vendors, products, or services, nor does SilverLakes warrant the work performed by any vendor.

Driveways

Driveway Improvements

(City Permit Required)

Acceptable driveway materials include pavers, stamped concrete, tile or poured concrete, which must coordinate (same color family) with the primary exterior wall color of the home.

Sidewalks cannot be altered or painted. You may not install brick pavers, stamped concrete or tile over sidewalks.

Only black asphalt driveways are permitted in Misty Bay & Misty Harbor.

Please note:

- ▶ Maximum of 3 colors – one shade lighter or darker than (within the same color family).
- ▶ Colors must coordinate with (two shades lighter or darker than) the body color of home, or one of the approved stain colors.

**Driveways must consist of one material.
The use of mixed materials, such as driveways with strips of
grass/turf, are not allowed.**

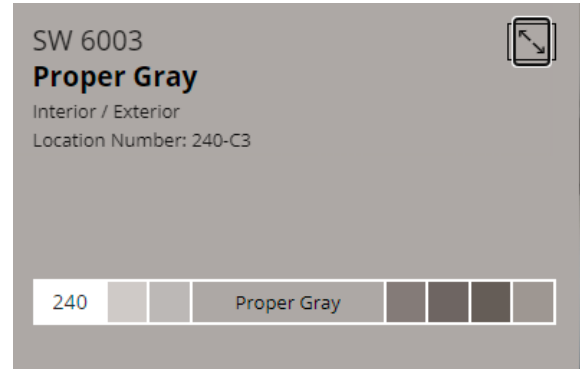
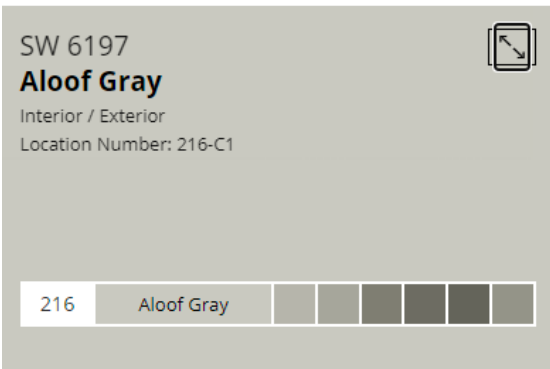
Driveway Staining

(Except for Misty Bay and Misty Harbor)

Stain must coordinate (same color family) with the primary exterior wall color of the home or be one of the approved driveway stain colors.

- ▶ Stain color must coordinate with (two shades lighter or darker than) landscaping or body color of home.

Approved Stain Colors: (Except for Misty Bay and Misty Harbor)



[SW 6197 Aloof Gray](#)

[SW 6003 Proper Gray](#)

Stains may be purchased by visiting any Sherwin Williams paint store or matching the approved Sherwin Williams color.

Sidewalks cannot be stained or painted.

Driveway (Circular) (City Permit Required)



- ▶ Circular driveways must be a minimum of 10 feet wide and have a minimum of 10-feet between the exit and entrance.
- ▶ Circular driveways shall not extend past the exterior building walls, and in no event shall the maximum dimensions of the driveway exceed the respective City's maximum front lot coverage.
- ▶ Grouping of the 3-palms must be together in the front landscape area. You must maintain the grouping of 3-palms and their location must be marked on the submitted survey along with the proposed island landscaping.

Circular driveway design must include a median planter bed:

- ▶ The median planter bed overall must be at least 2 feet from the sidewalk (or street if no sidewalk) to the driveway (radius).
- ▶ The planter bed must have at least a 5-foot radius (if a semi-circle) or be at least 5 feet wide if rectangular.
- ▶ Have at least 10- feet from the exit to the entrance of the driveway.

Median planter bed:

- ▶ The median planter bed can be grass only or include a combination of flowers/plants and approved palm trees.

- ▶ A border wall (maximum 12-inches-high) may be installed within the driveway median planter bed.

Note: for properties with no sidewalk – you cannot install anything on the swale easement (whether or not officially designated a swale)

Circular Driveway Submissions Must Include:

- ▶ A Contractor Schematic Drawing with all specifications required to meet the SL community standards/ guidelines.
- ▶ All other items noted in the checklist.

Be advised that the requirements of the SilverLakes HOA and/or your sub-division may be more stringent than those of the city.

City approval alone does not guarantee that your modification will be approved.

Driveway (Width) Extension with Pavers/Stepping Stones

Extending the width of the driveway of one car garage homes cannot extend beyond the outer exterior wall. No extension towards the interior is allowed.

Extending the width of the driveway is allowed for 2+ car garages, as long as the driveway extension does not exceed the outer walls of the garage on either side of the garage.

- **Only pavers can be used to extend paver driveways.**
 - **Only stepping stones design or poured concrete can be used to extend concrete driveways.**
- ▶ Driveway extension must match existing surface elevations to the best extent possible.
 - ▶ Driveway extensions cannot create a drainage issue.

- ▶ Driveway extensions must be a straight continuous line from the home all the way along the driveway.
- ▶ Extended area (whether pavers or stepping stones) must be kept clean and weed free.

Stepping stones cannot be placed from the front door walkway, directly to the sidewalk.

Stepping Stones Design (for extending concrete driveways)

At no time may the stepping stones design exceed past either side of the garage wall.

Stepping stones must be a rectangular design running the entire length of the driveway, to the sidewalk.

Stepping stones:

1. Must be placed equal distance from one another.
2. Must be surrounded by decorative rocks with a minimum 2” (inches) border on all sides and a minimum of 2” (inches) space between stones.
3. Must coordinate (same color family) with the landscape design, driveway or color scheme of the home.
4. Decorative rocks must coordinate (same color family) with the landscaping design.



Pavers (for extending paver driveways)

- ▶ Driveway extension must use the same paver design/color as the existing driveway.
- ▶ The pavers are not to exceed past either side of the outer garage walls.

Electrical Vehicle (EV) Charging Station

(City Permit Required)

A home EV charging station should be installed inside your garage. If that is not possible, it may be installed on the outer wall of the home, on your side wall where your electrical panel is located.

- ▶ Charging cable must be neatly out of sight when not in use.
- ▶ Landscaping should be included to minimize the visibility of the unit.

No free standing (on posts) EV charging stations are allowed.

Fencing Location Requirements – General

(City Permit Required for Fences)

All fencing modifications, repairs or alterations must be submitted in writing for approval by the Modifications Committee and must comply with all local and municipal permitting requirements.

Fences (and hedges) are not allowed along any lot line in the front portion of the home or neighbor's property.

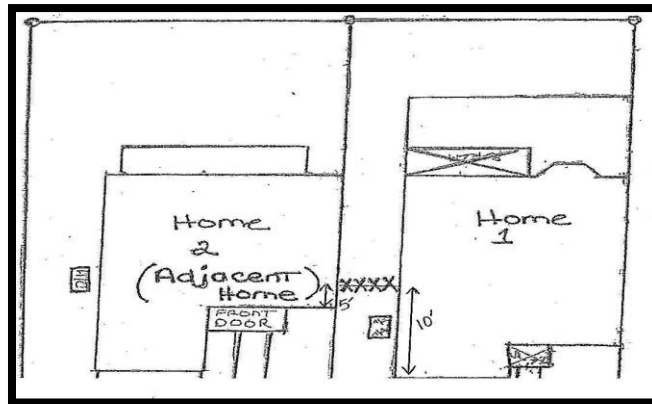
The following are general fence requirements that apply to most homes in SilverLakes. Please be sure to also check the specific section below that details the additional requirements for your specific community/type of lot.

- ▶ All fences are required to be installed at least five feet back from the forward most point of the structure on each side of the property where the fence is going to be installed or five feet back from the front door of any adjacent home.
- ▶ All fences are required to be 5-feet from the sidewalk on side yards, where applicable. Exceptions noted below for the Sapphires and Misty Bay/Harbor.
- ▶ At no time may the edge of your fence be in the front portion of the neighbor's lot. The edge of the fence adjoining the neighbor's lots shall be behind the front most portion of the neighbor's house.
- ▶ Fences are to be installed on your property line.
- ▶ Fences may not encroach on a neighbor's property.
- ▶ Fences cannot be installed along a neighbor's side wall.
- ▶ Fences cannot be attached to a neighbor's home.

- ▶ Two fences cannot be installed side by side along the same property line, unless otherwise required by code. In those circumstances, each homeowner is responsible for maintaining the area between fences clean of overgrown grass and/or weeds.
- ▶ No fence shall be installed in such a manner as to deter and/or detract from the appearance of the front of the home and/or adjacent home.
- ▶ Fence gates must be no more than 4 feet wide. One double gate shall be permitted with not more than an 8-foot opening made of two 4-foot gates.
- ▶ All hedges must be planted on the inside of the fence.
- ▶ Hedges alongside a fence cannot be taller than the fence.
- ▶ No dog runs or animal pens are permitted.

Zero lot line properties

- ▶ Fences on the side property must be installed perpendicular (side to side) to the home. See examples below:



'Z' Lots - Sapphire Communities

- ▶ There are 3 options for fences: straight across, at an angle along the side lot property line or an L shape.
- ▶ Fences may be installed no further than the neighbor's entrance door (behind any column).
- ▶ Fence gate swing direction should adhere to city code.
- ▶ All fences are required to be at least 1 foot from the sidewalk on side yards (corner lots).

See example below:



Misty Bay & Misty Harbor

- ▶ Fences on side yards can go up to the property line (corner lots).

Traditional Lots (all other communities not listed above)

- ▶ All fences are required to be five (5) feet from the sidewalk on side yards, where applicable (corner lots).
- ▶ Fences are not allowed in the front portion of your home.
- ▶ Fences are not allowed in line with a neighbor's front yard.

Fencing Materials

Please scroll down to the section that details the requirements for your community/type of lot.

- ▶ Only PVC or aluminum material may be used for new/replacement fences.
- ▶ All fence panels or pickets must be installed vertically.
- ▶ All existing wood fences must be painted white on both sides and maintained in good condition until the end of its useful life. See approved fence styles for replacement information.

Lakefront Lots & Wetlands Lots

(City permit and the South Broward Drainage District prior approval also required)

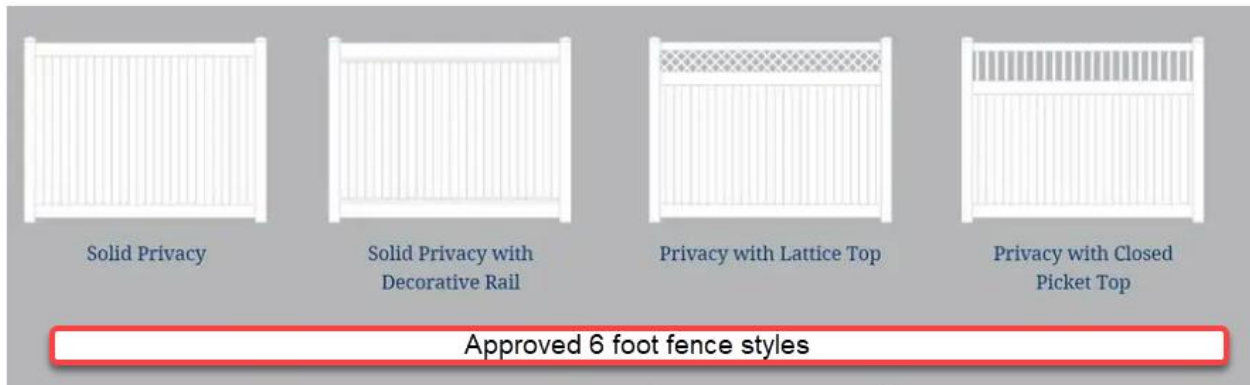
In addition to the foregoing general fencing requirements, the following are additional requirements for lakefront & wetland lots:

- A. Only 4-foot picket fences/hedges are allowed along the **side or rear yards**. Fences must be one of the following approved styles:
 - PVC/aluminum - picket style with smooth straight top only
 - White or bronze
- B. A six-foot PVC/aluminum or a 4-foot picket fence may be installed. Any installation must be perpendicular to the side of your home (straight across, connecting one home to the other).



Approved 6-foot fence styles:

- ▶ Shadowbox
- ▶ Privacy panel / Tongue and groove
- ▶ Lattice top with privacy bottom
- ▶ Only fence post caps are allowed (no decorative finials)



- ▶ All of the above must be 6 feet in height and white.
- ▶ Existing wood fences must be painted or stained white, on both sides of the fence.

Hedges must be maintained at the same height as the fence (4 feet). Acceptable hedge materials; Ixora, Coco Plum, Podocarpus, Green Arboricola, Dwarf Clusia, Suspensum.

Aluminum rail or 4-foot hedges on lakefront/wetland properties may extend to the water's edge and parallel to the water.

- C. Lakefront/wetland lots with an existing four (4) foot high green or black vinyl clad chain link fence may have a hedge planted on the inside of the fence. Hedge material must be a minimum of 24 inches high and no taller than the height of the fence and should be planted no more than 24 inches apart on center.

Where your pre-existing gated chain link fence is perpendicular to your neighbor, a hedge must be on the outside of the fence besides the gated area. Hedges must be maintained at the same height as the fence. Suggested/acceptable hedge materials; Ixora, Coco Plum, Podocarpus, Green Arboricola, Dwarf Clusia, Suspensum.

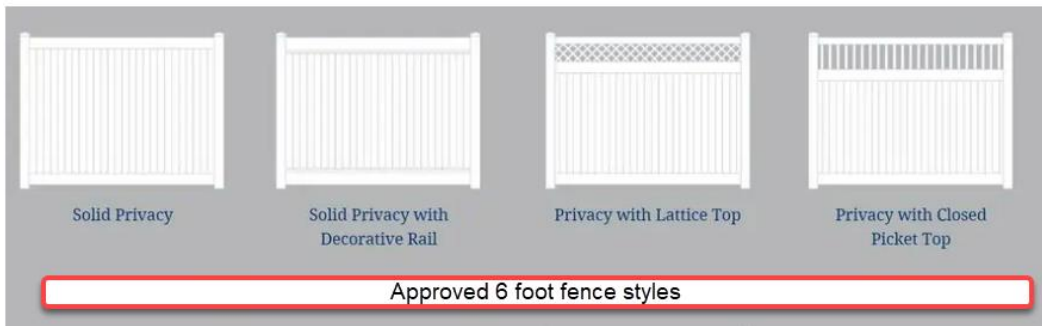
Interior Lots (including all lots abutting the landscape buffer/berm)
(City permit required)

In addition to the foregoing general fencing requirements, the following are additional requirements for Interior Lots:

Only white PVC or white aluminum material may be used for new/replacement fences.

Approved 6-foot fence styles:

- ▶ Shadowbox
- ▶ Privacy panel / Tongue and groove
- ▶ Lattice top with privacy bottom
- ▶ Only fence post caps are allowed (no decorative finials)

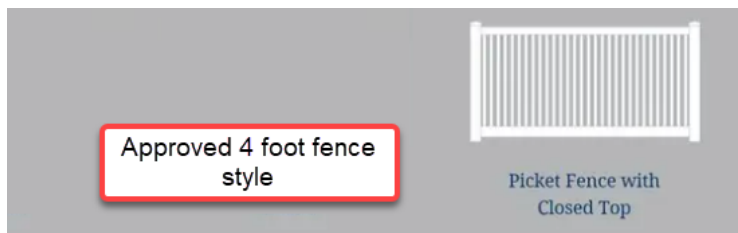


- All of the above must be 6 feet in height and white.
- Existing wood fences must be painted or stained white, on both sides of the fence.

Approved 4-foot fence styles:

White aluminum or PVC type, (picket style with smooth straight top only).

- Picket Fence with a smooth/closed top
- Only fence post caps are allowed (no decorative finials)



Flags

No prior modification committee approval is required.

Homeowners may display portable/removable official flags not larger than 4-1/2 feet by 6 feet which represent:

- ▶ The United States
- ▶ The State of Florida
- ▶ United States Army, Navy, Air Force, Marine Corps or Coast Guard
- ▶ POW-MIA
- ▶ First Responder
- ▶ Holiday flags may be displayed from one week prior to one week after a holiday.

Flag Poles (permanent)

- ▶ Flagpoles are permitted to a height of 25 feet.
- ▶ Flagpoles must have a minimum setback of 5 feet from the sidewalk.
- ▶ On zero lot line properties flagpoles should be installed on the interior side of the property, not the zero side.
- ▶ Only one permanent flag pole per lot.

No more than 2 flags may be displayed simultaneously.

Fountains and Ponds

Fountains

Fountains are permitted providing they are operable and maintained as part of a landscape bed area.

- ▶ Fountains cannot stand alone on any front elevation.
- ▶ Must not be more than 4 feet in height or more than 3 feet in diameter.
- ▶ No animal, people or religious styles will be permitted.
- ▶ Limited to (1) one fountain or sculpture/statue in the front of the property

Ponds or Wall Fountains, and/or Waterfalls

Ponds or Wall Fountains, and/or waterfalls are not permitted in the **front yard**.

They are allowed in the **backyard** of the property with prior approval from the Modification Committee.

Gazebos & Huts (Chickee/Tiki) *(City Permit Required)*

All Chickee/Tiki Huts and Gazebos must be installed in the rear of the property.

- ▶ Maximum height from the ground to the parallel beam must not be more than 8 feet in height.
- ▶ The pitch of the roof must not exceed 12 feet in height.
- ▶ The overall floor size must not exceed (200) two hundred square feet.
- ▶ Any side yard drainage easements will take precedence over these setbacks.
- ▶ Gazebo material used must be either aluminum (White or Bronze) or wood (painted white or stained a natural wood color).
- ▶ A Chickee/Tiki Hut may be painted white or stained a natural wood color.
- ▶ Chickee/Tiki Hut or Gazebo should not abut and or touch a neighboring structure.

Maximum of (1) one of the following are allowed on the property: Chickee/Tiki Hut or Gazebo

Rear Setbacks

- ▶ The outside edge of any Chickee/Tiki Hut or Gazebo must be a minimum of 5 feet from the rear property line on **interior lots** or lots not abutting the 25-foot landscape buffer.
- ▶ Chickee/Tiki Hut or Gazebos installed on **waterfront lots** can extend up to the 20-foot lake maintenance easement.
- ▶ **Lots abutting the 25-foot landscape buffer/berm** may have the Chickee/Tiki Hut or Gazebo installed up to, but not exceeding, the rear property line nor may it encroach into the landscape buffer/maintenance and utility easement.

Side Setbacks

Chickee/Tiki Hut or Gazebos:

- ▶ are allowed with a side set-back of 5 feet on either side of your property line. You may not encroach into any landscape buffer/maintenance and utility easement.
- ▶ in lots with **a zero-lot line** AND a privacy wall can extend up to the privacy wall and within 5 feet of the property line on the other side.

- ▶ are allowed in the **Sapphire** communities up to the zero-lot side or within 5 feet of the property line on the other side.

Any side yard drainage easements will take precedence over these setbacks.

Gutters

(City Permit Required)

- ▶ Gutters must be the same color as your fascia.
- ▶ The (gutter) down spout must be the body color of your home and must not be directed toward your neighbor's property.

Hedges

Suggested/acceptable hedge plants: Ixora, Cocoplum, Podocarpus, Green or Variegated Arboricola, Dwarf Clusia, Suspensum.

- ▶ Hedges must follow the same requirements for height and setbacks as fences.
- ▶ All AC units must have a hedge around it. If your AC unit is concealed by a fence, a hedge is not required.
- ▶ A hedge surrounding the air conditioning unit must always be maintained in an "L" shape to conceal the unit from the street and neighbor's view. The height of the hedges around your AC unit must be at least as tall as the AC unit or a maximum of 5 feet (whichever is higher)
- ▶ Non-AC Hedges cannot be taller than 4-feet in the side and rear portion of lakefront/wetland lots. They may be maintained up to 6-feet everywhere else (except where noted differently).
- ▶ Any hedge planting group, including AC hedges, must be made up of the same hedge plant.
- ▶ Hedges or trees cannot be planted in the front portion of the home or adjoining residence, or between 2 properties (parallel to the side property line) creating a barrier between 2 homes.
- ▶ All hedges must be planted on the inside of the fence.

All properties shall be landscaped so as not to interfere with traffic sight lines. No fence, wall, hedge, or shrub planting shall be placed or permitted to remain where it would create a traffic or sight problem.

Holiday Lights/Decorations

No prior modification committee approval is required.

- ▶ Christmas, Hanukkah and/or Kwanzaa holiday lights, decorations and flags may be displayed starting after Thanksgiving and must be removed by January 15th.
- ▶ Any other holiday lights, flags and/or decorations may be displayed from one week prior to one week after the holiday.

Landscaping (general)

No prior modification committee approval is required.

Each homeowner is responsible for maintaining their lawn and landscaping, including the maintenance of the swales located between their property line and the road. This includes sidewalks and the cutting and maintenance of lawns and landscaping located in the swale area.

- ▶ No artificial sod, plants, hedges, flowers or vegetation are allowed on the exterior of the property.
- ▶ No ivy, clinging vines, or other landscaping of any kind can be affixed to the structure of the home.
- ▶ Any bushes or shrubs in front the home shall be maintained below 3 feet in height and cannot be grouped together so as to impede sight lines for drivers.

Landscaping (under front window)

No prior modification committee approval is required.

All homes must have a landscaping bed under the front window.

- ▶ Landscaping shrubs, hedges or plants are required in the landscaping bed under the front window.
- ▶ Shrubs/hedges can be no taller than the bottom of your window frame.
- ▶ Landscaping must be maintained so that any plants or flowers are healthy, and the area must be weed free. Homeowner must promptly replace any dead or dying plants/flowers.

Landscaping (front door/entrance landscaping)

No prior modification committee approval is required.

- ▶ Entrance way landscape bed may be filled in with materials (i.e. rocks, pavers, concrete, etc.) that color coordinate with the walkway and is consistent with your landscape design.
- ▶ The landscape bed may also be maintained as a landscape bed with plants, shrubs or hedges.

Potted Plants

No prior modification committee approval is required.

Pots with plants are allowed in front of the outside garage door walls, one per column (2 for a 1-2 car garage, 3 for a 3-car garage).

Up to 2 pots with plants can be placed on your front porch area.

Additionally, 1-2 decorative pots may be incorporated within your front yard landscaping bed design.

- ▶ Plants within the pot must always be healthy and manicured/maintained to match the size of the pot.
- ▶ Pots themselves must be in new, or like new condition at all times (not faded, cracked, peeling, etc.).

Grouping of 3-Palms

(City Permit Required for new plantings)

In the front elevation of each home **there must be, at all times, a grouping of 3-palms** (multi-trunk palms shall be considered as 1 palm tree), which must be of the **same variety**. For example, if the homeowner chooses Royal Palms, then all 3 trees in the front elevation must be single trunk Royal Palms.

Exception, if the original group of 3-palms were Queen Palms and one or two die, the replacement palms must be from the currently approved palm tree list. When the last Queen Palm dies then you need to plant the third palm tree the same as the existing new palms.

A variance to this rule may be provided by the Landscape Committee and Modification Committee when replacing trees that are no longer permitted in your respective City.

Note: Pembroke Pines requires a category 4 palm must be at least 10 feet in height at the time of installation in order pass city inspection.

Palms must have at least 6 feet of bark at time of planting.

Bermuda Village, Misty Bay & Misty Harbor are exempt from the 'Grouping of 3-Palms Rule'

- ▶ A list of approved SilverLakes Community trees may be viewed [online](#); only those trees on the approved list shall be used. The list of approved trees may be amended at the sole discretion of the Board of Directors from time-to-time.
- ▶ All new plantings must follow a 5-foot setback from all sidewalk/property lines, **except** for the 3-palm tree grouping (and the surrounding landscape bed) which can be 2-feet from the sidewalk/property lines.
- ▶ Fruit trees including, but not limited to, Coconut Palms shall only be installed in the rear of the property and must have a minimum 10-foot setback from any property line.
- ▶ Planter borders shall be installed, around landscaped areas only. Maximum height of the border is 12 inches. The color of the border must coordinate (same color family) with the color scheme of the home or the landscape design.

Landscape Lighting

Landscape lighting fixtures shall be directional onto landscape features and must be furnished with shields, louvers and/or lenses to ensure that the direct view of the lamp source is reduced.

Landscape lighting shall be white in color (per SilverLakes PUD).

Lighting

Exterior Soffit/Recessed

The following guidelines are applicable to the addition of exterior lighting, not to the original lighting supplied by the builder, i.e. garage coach lights, entrance/original door lights, flood lights or standard flood lights included in motion cameras (i.e. Ring, Wyze, etc.).

All exterior lighting must serve an intended and approved purpose. Excessive lighting contributes to glare, light pollution, and detracts from the exterior aesthetic design of the homes in our community and is not allowed.

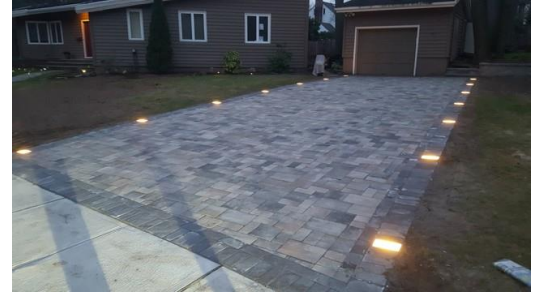
- ▶ Each soffit light must measure no more than 4” wide in diameter.
- ▶ Soffit lights must be installed at least 6 feet apart from each other.
- ▶ Soffit lights shall be installed no higher than 15 feet above the base of the home (**first floor soffit only**).
- ▶ Each soffit light must be between 2700K - 3000K, soft white.
- ▶ Timers, photosensors, or alternative controls shall be installed to reduce or eliminate excessive lighting when it is not needed.
- ▶ Exterior lighting fixtures shall be designed and shielded in a manner so that the fixture does not directly illuminate adjacent residentially zoned property. Fixtures should be of a type or adequately shielded so as to prevent glare from normal viewing angles.
- ▶ Lighting fixtures shall not produce sufficiently greater luminance in an area resulting in reduced visual performance and visibility.
- ▶ Landscape lighting fixtures shall be directed onto landscape features and must be furnished with shields, louvers and/or lenses to ensure that the direct view of the lamp source is reduced.



Driveway Paver LED Lighting

LED paver lighting may be incorporated within the driveway paver design, but only on the inside/outside edges of the driveway.

- ▶ Each light must measure no more than 4"x6".
- ▶ Must be installed at least 6 feet apart from each other.
- ▶ Lights must glare free, warm or soft white light, 2700K - 3000K.
- ▶ LED Strip lighting is NOT allowed.



Outdoor Kitchens & Firepits

(City Permit May Be Required)

Outdoor kitchens and fire pits can only be installed in the rear of the property.

- ▶ The outside edge of any outdoor kitchen or fire pit must be a minimum of 5 feet from the rear property line on interior lots (non-waterfront lots or lots not abutting the 25-foot landscape buffer).
- ▶ Outdoor kitchens or fire pits installed on waterfront lots can extend up to the 20-foot lake maintenance easement.
- ▶ Lots abutting the landscape buffer/berm may have the outdoor kitchen or fire pit up to rear property line.
- ▶ Outdoor kitchens or fire pits are allowed with a side set-back of 5 feet on either side of your property line.

Any side yard drainage easements will take precedence over these setbacks.

Painting (exterior house)

Current colors revised 07/13/2022

<https://www.silverlakes.net/universal-color-schemes.html>

The approved SilverLakes color schemes are on file at the Property Management Office or online at www.silverlakes.net. Only those color schemes listed on the current universal color chart shall be used for painting.

No ivy, clinging vines, or other landscaping of any kind can be affixed to the structure of the home.

Your modification request must include the SilverLakes color scheme number and the name and number of each color selected for body, bands, and the fascia and doors.

- ▶ All painting requests must be for a currently approved color scheme. You cannot repaint using older colors (colors no longer on the approved list).
- ▶ Paint schemes shall not be altered or reversed or darkened/ lightened.

i *All homes (excluding Misty Bay and Misty Harbor) currently painted with the original builder's color schemes must be re-painted using the current universal color chart no later than January 31, 2025.*

Homes not painted since Aug 16, 2019 (with an approved modification), must be re-painted using the current universal color chart no later than January 31, 2029.

The above rule was approved by a majority vote of the SilverLakes Master Board on May 17, 2021, modified March 27, 2023.

If modifying a portion of your home to include a color that is not part of your current color scheme, then you will be required to paint the entire home to a current/approved color scheme. For example: your home is painted with an older color scheme and now you wish to paint your garage and front doors iron ore. Since Iron Ore is only available with the current color scheme, the existing colors of the home would then be out of compliance and thus the entire home would need to be repainted.

All homes within SilverLakes (including the custom homes in Malibu Pointe, Sunset Isles, The Isles, The Enclave and Sunset Pointe) requiring painting after July 30th, 2017, must be painted with a color from the currently approved universal paint color chart.

If you are planning to repaint, including touching up, or addressing a violation, you must submit a modification request and be approved. Utilization of one of the current universal color schemes will be required.

Failure to comply will result in the owner being required to repaint with the current universal color scheme.

Pools and Pool Decks

(City Permit Required)

South Broward Drainage District approval required for those on a lake lot.

Setbacks

Pools (including any pool decking) are allowed with a side set-back of 5 feet on either side of your property line.

- ▶ If you have a privacy wall on your zero-lot line side, then you may extend the deck adjacent to the privacy wall, but not beyond.
- ▶ The outside edge of any pool (including any pool decking) must be a minimum of 5 feet from the rear property line on interior lots.
- ▶ On waterfront lots the rear can extend up to the 20-foot lake maintenance easement.
- ▶ On traditional lots to within 5 feet of the respective property lines.
- ▶ On lots abutting the 25-foot landscape buffer/berm may have the pool (including any pool decking) up to, but not exceeding, the rear property line.

Any side yard drainage easements will take precedence over side yard pools, spas, patios, screen rooms, additions, or approved modification setbacks.

i *All requests to install swimming pools must include specifications for decking and child safety fence, if applicable.*

Modification requests for a pool and deck must be submitted together showing both on one survey.

A separate modification must be submitted for fencing or a screen enclosure.

You must submit an official property survey indicating setbacks for each modification.

Above ground pools are not allowed.

Pergolas and Arbors

(City Permit Required)

Pergolas can only be installed in the rear of the property and must follow all property line setbacks. The overall interior of the pergola must not exceed 240 square feet. Any side yard drainage easements will take precedence over these setbacks.

- ▶ Arbors (with open slatted roofs) must be installed in the rear of the property and must follow all property line setbacks. Arbors may also be installed over a gate entrance.
- ▶ Pergolas with side and/or rear panels may not obstruct a neighbor's view (Lakefront and Wetland lots) .
- ▶ Pergolas may be open roof or covered with a City Building Department approved insulated aluminum roof. Roof insulation must be a minimum of 3-inch foam. Roof must maintain a minimum slope of ¼ inch per foot.
- ▶ Covered roofing materials shall not include gravel and should be in harmony with the existing design of the home. If the roofing material consists of tile, the tile must match the tile on the home.
- ▶ The material used must be either:
 - Aluminum, PVC, Fiberglass, or Vinyl: White or Bronze
 - Wood
 - Natural wood color
 - Painted or stained white
 - Stained to coordinate with (same color family) the primary exterior body color of the home.

Rear Setbacks

- ▶ The outside edge of any pergola or arbor must be a minimum of 5 feet from the rear property line on **interior lots** or lots not abutting the 25-foot landscape buffer.
- ▶ Pergolas or arbors installed on **waterfront lots** can extend up to the 20-foot lake maintenance easement.
- ▶ **Lots abutting the 25-foot landscape buffer/berm** may have the pergola or arbor installed up to, but not exceeding, the rear property line nor may it encroach into the landscape buffer/maintenance and utility easement.

Side Setbacks

- ▶ Pergolas or arbors are allowed with a side set-back of 5 feet on either side of your property line. You may not encroach into any landscape buffer/maintenance and utility easement.
- ▶ Pergolas or arbors in lots with a zero-lot line AND a privacy wall can extend up to the privacy wall.

**Maximum of (1) one of the following allowed on the rear property:
Pergolas or Arbors.**

Retaining Walls (Lake Front Lots)

(City AND South Broward Drainage Permits Required)

- ▶ Approval from the SBDD, your respective city (Pembroke Pines or Miramar) and all required governmental agency permits must be provided prior to commencing construction.
- ▶ Final approval from all governmental agencies must be provided upon completion.

For more information, please click on this link: <https://www.sbdd.org/> .

i *Final approval from SBDD, your respective city (Pembroke Pines or Miramar) and all governmental agencies must be provided upon completion.*

The homeowner bears sole responsibility for overseeing the installation of any improvements in the 20-foot Lake Maintenance Easement. The Association does not bear any responsibility in connection with the installation and maintenance of any improvements, however, should a situation arise in which the improvement must be removed due to an issue with respect to the Lake Maintenance Easement, the Association may, but is not required to, undertake the removal of said improvement at the direction of the applicable local entity.

Should the Association take such action, the cost of removal shall constitute as a special assessment against the unit, and it will be collectible in accordance with the terms and conditions contained within the Association's governing documents.

Roofs

(City Permit Required)

Misty Bay Roofs

Misty Bay community only permits specific roof tiles:

- Boral Roof Tile Villa 900 1MPCS711 (“Burnt Mission”)

Misty Harbor Roofs

Misty Harbor community only permits specific roof tiles: Boral Roof Tile Terracotta (No Antique).

There are two numbers that may be provided (These are the same tiles)

- ERRA-NN-Y-SM-15
- 1GOCS6230NN

All submittals require the name of the tile color and a color brochure photo of the selected tile.

Roofs (all other communities)

The following roofing materials and colors are permitted.

Ceramic / Concrete Roofs

Ceramic/concrete roofs are allowed. Roof colors must coordinate with the overall aesthetics of the community.

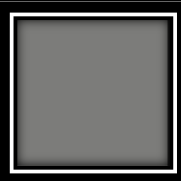
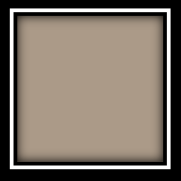
- ▶ May be sealed with a clear coat material but shall not be painted.
- ▶ May be stained with an approved stain color.

Approved styles:

- ▶ S-Tile
- ▶ Barrel Tile
- ▶ Flat cement/concrete tiles

Approved Roof Stain Colors

Note: Roof Stains are not applicable for Misty Bay or Misty Harbor Communities
Stains may be purchased by visiting Sherwin Williams paint store.

			
Terracotta HC167	Red Terrazzo HC 102	Spicewood SW 3021	Black Alder SW 3022
			
Tobacco SW 3039	Smoke Tree SW 3019	Kings Canyon SW3026	Driftwood SW 3027
			
Navajo White SW3005	Belvedere Tan SW 3002	Sandcastle SW 3006	Summerhouse Beige SW3004

*Colors seen here may not accurately reflect stain colors, to view samples visit your local Sherwin Williams paint store *

The approved roof stain colors of the Association can be found above or online at <https://www.silverlakes.net>. Only those colors on the approved color chart may be used.

Metal Roofs

Metal roofs are allowed.

Approved styles:

- Barrel Tile
- Flat ‘shake tile
- Standing Seam Style

Barrel and Flat shake tile metal roof approved colors:

- Beachwood
- White
- Mission Red
- Terracotta
- Barcelona
- Mission Gold & Terracotta Gold

Metal Standing Seam style roof approved colors:

- Dark Bronze
- Dove Grey
- Medium Bronze
- Charcoal Grey
- Mansard Brown
- Bone White

Approved Metal Roof Tile Styles

Note: Metal roofs are not applicable for Misty Bay or Misty Harbor Communities



Plastic Roofs

Plastic roofs are allowed. Barrel tile is the only approved style.
Plastic roofs are not applicable for Misty Bay or Misty Harbor Communities

Approved colors:

- ▶ Terracotta
- ▶ Classic Clay (Terracotta Family)
- ▶ Storm Cloud (Platinum Family)
- ▶ Coral Beach (Coconut Family)

All additions or extensions must have a pitched roof and follow the existing roof line, color and style. No flat roofs are permitted.

Satellite Dishes

(City Permit Required)

Only typical residential size satellite television reception dishes are permitted.

- ▶ Should be located in the rear of the property unless such location would impede receiving a signal.
- ▶ Every effort should be taken to avoid installation of the dish in a location on the property which would be visible from the street or adjoining properties, or in front of the home.

No HAM radio antennas are permitted.
No television antennas are permitted.

Side Yard Walkway Extensions

(City Permit Required)

Pavers shall be permitted from the side of the driveway leading to the side gate or the rear of the property.

- ▶ Any side yard walkway must have a minimum 5 feet setback from the side property line and may not encroach on your neighbor’s property (as determined by survey property lines).
- ▶ The walkway must attach to the driveway within 3 feet of the forward most point of the home, and maintain a direct path to the gate, and not encroach on your neighbor’s property.
- ▶ Must maintain existing setback rules and regulations.
- ▶ Side yard walkway may be installed with up to a 36-inch-wide walk path.
- ▶ The pavers must coordinate (same color family) with the existing driveway color and be installed with a minimum space of 1/8 inch between pavers/stepping stones.
- ▶ Side yard walkway must match existing surface elevations.
- ▶ Pavers must be maintained and kept free of weeds at all times.
- ▶ Pavers shall be removed at owners’ expense within 15-days of a written request by the Association, if the Association determines in its sole discretion that walkway is creating a drainage issue.
- ▶ Poured concrete walkways are not permitted.

Stepping stones shall not be permitted on the front portion of the property except as identified in the driveway extension portion of the guidelines.

Screen Enclosure / Patios/ Additions

(City Permit Required)

South Broward Drainage District approval required for those on a lake lot.

- ▶ No screen enclosure or front door screening shall be installed on the front portion of any home.
- ▶ Aluminum roofs (covered patio) are allowed with a minimum of 3-inch foam insulation and must maintain a minimum slope of 1/4 inch per foot.
- ▶ Approved Screen Enclosures:
 - White or bronze aluminum frame material
 - Silver, gray, or charcoal fiberglass screening material
- ▶ Screen enclosures must follow the roofline or be of the following styles:
 - Gable
 - Mansard
 - Hip

Metal awning material is not allowed. Either the existing roofline must be extended, or a screen can be installed.

Setbacks

- ▶ The outside edge of any screen enclosure, patio, or addition must be a minimum of 5 feet from the rear property line on interior lots.
- ▶ The screen enclosure, patio, or addition on waterfront lots can extend up to the 20-foot lake maintenance easement.
- ▶ Lots abutting the 25-foot landscape buffer/berm may have the screen enclosure, patio, or addition up to, but not exceeding, the rear property line.
- ▶ The screen enclosure, patio, or addition is allowed with a side set-back of 5 feet on either side of your property line.
- ▶ If you have a privacy wall on your zero-lot line side, then you may extend the enclosure and/or patio adjacent to the privacy wall, but not beyond.

Any side yard drainage easements will take precedence over side yard pools, spas, patios, screen rooms, additions, or approved modification setbacks. If building an addition, the composition of all pitched roofs must match the original color, style, pitch and material of the existing roof.

Sheds

Outside storage sheds or any other type of sheds are not allowed.

Signs

Only the following signs are allowed and must be in good condition (not faded or cracked). Signs may be placed in the landscaping bed under the front window.

- ▶ Security / Alarm system
- ▶ Camera Surveillance System
- ▶ Beware of Dog (attached to fence only)

'For Sale', 'Open House' signs are NOT permitted. No signs may be nailed or otherwise attached to any tree.

Solar Panels

(City Permit Required)

Solar panels (rooftop only) are allowed.

Please be sure to submit the following with your modification request:

- ▶ Current photo of your home.
- ▶ Proposal of work to be completed.
- ▶ Sample photos of the solar panels.
- ▶ Sketch or survey showing where the panels will be installed on your roof.

Statues (or sculptures)

No exterior sculptures or statues are permitted unless they are part of a residential landscape bed area in the front portion of the home.

- ▶ Sculptures and/or statues cannot stand alone on any front elevation.
- ▶ Exterior sculptures and/or statues are limited to 3 feet wide and must be no more than 18 inches in height.
- ▶ No animal, people or religious styles will be permitted.
- ▶ Limited to (1) one fountain or sculpture/statue in the front of the property

Stepping Stones (side yard)

No prior modification committee approval is required.

Side yard stepping stones may be used to create a side yard pathway from your driveway or side yard to your backyard. The pathway may include a design of stepping stones or paver bricks coordinating with the overall color scheme of the home and landscape design.

Stepping stones shall not be permitted on the front portion of the property except as identified in the driveway extension portion of the guidelines.

Stepping Stones and pavers must be kept weed free, clean, not broken and well maintained at all times.

Storm Shutters & Panels

(City Permit Required)

Aluminum removable panel's permanent top and bottom rails must be white or the same color as the body of the home.

Roll down and/or accordion style shutters are allowed and must be a complimentary color to the home (white, ivory, beige, bronze).

Sun Shade/Sails

No prior modification committee approval is required.

- ▶ May only be installed in the rear of the property.
- ▶ May not be installed higher than the fascia on the first story of the home.
- ▶ Sail color must coordinate (same color family) as the body color of your home.

Trees (general)

No prior modification committee approval is required for tree trimming.

All palms and shade trees must be maintained by a certified arborist, according to ANSI specifications.

No planting shall be done in drainage easements, as indicated on each lot's property survey.

Fruit trees including, but not limited to, Coconut Palms shall only be installed in the rear of the property and must have a minimum 10-foot setback from any property line.

Reminder:

- ▶ All trees must be planted at least 20 feet apart, except for the 3-Palm grouping.
- ▶ Double & triple palms are considered one palm tree (as per city code).
- ▶ Fences, hedges, and trees are not allowed along any lot line in the front portion of the home.

Tree Trimming

- ▶ Trees shall be pruned every two years.
- ▶ All trees must be pruned according to Broward County Tree Trimming Guidelines
- ▶ All tree trimming companies must hold a Broward County tree trimming license.
- ▶ All tree branches must be maintained to not overhang a neighbors' property or over the sidewalk or street.

For detailed information please refer to www.broward.org – Search Proper Tree Trimming

- [Proper Tree Care](#)
- [Proper Tree Pruning](#)

Swale Trees

Individual homeowners are responsible for the maintenance and care of their swale* trees

Effective 1/2/23 maintenance of swale trees reverted back to the individual homeowners as voted on by the board of directors in Sept 2022.

Swale trees are defined as any tree growing in the area of land between the edge of your lot and the paved road, whether or not officially designated a swale.

Swale trees shall not be planted, removed, or modified in any manner without prior approval from the respective City Arborist (permit may be required) and the SilverLakes Modification Committee. Nothing shall be caused to take place which may compromise the health, stability, or integrity of the swale trees.

Approved Swale Trees

If replacing your swale tree, select from the list of approved trees below. Please see your sub-association documents for specific limitations in your community.

Shade Trees

- Spanish Stopper
- Black Ironwood
- Pigeon Plum
- Green Buttonwood
- Purple Tabebuia

Palm Trees (Self Trimming)

- Alexander Palm
- King Alexander Palm
- Veitchia Palm

Windows

(City Permit Required)

- ▶ Approved window styles may be a combination of fixed, casement, horizontal slider and/or single/double hung windows (with or without grids).
- ▶ Approved window frame colors are white or bronze.
- ▶ All window frames must be the same color, with the possible exception of a transom window above the front door.
- ▶ No security bars or other decorative bars are allowed on any window.