

Camino Lakes Appearance and Architectural Regulations

Camino Lakes has always been one of the more beautiful, friendly neighborhoods in Boca Raton, and is a desirable place for families to live. Keeping homes looking their best and maintaining high standards have certainly increased home values in Camino Lakes.

The Architectural Committee and the Appearance Review Procedure are established by Camino Lakes Homeowners Association (CLHA) to assure conformity to the Deed Restrictions and By-Laws. The Architectural Committee reviews structural or landscaping changes before they are implemented and the Appearance Review Procedure monitors the maintenance and appearance of Camino Lakes homes.

The CLHA Board reserves the right to amend, supplement and/or modify these Rules and Regulations as necessary for the aesthetic enhancement of the neighborhood.

Failure by the CLHA Board or Architectural Committee to object to any violation or to enforce these rules and regulations shall in no event be deemed a waiver of the right to do so.

Appearance Review Procedure:

All Camino Lakes homes and any appearance complaints of Camino Lakes homes from homeowners shall be periodically reviewed on an equal and uniform basis for compliance to the appearance rules. At the discretion of the Board, this review may be performed by an Appearance Committee or by a contracted management company. If an Appearance Committee is used it shall be comprised of at least three volunteers appointed by the Board Chairperson and approved by the Board who are not officers, directors, or employees of the association, or the spouse, parent, child, brother, or sister of an officer, director, or employee.

Appearance Rules:

The CLHA Board has approved and adopted the following rules and procedures which are consistent with the By-Laws and Deed Restrictions:

1. Owners shall maintain all homes in a neat and tasteful manner, including, but not limited to, cleaning and maintaining the exterior, roofs, driveways, garage doors, and paint.
2. Roofs should be clean and free of mildew, debris, and damage.
3. All landscaping shall be maintained in a neat and trim condition at all times including hedges, lawns, plants and shrubs. Hedges and other landscape plants must not obstruct the sidewalks. The yard around homes and parkways are to be fully landscaped and irrigated with city water as appropriate for the installed plants. Lawns must be regularly mowed and edged.
4. Homes must have a minimum of four (4) major trees with a trunk diameter of at least two (2) inches or more when measured at a point four and one-half (4 ½) feet above the ground level and having an overall height of at least ten (10) feet when planted.
5. Mailboxes should be upright and well-maintained without visible rust or stain.
6. Fences may not extend to the front past the front line of the house. Hedges that extend beyond the front line of the house must be maintained at or below a maximum height of 4 feet.
7. No commercial-type vehicles, motor homes, trailers, boats, or storage pods shall be visibly stored or parked in the subdivision except service vehicles working at the residence.
8. No signs of any kind, except for security signs, are permitted in the yard or attached to exterior of the home. Dog caution signs no more than 120 square inches are considered security signs. Real Estate signs can be placed on the inside of a window. Exceptions may be granted by the Board. **Note:** Camino Lakes respects everyone's political right to free speech and will allow political signs on a resident's property 90 days prior to an election and must be removed 7 days after an election.

9. No rubbish, garbage, debris or material shall be deposited on any of the land.
10. All garbage and rubbish containers shall be fully enclosed, covered, and not visible to the neighbors.
11. Direct broadcast satellite or fixed wireless signal antennas that are one meter (39.37") or less are allowed, and antennas designed to receive local television broadcast signals are allowed, but no other outside antennae, lines or wires for communication or transmission are allowed.
12. Outside holiday lights and decorations shall not be left up out of season.
13. Owners of water lots must not block their neighbors view within the rear setbacks.
14. Adding or feeding any living creature in, or around, the lake is prohibited except above ground bird feeders.
15. Owners of lake lots shall remove floating and submerged debris and remove Spatterdock, Torpedo Grass, and other undesirable weeds on an ongoing basis. Homeowners should maintain the shore by each individual home as desired with non-chemical trimming and weed removal.
16. Unimproved empty lots must be regularly mowed and maintained in a neat and trim condition at all times. They must be fully sodded and sprinkled with city water or Xeriscaped attractively with ground cover. No bare ground, rubbish, garbage, debris or material shall exist on them.

Method and Steps to Enforce Rules:

This procedure is established and approved by the Board to monitor and enforce the rules:

1. The Appearance Review Procedure identifies violations of appearance rules and status of violation corrections.
2. Majority vote of Board approves action.
3. 1st letter with photos is sent regular mail only requesting correction within 30 days.
4. 2nd letter with photos is sent certified mail and regular mail requesting correction within 14 days.
5. 3rd letter without photos is sent certified mail and regular mail requesting notification within 14 days of homeowner's plan to correct violation within 30 days and indicating the matter will be turned over to an attorney if not corrected.
6. Letter from attorney is sent to homeowner.
7. Board decides to pursue mediation or other action.

Architectural Committee:

The permanent committee known as the Architectural Committee (comprised of a minimum of three (3) members) must approve any of the following changes:

1. Any new structure, hedge, or any change or addition.
2. Any extensive changes to landscaping, grading, or planting (over 25%).
3. Any fences, living fences, hedges, or other changes that affect the open look of the neighborhood.
4. Exterior painting.
5. Roof replacements or changes.

No such changes shall be made until the plans and specifications showing the materials, color, scheme, location of such structure or work to be done, and the grading plan of the plot to be built upon have been submitted to the Architectural Committee and approved in writing.

The form for submitting such requests is provided online at www.caminolakes.org under Important Documents.