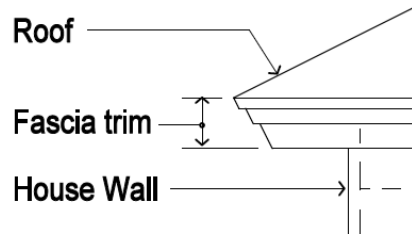



A.	DEFINITIONS:
ASM	- This design standards booklet known as the “Architectural Standards Manual”
Applicant	- Authorized person submitting an Application for ARC Approval (e.g. owner, contractor, vendor, owner’s home minder, owner’s rep., etc.)
Application	- Packet of information comprising all paperwork required for ARC review
ARC	- Architectural Review Committee for the MMMA
Architectural Drawings	- Drawings of building elements prepared by a licensed architect, designer, contractor, or others showing in plan, elevation, details, and/or 3D views what is proposed
Awning	- Fabric covered metal frame serving as a roof and/or shade cover.
Board	- MMMA Board of Directors
Building height	- Height of the mid-point between the top of the eave of the highest roof massing and the top of that roof’s ridge (defined by City ordinance).
Building width	- Width of the building as defined by the City ordinances: Measured at the front setback and/or at the front-to-back mid-point of the lot.
Catch basin	- Concrete or metal container sunk into the roadway curbing to collect road runoff and then connected by underground pipes into the lakes and drainage areas of the community.
City	- Incorporated city of Palm Beach Gardens (has jurisdiction over all of Mirasol)
Common Area	- Includes land areas within Mirasol owned and maintained by various Associations and intended to be devoted to the common use and enjoyment of the residents and visitors of Mirasol
Contractor	- Licensed general contractor or subcontractor hired to perform construction work
Declaration	- Declaration of Covenants as it pertains to the MMMA and each POA
Draw-down samples	- Actual paint applied to a white, glossy, letter-sized, card by paint suppliers that best shows the true color in a large sample for accurate reviewing of paint colors.
Eave	- Edge of the roof overhang; See “Fascia trim”
Elevation	- Drawing or view of straight-on image of the vertical wall of a house or accessory item
Engineering Drawings	- Drawings usually of details, structural conditions, pools, etc., prepared by a licensed engineer.

Fascia trim/board

- The horizontal trim board around the perimeter of the roof located just beneath the bottom edge of the roof tile; also known as the “Eave”



Gable wall

-  Gable wall:
Triangular shaped wall along the face of a house that extends up to meet the sloped roof

Hardscaping

- Paved surface using any hard, impervious or partially impervious materials (concrete, concrete pavers, brick, tile, stone slabs, wood, synthetic wood, etc.).

Impervious Area

- Area of a lot covered with impervious materials that do not allow rainfall to percolate

Impervious materials

- Materials that partially or completely stop the penetration of water through the material (e.g. concrete, asphalt, pavers, pools, brick, roofing).

Improvements

- Any new construction, renovations, or additions to existing construction, such as color changes by painting, materials removal or additions, changes in plant material other than meeting maintenance needs, installing a fence, screen enclosure, pool, etc., that alters or adds to what is already existing at a property

**Landscaping changes
Like-for-Like**

See explanation of different categories of landscaping changes in the Landscaping Section of this Manual.
Replacing hedge and planting bed plants with those that are on the “Approved Plant and Shrub Replacement List” or with plants that are acceptable by the ARC

Lot

- Single, real estate property containing one dwelling unit.

Lot Area

- Square footage of a lot within the property lines

Lot Coverage

- As defined by the City, lot coverage is the area of a building enclosed by walls (i.e. house, garage, wall or glass enclosed porch) and open porch areas covered by hard roofs (front porch, back porch, etc.) divided by the lot area. Screened enclosed rooms do not count toward the lot coverage square footage.

Lot owner

- Any person or legal entity holding title to a parcel of land located within Mirasol

Manual

- This design standards booklet known as the “Architectural Standards Manual”

Massing

- Arrangement of the cubic shapes of a building that comprises the overall design

MMMA

- Mirasol Master Maintenance Association, Inc.

Mirasol Architectural Standards Manual

- NPBCID** - Northern Palm Beach County Improvement District; water management agency for the waterways within Mirasol
- Owner** - See “Lot Owner”
- Parcel** - A single community’s tract of land within Mirasol that was platted with a parcel number during the original development of Mirasol
- PBG** - City of Palm Beach Gardens
- POA** - Property Owners Association of a Parcel/Community
- Property** - Lot area defined by property lines and consisting of building(s), landscaping, and accessories (pools, fences, paving, etc., subject to the MMMA Declaration of Covenants, Conditions, Easements, and Restrictions for Mirasol
- Red Book** - The Architectural Design Standards guideline book used by the original developer of Mirasol, Taylor-Morrison, which established architectural and landscaping design standards for the design and construction of all new homes.
- R.O.W.** - Right-of-Way lines; defines the road area from front property line to front property line across the street; usually the backside of sidewalks and/or curbs
- Runoff** - Water flowing along the ground from rainfall
- Screened Enclosure Structure** - A self-contained room constructed onto the outer boundaries of a house that is made up of aluminum structural members and fiberglass screening.
- Screening of Covered Porches** - Enclosing an outdoor covered porch area of a house with vertical screening and vertical aluminum supports; does not extend out past the existing building walls, roof, or structure.
- Setbacks** - Distance that certain construction is required to set in from property lines.
- SF** - Single family property with an owner’s property surrounding 4 sides of the house.
- Specs** - Detailed information about materials and/or installations of materials.
- Structures** - All above and below ground vertical construction elements (e.g. trellis, awnings, gazebos, cabanas, greenhouses, guest cottages, attached or detached additions, in-ground pools and spas, etc.)
- To scale** - A drawing that is prepared to a standard architectural or engineering scale
- Understory** - Plantings at a lower height than the taller plantings above (i.e. shorter trees or shrubs planted underneath the canopy of a taller tree)
- Variance** - A deviation/variation from the rules established by this Manual that may be granted by the ARC and/or the MMMA, as further defined in this Manual
- Zipper Lot** - Lot style where the zero lot line wall of a house is on one side of the house for the front portion of the house and then flips to the opposite side of the house for the rear portion of the house; there is no front-to-back yard connection by any continuous side yard
- ZLL** - Zero lot line property (building lot containing an owner’s land on one side of the house; where one or more side walls of the house are on the property line)