

A.

**INTRODUCTION:**

**1. PREFACE:**

The Mirasol Master Maintenance Association, Inc. (hereafter known as the “MMMA”) is the master property owners association for Mirasol that has the managing authority regarding architectural and landscaping design aesthetics within Mirasol and its 25 individual communities. The MMMA appoints Mirasol residents to the Architectural Review Committee (“ARC”) to administer the rules and design standards contained in this Manual. The aesthetics of individual homes, yards, and common areas comprises the theme and perceived value of Mirasol as a whole. The cooperation of all residents to embrace and abide by these standards will allow the community as a whole to maintain its value and attractiveness.

**2. PURPOSE OF THIS MANUAL AND THE “RED BOOK”:**

This Manual is intended to address architectural and landscaping design standards for all **existing construction and buildings** in Mirasol, except for The Club and the Sales Center. The “Red Book” (also known as the “Architectural Development Guidelines”) was prepared by the original developer, Taylor Morrison, to establish design standards for all new home construction. The Red Book shall remain the document to be used for all new home construction on vacant sites.

**3. EXISTING CONDITIONS PRIOR TO ADOPTION OF THIS MANUAL:**

It is understood and acknowledged that certain architectural details and treatments allowed by the developer of Mirasol, and the architectural control entity prior to the turnover of Mirasol to the residents (Taylor Morrison), may no longer be acceptable design elements under this Manual. Existing architectural modifications installed prior to the adoption of this Manual that are or were not done in compliance with the requirements of the Red Book may or may not be allowed to remain. The architectural and landscaping design elements stated in this Manual shall pertain to all properties within the communities governed by the MMMA unless otherwise agreed. Design elements and conditions permitted by the Red Book and the developer shall not serve as precedence for approving future design requests.

**4. CASE-BY-CASE REVIEW:**

The ARC shall review each Application on a case-by-case basis. An approval of a similar condition for one applicant does not create a precedent which then requires the ARC to abide by that previous decision for all other Applications of a similar nature.

**5. ALL EXTERIOR CHANGES REQUIRE ARC REVIEW:**

**IMPORTANT NOTE: IT IS REQUIRED THAT ANY CHANGES TO THE EXTERIOR OF A PROPERTY, WHETHER TO THE BUILDING OR THE GROUNDS CONTEMPLATED BY AN INDIVIDUAL HOMEOWNER OR POA, MUST BE SUBMITTED TO THE ARC FOR REVIEW AND APPROVAL. VIOLATIONS OF THIS REQUIREMENT MAY BE CONSIDERED BY THE ARC OR THE BOARD FOR REMEDIAL ACTION, FINES, ETC., AS SPECIFIED AND/OR ALLOWED FOR IN THE COVENANTS. THE OWNER SHALL BE REQUIRED TO RETURN THE PROPERTY TO THE CONDITION THAT EXISTED PRIOR TO THE UNAUTHORIZED CHANGE(S) OR TO A CONDITION COMPLIANT WITH THIS MANUAL AND APPROVED BY THE ARC.**

**6. LIMITING CONDITIONS OF THIS MANUAL:**

This Manual establishes criteria and procedures for design, construction, and property maintenance within Mirasol for properties containing existing construction (see A.2 above). This Manual is binding on all owners of property within Mirasol. Remedies for failure to comply are outlined in this Manual and in the Master Declaration of Covenants, Conditions, Restrictions, and Easements for Mirasol (“Declaration”). The ARC reserves the right to amend and revise this Manual as it deems appropriate, subject to approval by the MMMA Board of Directors. This Manual does not supersede (except where more restrictive) or duplicate the Declaration, the Florida Building Code (“FBC”), Palm Beach Gardens Land Development Regulations, or other city, county, state, or federal regulations. This Manual and the approvals and opinions of the ARC shall be limited to aesthetics, only, and not to structural matters or compliance with any codes or ordinance.