



Exterior Rear of First Floor Villas – Common Elements

All property from the exterior building wall out is considered a **common element** and any decisions for its use must be approved by the Board of Directors. An Alteration Request Form must be completed and submitted to the BOD for evaluation including a detailed listing of materials and dimensioned drawings as applicable. Conditional use permits may be granted by the BOD in some cases provided but not limited to:

- Any change should have a positive or neutral impact to property values.
- Any change should support visual continuity.
- Any change should consider not only the individual owner's desires but those of the Association as a whole.

The Association will be responsible for maintaining the 48" deep x 64" wide pavers and stones to be provided at the exterior rear of each first floor villa. These areas are part of the common elements of the Association and are subject to the same rules and regulations detailed above.

The Association is responsible for maintaining the grass and any landscaping (bushes/flowers/trees) that have been provided in the overall landscape plan. Only the Association may remove existing landscaping. If an existing plant is not being properly maintained or requires removal, contact the Landscape Committee.

Owners may plant flowers/annuals/vegetables **only within the existing landscaping beds** at the exterior rear entrance, provided but not limited to:

- Only native plants are may be used. Species invasive to Florida are not allowed. Refer to Wikipedia's "List of Invasive Plant Species in Florida".
- The size at maturity cannot overwhelm or obstruct the existing landscaping.
- Owners are responsible for watering and maintaining their own plantings. If maintenance is not being done, the Association may remove said plantings at any time.
- No hanging plants are allowed on the exterior of any building.
- No light fixtures are allowed on the exterior of any building nor in common area landscaping.
- Plants in pots are allowed but pots may be no larger than 12" in diameter. Pots must be removed when an owner leaves for any period of time beyond two weeks.
- Owners should not put decorative objects in common area landscaping beds. Villa residents should confine these items to your front entry door area and rear entry door area.
- All objects including furniture and plants must be removed from villa patios, villa balconies and tower balconies when a resident leaves their unit for any period of time beyond two weeks. During hurricane season it is advised that you remove these things if you plan to be away for even a few days.

Any violations of this policy will result in removal of the unapproved changes and any expense incurred to accomplish this will be the responsibility of the homeowner.

Palma 5 Board of Directors

March 7, 2018



VILLA PAVERS

12 - 16" x 16" concrete paver to make a 48"D x 64"W - Enhanced rear entryways for first floor villas

Want to try match tiles at #6382 as much as possible.

- Installing in sand - important to be and stay even
- Place right at rear doorways out to grass edge per pictures below.
- Re-use existing grass and pebbles when possible.
- 252 pavers needed but order extra for breakage/flaws
- Association will fill in new grass and replace whatever bushes are necessary.

Delmar Services quote is for \$2,100 labor for 21 villa entryways. (3 units already done)

Association pays for pavers, sand and pebbles. Estimate \$2,000 - \$3,000.

Labor Quote includes:

- Straightening and cutting grass edge to make areas uniform.
- Removing existing pavers and anything else that residents may have installed. Remove existing bushes that may be in the way. If possible we'll re-use those bushes elsewhere.

