BOCA WEST
MASTER ASSOCIATION

Effective November 1, 2025
All petitions must be submitted via the ARC Tracker

Homeowner Requests:
www.arctracker.com/neighborhoods

Village Requests:
www.arctracker.com/login

BOCA WEST MASTER ASSOCIATION, INC.
ARCHITECTURAL CONTROL GUIDELINES

MISSION STATEMENT

The Boca West Master Association is dedicated to ensuring the safety and security of our residents and to preserve and promote the values and desirability of the properties and lifestyle of the Boca West Community.

Introduction to the BWMA Architectural Control Committee

Purpose
To provide for the protection of building integrity, standards, aesthetics and overall harmony of our master planned community and environment, the Boca West Master Association, Inc. ("BWMA") Architectural Control Committee ("ACC") has developed this set of guidelines to review Village and resident applications for change. This involves only changes to property exterior appearances including, but not limited to, tear-down and rebuild of homes, additions, new or extended patios, new screen enclosures or alterations to existing screen enclosure colors, design, or frames, window and door alterations, paving (milling and overlay only, but not sealcoating), Village signage, new pool/spa installations, golf cart enclosures, and village/homeowner landscaping projects visible from or affecting Boca West Common Areas.

As set forth in Article VII of the Amended Declaration of Maintenance Covenants of BWMA, the approval requirements herein shall be inapplicable to any maintenance that does not modify, alter, or change the external appearance of any Lot, Member Village Association common area, or Member property, nor any non-material landscaping modifications.

The ACC does not seek to restrict individual creativity, but rather to maintain within the entire community the aesthetic relationship among homes, within Villages, golf courses and natural surroundings.

Authority
The authority for the ACC is set forth in Article VII of the Amended Declaration of Maintenance Covenants for Boca West Master Association. The ACC is responsible for carrying out its duties on behalf of all members of the Association for the benefit of the entire community, and their actions must be approved by the Boca West Master Association (BWMA) Board of Directors.

The ACC serves the Board of Directors and is chaired by a Board member, who appoints the other Committee members on an annual basis. Decisions and/or recommendations of the Committee are made by a majority of those members present at a Committee meeting, provided there is a quorum (majority) of Committee members present at the Committee meeting, or unless in the reasonable discretion of the Committee chairman, circumstances are such that a meeting cannot be timely convened and quorum obtained due to time constraints and, in such cases, the Committee and/or Board has delegated authority to one or more Committee members to make a decision/recommendation in the absence of a meeting and a quorum.

Responsibilities
On behalf of the Association, the ACC is empowered to perform the following functions:

1. To review all Owner and Village architectural applications for compliance with established Village architectural design criteria, if any, and the Amended Declaration of Maintenance Covenants.

2. To require that each respective Owner and Village application is completed and reviewed in its entirety and approved by at least three (3) Village board members and the Village community association manager to determine compliance with established Village architectural design criteria, if any, and the Amended Declaration of Maintenance Covenants.
3. To contact all applicants whose plans and specifications have been approved or disapproved, with reasons for disapproval.

4. To maintain copies of applications, design documents and related records, for a period of at least seven (7) years.

5. To inform members of the Association regarding activities of the ACC and changes in criteria as they may occur.

6. To interact and assist Villages with the architectural control process.

GUIDELINES FOR ARCHITECTURAL STANDARDS

1. The process for obtaining approval begins with the application via the ARC Tracker. The applicant must complete and abide by all instructions contained in the submission. The applicant shall fully describe the intended project. Certain projects may require the ACC and/or Board to obtain the advice and assistance of an outside engineer/architect to review the plans and specifications submitted for approval. Accordingly, the ACC and/or Board may require an owner to submit, along with the application a fee not to exceed one thousand dollars ($1,000.00) to be used for retention of an outside engineer/architect to review the plans and specifications submitted. Any difference between the $1,000.00 fee submitted with the application for approval and the actual costs incurred by the Association in the retention of the outside engineer/architect will be refunded to the owner upon issuance of the approval by the ACC/Board of the plans and specifications for the work set forth in the application.

2. Compliance with the BWMA Declaration of Maintenance Covenants as well as with all Village requirements must be met, which can be found in the respective Village governing documents.

3. As a courtesy to your neighbors, it is recommended that the submitting Village resident/manager/Board notify neighbors that may be impacted by work in progress, noise, view change, traffic, etc.

4. For home tear-downs and re-builds, additions, or other large projects, the architect and/or builder may be required to attend the ACC meeting to present and review the complete set of plans and must be available throughout the duration of the project should there be issues of concern.

5. Roof materials and design shall conform with established Village architectural design criteria, if any, and the Villages' architectural guidelines, if any.

6. **Roof Maintenance (Approved at the June 25, 2024 Board Meeting)**

The Boca West Master Association is dedicated to providing for the safety and security of residents and guests and upholding a consistent level of excellence in providing a beautifully maintained environment. We strive to forge mutually supportive relationships with the Boca West Country Club and the Village Associations.

The Village Association has the responsibility to ensure that the property owners maintain their property in accordance with the standards of the Association. Homeowners and village Boards are to review the cleanliness of the roofs within your Village. Non-compliance by a homeowner, HOA or Condominium will result in the Master Association taking further action under Article VI Exterior Maintenance of the Boca West Master Association Declaration of Maintenance Covenants, by authorizing a contractor to perform the cleaning with the homeowner, HOA or Condominium being billed for the cost incurred, including administrative fees. Failure to pay such costs will ultimately result in a lien being filed on the dwelling in favor of the BWMA.

7. **Glass Color & Tint (Approved at the September 25, 2024 Board Meeting).** Windows, fixed glass and doors shall conform to current Florida Building code. Frames (including frame color as approved by the respective Village), must conform to existing colors within the Village as approved by the Village Board. Glass color and Low-e tint are determined by the Village Board.

8. Exterior paint color changes, must be approved by the respective Village's Board and community association manager before submission to the ACC.

9. **Landscaping. (Approved at the November 11, 2024 Board Meeting).** Astro Turf is allowed at the discretion of the villages. Faux plants are not allowed and the villages have the first right of refusal.

10. Satellite dishes – camouflage requirements may only be imposed on ground level installations to the extent that the Village requires similar outside structures be camouflaged. Requirements for installation shall not hinder the ability of the resident to receive satellite signals. Satellite dishes shall not be installed on any associations' common property. Where possible, satellite dishes shall be installed at the rear of homes.

11. Flags/flagpoles display, in accordance with Chapter 720 of the Florida Statutes:
    A homeowner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner; and one portable, removable official flag not larger than 4 ½ feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, Coast Guard, or a POW-MIA flag, regardless of any covenants, restrictions, bylaws, rules or requirements of an association.

    A homeowner may erect a freestanding flagpole no more than 20 feet high, on any portion of the homeowner's real property, regardless of any covenants, restrictions, bylaws, rules or requirements of an association, if the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement. The homeowner may further display in a respectful manner from that flagpole, one official United States flag, not larger than 4 ½ feet by 6 feet, and may additionally display one official flag of the State of Florida or the United States Army, Navy, Air Force, Marines, Coast Guardor POW-MIA flag. Such additional flag must be equal in size to or smaller than the United States flag.

12. Notices, signs, billboards, advertising signs or structures are prohibited on any lot, other than building permit boards.

13. Mailboxes and mailbox numbers shall conform to applicable Village and postal standards, if any.

14. Exterior lighting shall conform to Village standards, if any.

15. Fences must conform to Village standards and guidelines.

16. Wood siding for buildings is discouraged, due to maintenance requirements and termite infiltration.

17. Solar panels shall be reviewed on an individual basis and shall lay flat to the roof plane. All piping shall be concealed whenever possible and all exposed piping shall be painted to match the surrounding surface. Solar panels must be in accordance with the Solar Rights Act of Florida, Florida Statute 163.04. Solar panels shall be placed in the least conspicuous locations reasonably possible, while not impairing the effective operation of the solar collectors.

18. Visible clotheslines are not permitted.

19. Window and/or wall air conditioning units are not permitted.

20. Screen enclosures shall be designed to conform to current Florida Building Code and applicable Village requirements.

21. If required by Palm Beach County, a survey noting the changes is required for modifications such as fences, new pool installations, additions, screen enclosures, substantial driveway modifications, walkways, generators or other new mechanical equipment.

22. **Golf Cart Structures**: A survey noting the location of the structure and landscaping to be installed must be included with the application. Effective on July 29, 2020, the BWMA Board of Directors adopted the following rule regarding overnight golf cart parking:

    Golf carts may only be parked or stored overnight (i) within a garage or (ii) under or within an enclosure that has been approved by the Architectural Control Committee of the Master Association. The Master Association and/or such Committee may from time to time adopt and publish such guidelines and standards for approval as deemed reasonably appropriate. Areas designated for golf cart storage must have county-permitted electrical outlets and the shelter must comply with hurricane building standards.

    Golf Cart Structures: **(Approved at the June 25, 2024 Board Meeting)**
    These specifications going forward will ensure that there is uniformity in construction type material as well as community aesthetics. These guidelines create a starting direction for a village board to hire a professional firm to create construction drawings to be used for Palm Beach County Building permit application and formal approval of the Master Association Architectural Committee.

    All covered parking structures will be constructed with a minimum of (3) stucco walls with a minimum height of 5 feet and a hard roof and solid surface parking surface. (Awnings, Vinyl fabric structures will not be permitted for any reason)

- **Walls** must be constructed of concrete block, wood or metal frame with plywood or equal to create a stucco finish to match existing finishes of community and or to match the likes of other structures already constructed.
- **Roofing** must be of hard materials: acceptable construction is of insulated aluminum foam panels, wood or metal truss, decked with a lightweight or tile roof material to match or complement existing village roof construction.
- **Parking Surface** must be constructed of concrete, asphalt, brick pavers, porcelain tile or the like kind. No crushed rock, stones or grass parking will be allowed.

All structures require Palm Beach County Building permitting, Village and Architectural Control Committee review and approval before work can begin. Electrical service will also require Palm Beach County Building permits and inspections.

ACC has the right to request additional documents, plans, site plans, renderings, material samples, landscape design, color samples, engineering and architectural information, insurance information as well as city, county and state license for all work being done.

All colors will be first approved by village boards and match e each community or new design submitted to ACC for approval.

ACC recommends that if you have any question on materials and or construction that a preconstruction meeting be scheduled with your design professionals and the ACC.

A survey noting the location of the structure and landscaping to be installed must be included with the application. Effective on July 29, 2020, the BWMA Board of Directors adopted the following rule regarding overnight golf cart parking:

Golf carts may only be parked or stored overnight (i) within a garage or (ii) under or within an enclosure that has been approved by the Architectural Control Committee of the Master Association. The Master Association and/or such Committee may from time to time adopt and publish such guidelines and standards for approval as deemed reasonably appropriate. Areas designated for golf cart storage must have county-permitted electrical outlets and the shelter must comply with hurricane building standards.

(Approved at the February 26, 2025 Board Meeting)
Low Speed Vehicles (LSV) are not to park in designated car parking spaces and must be stored in an approved golf cart shed constructed according to the Architectural Control Guidelines.

23. **Mid-Rise Buildings:**
    a. Awnings are not permitted.
    b. All patio/balcony enclosures must be the same color in each building.
    c. If not already in place, standards and guidelines must be chosen by respective condominiums for patio/balcony enclosures, windows & doors and any other building component that can be viewed from the exterior.
    d. When incorporating terraces into a living area, a structural engineer's report must be submitted along with the petition confirming the weight will not affect the high-rise building structure.

24. **Extension Request (Approved at the May 6, 2026 Board Meeting).** All approved projects must be completed within 180 days (6 months). In the event your project will exceed the 180 days, the homeowner must submit via the ARC Tracker a Request for Extension for 90 days (3 months) 30 days prior to the expiration of the 180 days. If the project is not completed within the approved extension period, you may be subject to $100 fine for each day the project is not completed. The required documents will need to be submitted:
    a. **Contractor License,** COI for General Liability and Workers Compensation for both the village and the BWMA, contract, and the construction schedule.

25. **Product or Contractor Change Requests.** If there is a change in product or change in contractor, the homeowner will need to submit via the ARC Tracker a request for the change under the Type of Work: Request for Extension/Change to an Approved Project. The required documents will need to be submitted:
    a. Change of Contractor: Contractor license, COI for General Liability and Workers Compensation for both the village and the BWMA, contract, and the construction schedule.
    b. Change of Product: Contractor license, COI for General Liability and Workers Compensation for both the village and the BWMA, contract, product specs and photos, and construction schedule.

26. All surveys and construction plans must be certified.

27. **Security Deposit (Approved at the September 16, 2026 Board Meeting)** A $10,000 security deposit is required for all projects that require access via Boca West Master Association or Club property. This fee can be paid via the ARC Tracker.

28. **Village Projects**: All exterior village projects must be submitted via the ARC Tracker. A copy of the village board minutes approving the project must be uploaded to the request in the ARC Tracker.

HURRICANE PROVISIONS

When Boca West is in a hurricane watch as dictated by the National Hurricane Center, the site must be cleared of all loose building materials, loose roof tiles must be removed, the dumpster must be emptied and covered, the Port-O-Let must be removed or secured to the structure in such a way as to be immovable. Failure to protect the surrounding structures will be grounds to suspend the project and the responsibility of any damage to any properties will be borne by the homeowner and the contractors.

Hurricane Shutter Rule (Approved at the June 25, 2024 Board Meeting)
Deployment of Hurricane Shutters. Notwithstanding any covenant, rule, or restriction contained in a Member Village Association's governing documents and/or Rules and Regulations that may include more stringent timeframes or requirements for deployment/closure of hurricane shutters, except in circumstances where a hurricane watch or warning has been issued for South or Central Florida, hurricane shutters on any Home or structure on a Lot within Boca West, as defined by Article I(d) of the Declaration for Boca West, as amended from time to time, shall not be deployed or closed at any time outside the official Hurricane season as defined by the National Weather Service, generally, from June 1 through November 30 of each year. Failure to comply with this rule may result in fines and transponder suspension.

Hurricane Accordion Shutters are no longer permitted in Boca West.
(Approved at the May 6, 2026 Board Meeting.)
Effective as of May 6, 2026, hurricane accordion shutters will no longer be permitted to be installed in Boca West. Those lot owners who already have accordion shutters will be grandfathered in and will be allowed to keep their accordion shutters.

TEAR-DOWNS & REBUILDS

1. Tear-downs will not be allowed without the Village and BWMA ACC final approval of new home certified plans, which must accompany the application for any new home construction. The exception to this is in the event a home is damaged beyond repair by fire, the house will be allowed to be taken down.

2. Two final completed sets of plans are required – one for the Village and one for BWMA ACC – all plans to be drawn to ¼" to 1' scale. Plan is to include the following:
    a. Stamped, final plan, elevations, working drawings from an engineer/architect
    b. Exterior finishes, doors, windows, materials, colors, including roof type and color
    c. Exterior paint colors, if not shown with initial plans, must be approved in advance of commencement of work, by the respective Village and BWMA.
    d. Hardscape plans – patios, balconies, porches, new pool/spa installations, walkways, decks; screen enclosures, and mechanical equipment.
    e. Construction schedules are required for tear-downs, rebuilds and additions.

All contractor/vendor vehicle signs must:

- Display name of company and telephone number
- Be prominently displayed on all vehicles
- Be permanently affixed or magnetic with the lettering at least three (3) inches high
- Must remain on contractors/vendor vehicles at all times while in Boca West!

Contractors and vendors must enter Boca West property through Jog Road or Yamato Road. Please Note: Contractors and vendors that repeatedly fail or refuse to follow the approved ACC Guidelines and BWMA "Rules of the Road" will be subject to losing their privilege to gain access and/or work in Boca West.

CONSTRUCTION DAYS & HOURS

- Monday – Friday; 7:00 a.m. – 6:00 p.m.
- Saturday – 8:00 a.m. – 5:00 p.m.
- No work on Sunday or holidays: New Years Day, Memorial Day, Fourth of July, Labor Day, Rosh Hoshana, Yom Kippur, Thanksgiving Day, and Christmas Day. Emergencies are the exceptions.
- Villages may have noise rules for morning start times and other construction times, but they cannot exceed the established BWMA guidelines.

Contractor Guidelines
As approved by the Board of Directors on 10/24/2025

The following guidelines are intended to ensure that all construction, renovation, and maintenance work conducted within Boca West is performed safely, efficiently, and with respect for the community.

All contractors are fully responsible for the actions and compliance of their employees, subcontractors, vendors, laborers, delivery personnel, and any other individuals associated with their project.

This responsibility includes ensuring that every person entering Boca West on their behalf adheres to these guidelines and all Boca West Master Association Rules & Regulations.

Failure to comply with any portion of these guidelines will result in immediate removal from the property and may lead to suspension or permanent revocation of access privileges for the contractor, subcontractors, and/or the project. Compliance with these guidelines will help ensure work progresses smoothly and avoids unnecessary delays, violations, or sanctions.

1. **Dumpsters and Debris Management**
   - Pre-approval Required: All dumpsters must receive prior approval from the Boca West Master Association before delivery.
   - Time Limit: Dumpsters may not remain on property for more than 30 days.
   - Containment: Dumpsters shall not be overfilled. All debris must be contained within the unit.
   - Covering: Dumpsters must be securely covered with a properly fastened tarp at the end of each workday to prevent unauthorized dumping (e.g., garbage, furniture, or other debris).
   - Servicing: Contractors must schedule debris removal before dumpsters reach capacity and ensure regular emptying.

2. **Portable Toilets**
   - Approval Required: All portable toilets (Porto Potties) must be approved in advance. Porto Potties will not be approved for internal Demolition projects.
   - Location: Units must be placed out of sight or properly screened from neighboring properties and streets.
   - Time Limit: Portable toilets may remain on property for no more than 30 days.

3. **Nails, Metal, and Roadway Debris**
   - Magnetic Roller Requirement: Each job site must have one magnetic roller on-site at all times.
     - Contractors with multiple projects must have one roller per job site.
     - Non-compliance will result in an immediate project shutdown until a roller is present.

   - **Daily Cleanup:**
     - Roadways, sidewalks, and driveways must be swept daily.
     - Nail wands must be used each day to remove nails and metal debris.
     - Blowers and brooms must be used frequently to keep all surfaces clear of dust and debris.

   - Street Inspections: Conduct thorough daily inspections of adjacent streets and cul-de-sacs to ensure no materials or tools are left behind.

- Entry Pads: Install gravel or rock entry/exit pads to reduce dirt and mud runoff that can clog drains or spread onto roadways.

4. **Workers' Rules**
- Parking:
    - Parking is limited within the community. Workers are required to carpool whenever possible.
    - Vehicles must be parked only in approved areas; no parking on lawns, sidewalks, or unpaved areas.
    - Contractor vehicles and work trucks may not block or obstruct traffic.
    - If a project requires equipment or vehicles that temporarily impact traffic flow, a designated traffic control person must be present to safely direct vehicles and pedestrians

Conduct and Work Areas:
- All construction sites must be shielded during construction (green fencing)
- All work activity must remain within the designated job site.
- Workers are not permitted to use neighboring lawns or vehicles for breaks or meals.
- Music is strictly prohibited.
- Workers must remain within the construction area at all times and are not allowed to walk the community.

- Appearance and Cleanliness:
    - Proper attire, including shirts and shoes, must be worn at all times.
    - All food, drink, and break-related trash must be disposed of properly each day.

5. Landscape Maintenance
- Contractors are responsible for maintaining all landscaping (front, back, and sides) in a neat and presentable condition throughout all phases of construction.
- Properties showing signs of neglect (overgrown grass, dead plants, debris piles) will be cited and subject to enforcement action.

Acknowledgment
All contractors working within Boca West are expected to adhere to these guidelines and any additional instructions issued by the Boca West Master Association, Architectural Review Board (ARB), or Security Department.

Owner Signature
_____ Date: _____

Contractor Signature
_____ Date:_____

BOCA WEST
MASTER ASSOCIATION

20540 Country Club Blvd. Suite 101 Boca Raton, FL 33434

Pool Installation Guidelines When Access is Required via BWMA/Club Property

There are instances in which the installation of a swimming pool, due to the unique location of a property, requires construction access across Boca West Master Association common property and/or Boca West Country Club property. In these situations, the Boca West Master Association Board of Directors has established the following requirements to protect Association and Club property, ensure the safety of residents and guests, minimize the visual impact of construction, and reduce disruptions to the community.

Accordingly, the following conditions shall apply to any project requiring such access:

Construction Deposit

A refundable construction deposit of $10,000 must be submitted to the Boca West Master Association prior to the approval of the Master Association Architectural Control Committee (ACC). This deposit will be refunded upon successful completion of the project, provided no damage to Master Association or Club property has occurred and all project requirements have been satisfied.

Construction Access

Please contact the Boca West Master Association Landscape & Maintenance Department at 561-479-3772 to schedule an on-site meeting with you and your contractor at the proposed access location. During this meeting, the access route will be reviewed to determine the best way to reach the backyard while minimizing damage to landscaping and sprinkler systems. Your contractor will be responsible for ensuring that all access routes are protected and restored to their original condition upon completion of the project. The homeowner shall be responsible for any damage caused by the contractor, subcontractors, suppliers, employees, or delivery vehicles to Master Association or Club property during the course of construction.

Construction Screening

The primary function of construction screening is to ensure privacy, dust control, and hides job site clutter. All reasonable measures must be taken to shield the construction activity from the view of motorists, pedestrians, golf cart traffic, and surrounding residents. Appropriate screening materials shall be installed and maintained throughout the duration of the project to minimize the visual impact.

Construction Screening Approval

When submitting the petition for a pool installation, a proposed screening plan must also be submitted and approved by the Boca West Master Association Architectural Control Committee.

Construction Fencing and Safety

Construction fencing creates a hard perimeter to keep pedestrians out of hazardous zones. A secure construction fence must be installed around the work area at all times. Given the high volume of residents and guests who utilize the adjacent walking paths and golf cart paths, the fencing must be sufficient to prevent unauthorized access to the construction site and protect the safety of the community.

Construction Fence Approval
The proposed construction fencing and safety plan must be reviewed and approved by the Boca West Master Association prior to the start of construction. Construction may not begin until written approval has been granted.

Project Schedule
A construction schedule is required. Please be advised that failure to complete the project by the construction schedule timeline will result in the homeowner being subject to substantial fines in accordance with the Boca West Master Association's governing documents and Architectural Review procedures.

Owner Acknowledgement
All owners listed on the deed must sign this letter, acknowledging that they have read, understand, and agree to comply with each of the above requirements. Approval for this project will not be granted until all required signatures have been received.

Construction may not begin until written approval has been provided.

We appreciate your cooperation and understanding of these additional requirements. These conditions have been established to protect the safety of our residents and guests, preserve the appearance of our community, and minimize the impact of construction on neighboring properties and common areas.

Should you have any questions regarding these requirements, please contact the Boca West Master Association office.

_____	_____
Applicant's Signature Date	Applicant's Signature Date
_____	_____
Print Name	Print Name

BOCA WEST MASTER ASSOCIATION, INC.

ARCHITECTURAL CONTROL COMMITTEE AGREEMENT TO PERFORM AND INDEMNITY AGREEMENT

Property Address:_____

Village:_____

Telephone Number(s) _____

This request for approval is for: (Describe improvement/alteration): _____

_____

_____

_____

_____

_____

_____

_____

_____

(**please enclose additional page(s) if more space is needed**)

By submitting an Architectural Control Petition ("ACC Petition") and by signing below, Applicant(s) certifies that he/she is an owner of the property identified above (the "LOT") and that he/she has the authority to bind any other owners of the property. Applicant(s) hereby agrees to perform only those changes, improvements, additions, modifications, and/or alterations to the LOT, or any improvements thereon, which are approved (collectively "Approved Work") by the Boca West Master Association, Inc. (the "Master Association".)

Applicant(s) hereby agrees and acknowledges that the Master Association has the right, at any time, to suspend the work on the LOT if, in the Master Association's reasonable discretion, "Just Cause" exists for such suspension. "Just Cause" includes, but is not limited to: the Applicant's failure to comply with conditions for approval imposed by the Master Association and/or the terms, conditions, restrictions and requirements set forth in the governing documents of the Master Association; Applicant's or any of Applicant's contractors' or subcontractors' performance of any work changing, improving, adding to, modifying, and/or altering the exterior appearance of Applicant's Lot that were not set forth in the ACC Petition submitted by Applicant(s) and approved by the Master Association (collectively "Non-Conforming Work"). In such case, the Applicant(s) will be advised of the reason for the suspension, which shall include a description of the Non-Conforming Work. TheApplicant(s) must resolve all such issues to the Master Association's satisfaction and receive the Master Association's written approval prior to the work commencing again. No work on the exterior of the Lot shall be made during any suspension period. In addition to suspension of the Approved Work as well as suspension of any Non-Conforming Work being performed upon an Applicant's Lot, the Master Association shall be entitled to seek any additional remedies available pursuant to its governing documents and/or Florida law, including, butnot limited to, filing suit in law or equity seeking damages and/or injunctive relief, fines, and/or suspension of use rights to certain common elements, which remedies shall be cumulative and not be exclusive of one another.Any attorneys' fees or costs incurred by the Master Association arising from Applicant(s) failure to comply withthe architectural guidelines and provisions of the Master Association's governing documents, regardless of whether or not suit is filed, shall be reimbursed to the Master Association by the Applicant(s), and shall be collectible in the same manner as assessments, as set forth in the governing documents of the Master Association.

BOCA WEST MASTER ASSOCIATION, INC.

ARCHITECTURAL CONTROL COMMITTEE AGREEMENT TO PERFORM AND INDEMNITY AGREEMENT

Applicant further acknowledges and agrees that he/she shall protect, defend, indemnify and hold the Master Association harmless from and against any and all liability, costs, damages or expenses directly or indirectly caused by or arising from any acts of Applicant and/or any other owner(s) of the Lot or Applicant's contractors, subcontractors, or any of their agents, licensees, or invitees, and from any liabilities, costs, damages, or expenses arising, directly or indirectly, from any injury, accident or damage to any person or property, including common areas of the Master Association or other LOTS within Boca West, arising from or relating to the Approved Work as well as any Non-Conforming Work and occasioned wholly or in part by any act or omission of Applicant, by any contractor engaged by or on behalf of Applicant or by any other third-party providing goods or services in connection with the project covered hereby.

The Master Association's approval shall not be construed as any statement, position, or warranty of any kind that the proposed changes, improvements, additions, modifications, and/or alterations will be compliant with building codes, be structurally sound, have any particular impact on the Lot's value, or be suitable for intended use.

Applicant's Signature Date	Applicant's Signature Date
Print Name	Print Name

INSURANCE

Contractor(s) shall provide BWMA with a certificate of insurance naming the BWMA as certificate holder. The following minimum limits apply:

- Commercial General Liability - $1,000,000
- Workers Compensation – statutory

SAFETY & SECURITY GUIDELINES

Vehicles of workers for all projects will comply with the respective Villages' rules and BWMA "Rules of the Road".

For the safety of all residents, all contractors, subcontractors, and vendors who enter Boca West ***must display their company sign!***

All contractor/vendor vehicle signs must:

- **Display name of company and telephone number**
- **Be prominently displayed on all vehicles**
- **Be permanently affixed or magnetic with the lettering at least three (3) inches high**
- **Must remain on contractors/vendor vehicles at all times while in Boca West!**

Contractors and vendors must enter Boca West property through Jog Road.

Please Note: Contractors and vendors that repeatedly fail or refuse to follow the approved ACC Guidelines and BWMA "Rules of the Road" will be subject to losing their privilege to gain access and/or work in Boca West.

CONSTRUCTION DAYS & HOURS

- Monday – Friday; 7:00 a.m. – 6:00 p.m.
- Saturday – 8:00 a.m. – 5:00 p.m.
- No work on Sunday or holidays: New Years Day, Memorial Day, Fourth of July, Labor Day, Rosh Hoshana, Yom Kippur, Thanksgiving Day, the day after Thanksgiving and Christmas Day. Emergencies are the exceptions.
- Villages may have noise rules for morning start times and other construction times, but they cannot exceed the established BWMA guidelines.