

Riviera Isles

Architectural Review Guidelines

GENERAL: A \$150.00 or \$500.00 refundable deposit will be required along with the submission of an ARC form. (Based on scope of work.)

General Fence Guideline

- Require a \$500.00 refundable deposit. Paid either by check, money order, or cashier's check prior to commencement of any work. All deposit checks are deposited and reimbursed within 30 (thirty) days upon satisfactory completion and proof of the City of Miramar closed permit.
- Maximum height of six (6) feet.
- Fence must be constructed of Wood, PVC, or Aluminum only.
- **Chain-link fences are NOT permitted anywhere in Riviera Isles.**
- Only picket style aluminum or picket style PVC fence will be allowed on lake lots. No privacy hedge will be required.
- Picket style fences on lake lots must run the entire length of side property line, and it must not enter the lake maintenance easement.
- All fences must start at a minimum of 5 feet (5') back from the front elevation of home. Fences on both sides of the home must start at the same setback.
- Homes with pools are required to have their own free-standing fence enclosing their pool (see the City of Miramar regulation code Sec. 22-141.)
- Fences may not extend beyond property line and may not be attached to adjacent homes.
- All sections for fencing shall connect to the adjacent section. No freestanding sections (Wings) are allowed.
- Fences on side of home must run straight across. No "jog" or angle placement will be permitted.
- Fences on corner lots must have a hedge installed on exterior side of fence and root barrier installed between hedge and sidewalk if fichus are used. (Root Barriers required per the City of Miramar).
- Placement of fence within a utility easement requires approval from all utility companies having rights to that easement.

Aluminum Fences

- Anodized black, anodized white, or anodized bronze only. Aluminum privacy fence is NOT permitted.

Dura Fences

- Aluminum privacy fence is permitted on inside and corner lots Only.
- White Only.

PVC Fences

- White PVC.
- Only picket style on lake lots.

Wood Fences

- Must be painted white or approved front door and garage door color within 60 days of installation or immediately upon repainting of home.
- Must be constructed so that supports are not shown on the outside.
- Only Shadow box and Board-on-Board style permitted. Stockade style is NOT permitted.

- NOT permitted anywhere on lake lots.
- No decorative lattice installation on wood fences.

MAJOR ALTERATIONS TO PROPERTY:

GENERAL GUIDELINES

Major alterations require a \$500.00 refundable deposit. Paid either by check, money order, or cashier's check prior to commencement of any work. All deposit checks are deposited and reimbursed within 30 (thirty) days upon satisfactory completion and proof of a City of Miramar closed permit. Homeowners are responsible for any and all damages to common area(s) done by their contractors and their subcontractors. Homeowners are responsible for ensuring that there is no obstruction of limited common areas during exterior improvements/construction at any time. All limited common areas must be kept in a clean and orderly fashion at the end of each workday.

Additions

- All materials to match existing finished color, style, texture, and type of material.
- New roofs or roof extensions must be pitched roofs and must have roof tiles that match existing roof.
- Completed exterior walls and columns must be stucco finished concrete, minimum size to be 8' x 8' or 8' diameter and must be painted to match existing color of the home.
- Slope of 20' Lake Maintenance Easement may NOT be altered.

Driveways

- Finished concrete color, stamped concrete, or brick pavers only.
- Stamped concrete or brick pavers must match roof tile color.
- Concrete slab design with grass or artificial turf inserts. Design reviewed by ARC Committee on an individual basis.
- Driveway apron (between road and sidewalk) area shall NOT be altered from its original concrete finish.
- All driveway sealants must be a clear color.
- No painting of the driveway is allowed due to quality/peeling.
- Staining is allowed and will be reviewed on a case by case basis to match house/roof theme.
- Stain color must match approved color scheme of the home.

Driveway Expansion

- Maximum width of driveway shall not exceed 30 feet (30') (per the City of Miramar).
- New driveway must be uniform in composition, color, and material with existing driveway.

Electric Charging Stations

- Charging Stations must be placed inside the garage or on the side of the home. It cannot be visible from the street.

Gazebos/Pergolas/Tiki Huts

- Reviewed on an individual basis by the ARC Committee.
- No Gazebos, Pergolas, or Tiki Huts are allowed on the front yard area, or within utility, drainage, or access easements.
- Gazebos, Pergolas, and Tiki Huts must be set back at least six feet (6') from the side and rear lot lines.
- Freestanding Gazebo, Pergola, or Tiki Hut cannot be larger than 12 feet wide by 12 feet long (12' x 12') on lake lots. On non lake lots, size is reviewed on an individual basis by the ARC Committee.
- Installation of any of the above on a lake lot must be 20 feet (20') from the rear of the property line.
- Shall not be taller than 11 feet (11').
- Silver metal roofs are NOT permitted.

Generators/Propane tanks

- Must meet City of Miramar permit requirements only.
- Propane tanks must be buried per City of Miramar requirements only.
- Generator units must have hedges completely surrounding the equipment and must be a minimum of 36 inches (36”) in height.
- If generator is installed on a lake lot, homeowner must obtain approval from South Broward Drainage District (SBDD) for locations within the 20’ lake maintenance easement.

Irrigation Pumps

- Individual residential irrigation pumps and systems are NOT permitted. However individual property valves, timers and irrigation lines within your yard are the sole responsibility of the resident.

Lake Erosion

- Reviewed on an individual basis by the ARC Committee.
- Original elevation only (cannot be higher than original grade). Must provide South Broward Drainage District (SBDD) final approval.
- Rip-rap method, Sox method or Geotube methods only.

Patio Slabs

- Must not be constructed in drainage or other easements.
- Must be constructed with required setbacks. (See setback section, page 8)

Pools

- Shall not be constructed in drainage or other easements.
- For screening pool equipment: o Shrubs shall be a minimum of 36 inches (36”) in height, 18 inches (18”) on center. Hedges must completely conceal pool equipment.
- Must have the required setbacks. (See setback section, page 8.)
- Homes with pools are required to have their own free-standing fence enclosing their pool (see the City of Miramar regulation code Sec. 22-141.)
- If lake lots, fence at rear of property is required if no permanent fence around pool is installed.

Roof /re-roof: Please confirm the colour chosen is approved by your Village.

- Concrete roof tiles: barrel type, S-type, and flat type roofs
- Metal roof tiles: barrel type, S-type, and flat type roofs.
- Solar roof collectors allowed if City of Miramar LDC permits rooftop photovoltaics. Must meet City of Miramar building code.
- Must be approved roof colors only.
- Color must coordinate with approved home color scheme.
- Roof can only be stained approved roof color **not painted**.

Screen Enclosures

- Aluminum frame to be anodized white, anodized black or anodized bronze.
- Screen to be charcoal colored fiberglass.
- Must be screened on top and all sides.
- Enclosures are NOT allowed to be installed on front door entrances.

- Screening existing builder patios are reviewed on an individual basis by the ARC committee.

Solar Panels

- Reviewed on an individual basis depending on size, color, and location.
- May NOT be placed on front roof elevation. Exception if front elevation of home is southward facing only.
- All piping must match the roof and house colors.

Storage Sheds

- Reviewed on an individual basis depending upon visual effect on neighboring property.
- Must NOT be visible from any street.
- If installed in the rear on Lake Front properties it must be against back of home only.
- Must have perimeter shrubs for visual screening. Shrubs shall be minimum 5 gallon, 18 inches (18") on center and a minimum of 36 inches (36") tall and maximum of 6 feet (6') tall.
- Shed cannot be larger than 8 feet (8') length/long, 3 feet (3') width/wide, and 6.5 feet (height/tall) including slab.

Swing Sets and Play Equipment (Permanent or anchored playsets)

- Must be setback at least six feet (6') from rear of home.
- NOT allowed in the front area or side area of home.
- NOT permitted to be installed in the utility easement and lake maintenance easement.

MINOR ALTERATIONS: REQUIRE A \$150.00 SECURITY DEPOSIT

GENERAL GUIDELINES

Require a \$150.00 refundable deposit. Paid either by check, money order, or cashier's check prior to commencement of any work. All deposit checks are deposited and reimbursed within 30 (thirty) days upon satisfactory completion.

A/C Units – DO NOT REQUIRE ARC APPROVAL

- Individual window units are prohibited.
- Central A/C units must have hedges completely surrounding the equipment and must be a minimum of 36 inches (36") in height.

Address Signs

- Must NOT exceed one square foot.
- Backlit signs, limit size 18" W and 4" H and backlight color can only be WARM WHITE or COOL WHITE to match other outdoor lights.

Basketball Hoops

- May NOT be installed in utility or other easements.
- Must be portable.
- Must be stored completely out of sight each night.

Canvas Awnings

- Canvas awnings at rear of home only.
- Must be compatible with the main body color of home or trim color.

- Must be retractable for hurricane purposes.
- Must be permanently attached to rear of home.
- No awning allowed on side of home except for the Aurora model.

Concrete Landscape Borders

- Must be colored and/or painted to match color in driveway pavers or colors of roof tiles.
- Landscape borders are NOT allowed on swale areas.

Doors

- Style of door to be consistent with original standard of Riviera Isles.
- Entry and garage doors must match either the main body color, trim color, or approved garage and front door colors. White paint schemes door color(s) may not be altered from the specified scheme color.
- Entry doors and garage doors may be of solid core wood or composite with wood grain finish.
- Faux Wood Painting – allowed professionally installed only. *Garage and front door must match.
- Front door and garage doors must match (for solid doors); Front door frame must match garage door or window frame (for glass front door).
- Reviewed on an individual basis by the ARC Committee.
- ***Side door requirements must be fire rated exterior door 36 x 80.
- Front door(s) options with glass must have 50% or more impact glass.
- Garage doors may be solid or with transparent panel inserts.

Flagpoles

- May NOT be installed on utility or other easements.
- Must NOT exceed an exposed height of 15 feet (15') with a 3 inch (3") diameter.
- Any homeowner may erect a freestanding flagpole no more than 15 feet (15') on any portion of the homeowners' real property. 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 (4.5' x 6') and may additionally display one official flag of the State of Florida or the United States Army, Navy, Air Force, Marines, Coast Guard, or a POW-MIA flag. Such additional flag must be equal in size to or smaller than the United States flag.

Fountains/Statues/Ponds/Waterfalls

- Reviewed on an individual basis by the ARC Committee.
- All fountains, waterfalls, ponds, and statues placed on the front elevation of any lot, must be situated within the original landscape beds provided by the builder and must be to scale with that area.

Garage Door

- Reviewed on an individual basis by the ARC Committee.
- May be solid panel or short panel (8 panel) or long panel (4 panel).
- Garage door may have obscure or frosted glass, hurricane impact inserts only.
- Garage door with hurricane impact glass should not be more than 80% glass.
- The front door must match in both style and color.
- Applications will be reviewed by the ARC Committee on a case-by-case basis.

Rain Gutters

- Must match either the body of the home or the Fascia/Gutter colour.
- Brown, Cream, or White, to match gutter/facia.
- Downspout color to match home base color.
- Rain chains are allowed on the side of home only.

- Rain chains are allowed on the 1st floor only.

Lighting

- No installation of exterior light poles on front of property.
- Outdoor recessed soffit lighting allowed on front of home and sides already in vast existence.
- Warm white to cool white range only.
- Bulb/light power brightness limit is 60w Max. This is to not effect next door homes.

Murals

- NOT permitted on any exterior wall.

Painting: RIMA does not require an ARC application if repainting your home the same color. Prior to painting, please ensure that you check to see your Village guidelines, as the Village rules can be more stringent than that of RIMA. The Village rule will take precedence over RIMA's if it is stricter. If you paint without checking your Village rules, you could be subject to fines and will be required to obtain approval and possibly need to repaint with a Village approved colour.

- Sherwin Williams or equal (matching approved colors scheme) paint can be used.
- ARC request must be submitted prior to painting or re-painting of home.
- ARC request is not required by the Master Association when re-painting home the same APPROVED PAINT COLOR. (Please check with your Village Association prior to painting)
- No two adjacent homes or homes directly across from each other shall have the same main body color.
- Entry and garage doors must match either the main body color, trim color, or approved garage and front door colors.
- Entry doors and garage doors may be of solid core wood or composite with wood grain finish.
- No wood staining allowed.
- No faux wood painting is allowed.
- Front door and garage doors must match.
- Decorative detailing must be painted either the home body color or trim color.
- Corbels around windows may be painted either the body, trim or garage door color.

Permanent Storm Shutters

- Accordion type must be colored to match trim color of the home or be white or clear.
- Rollup type consisting of roll box and slats must be colored to match the trim color of the home.
- Rollup type must be located immediately above the window or door.

Satellite Dishes

- Placement of satellite dishes one meter (approx. 39 inches) in diameter or less will be permitted provided that the location is reviewed and approved by the ARC Committee.
- Dishes will be permitted to be placed at the rear of home or at least halfway back on side of home.
- Dishes will NOT be permitted at front of house.
- Only one dish permitted per home.

Water Filtration and Softeners

- Must be installed on side elevation only. Requires landscaping to prevent visibility from the street.

Window & Door Replacement

- Windows, Sliding Doors, and French door frames can be white or bronze.
- Clear Low E glass allowed.
- Frosted privacy glass only allowed on bathroom windows.
- Glass front door frame must match garage door or window frame color. *Both front door & garage door must match

Window Film

- Must be bronze or gray tint. Reflective mirror finish is NOT permitted.
- No reflective film allowed

Setback Requirements

(This is the distance between your property line and the proposed improvement)

Interior Lots

1. Rear Structure/Addition 15' – From rear of property line.
2. Rear Patio/Deck/Screen Enclosure 5' – From rear of property line.
3. Side – Any Improvement 6' (1 story) 7.5' (2 story) From side
4. Rear – Pool (to waters' edge) 7'

Lake Lots

1. Rear Structure/Addition 30' – From rear of property line.
2. Rear Patio/Deck/Screen Enclosure 20' – From rear of property line.
3. Side – Any Improvement 6' (1 story) 7.5' (2 story) 4. Rear – Pool (to waters' edge) 21'

General Landscape Guidelines for Riviera Isles

The following includes a few excerpts from the City of Miramar landscaping regulations. There are landscape requirements that the city requires in addition to what rules and regulations the homeowners' association has set forth.

All homeowners are responsible for the maintenance of landscaping within their property. This includes mowing and maintaining the abutting rights-of-way, swales, easements, and side lots. Landscape shall be maintained in good condition to present a healthy, neat, and orderly appearance. Landscaping shall be kept free of visible signs of insects and disease and appropriately irrigated and fertilized grass to maintain a healthy condition.

Please read the following before making any changes to your landscape.

NOTE: Tree trimming of trees more than 6 feet (6') in height must be completed by a licensed arborist.

Landscape Requirements for Riviera Isles

Artificial Turf

1. Artificial turf is allowed in the backyard as long as it is not visible from the parcel's frontage or an adjacent parcel as per 720.3045 fl. Statute.

Trees

1. Minimum of three (3) trees on each lot. At least one on the front half must be a shade tree and at least one on the back half must be a shade tree. Three (3) palms planted in a triangular fashion will count as one (1) shade tree.
2. Minimum of 3 palms trees are required in front of home in landscaping bed.
3. If the three palms at the front of the home are replaced with Queen Palms or Foxtail Palms, the new palms must be of a staggered height. A minimum of 10 ft., 12 ft., and 14 ft. clear trunk. (Clear Trunk = soil line to the top of the crown shaft where the leaves break away)
4. If the three palms are replaced with Royal Palms, the new palms must be staggered height. A minimum height of 6 ft., 8 ft., and 10 ft.
 - Any replacement trees must be relocated in the same place and clustered like the original trees.

Shrubs

1. Minimum of fifteen (15) shrubs in the front half of the lot, and a minimum of ten (10) shrubs on the back half of the lot. Shrubs used to screen A/C, pool equipment, etc. will not count towards the above minimum amounts.
2. All corner lots must have an additional one (1) tree on the street side of lot and additional ten (10) shrubs on the street side of the lot.
3. No landscape can be removed from the swale area due to the street tree requirements of the City of Miramar. Trees on the swale can only be removed and replaced with either an Oak Tree ,Japanese Fern Tree or Pigeon Plum Tree.
4. Root barriers shall be installed at the sidewalk edge where shrubs are required on corner lots.

Do's and Don'ts

1. No Landscape may be placed in the 4.5 feet (4.5') drainage easement at the rear of the lot.
2. No additional trees may be placed in the swale area.
3. No landscape allowed on the swales directly adjacent to each home. Mulch is allowed on the tree beds located on the swale.
4. Any new tree must be planted with the expectation that the mature tree does not drop branches, debris, or fruit onto adjacent properties.
5. No landscaping may be planted in the 20 feet (20'). Lake Maintenance easement at the rear of the lot.
6. Grass/sod/groundcover cannot exceed 6 inches (6") in height.
7. All hedges planted on residential property shall have a maximum height of 6 feet (6'). 8' for between houses Only.
8. All hedges of fichus, coco plum, or other approved variety will be required on the outside of the portion of fence facing the street on all corner lots. Plants can be a minimum if 5-gallon size when planted. When installed the space between plants shouldn't be more than 24 inches (24") from center.
9. Root barriers shall be installed at the sidewalk edge in those circumstances where tree roots are causing or potentially causing a trip hazard because of lifting of some portions of the communities' sidewalk. (Root barriers are required per the City of Miramar.)
10. Please be aware the lake bank is the resident's responsibility to maintain. No landscape growth is allowed in this area.

Riviera Isles

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Concrete Roof Tile Options:

Roof /re-roof

- Must be approved roof tile colors only.
- Color must coordinate with approved home color scheme.

Galena Smooth – A low profile roof tile that features a single roll. Size: 17" x 10"



Estate -- A low profile roof tile that features a double roll. Size: 16.5" x 13"



Barcelona 900 -- A high profile roof tile that features a single roll. Size: 17" x 13"



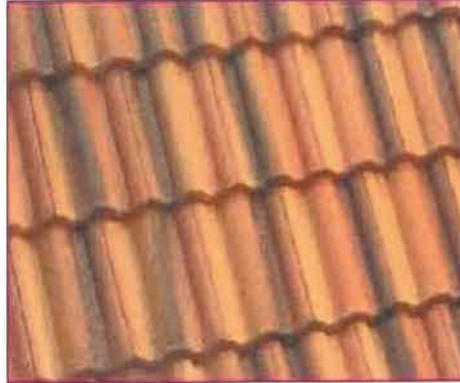
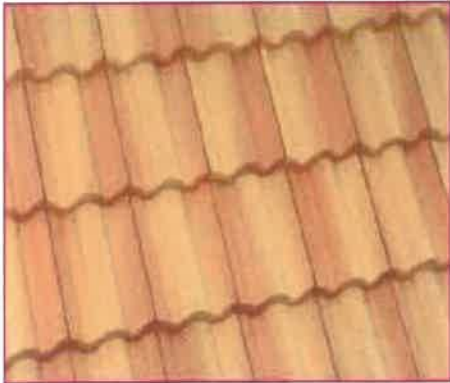
Villa 900 -- A high profile roof tile that features a single roll. Size: 17" x 13"



Capistrano – A high S-profile, semi-cylindrical, most traditionally recognized. Size: 17” x 12.75”



Malibu – Gentle curves, striking effects, Size: 17” x 13”



Concrete Flat Roof Tile

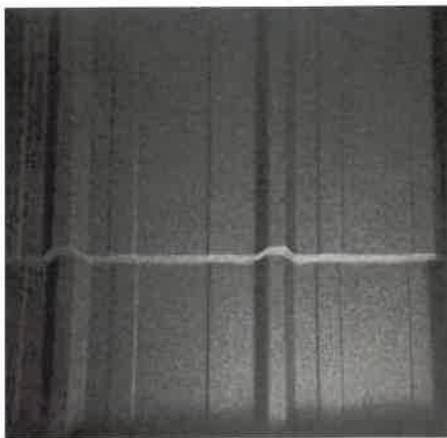


Metal Roof Tile



Ultra

Barrel Textured



Como

Supre

***Complete Roof Catalogue can be requested via email:**

RimaAdmin@Campbellproperty.com

APPROVED ROOF STAIN COLORS



**HC 125
Neutral Balance Tan**



**HC 117
Silk Chocolate**



**HC 159
Terracotta Orange**



HC 167

Terra Cotta



HC 126

Naturally Red



HC 102

Red Terrazzo Tile



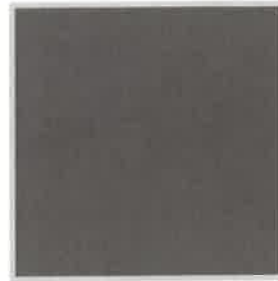
HC 165

Fresh Concrete



HC 172

Muddy Gray



HC 101

Autumn Brown

Neutral Balance Tan, Terra-Cotta Orange, Terra Cotta, and Naturally Red are **NOT** approved in **Portofino**.



Riviera Isles

Approved Color Schemes

**Click the link below / Scan the QR code to
see all association -approved color schemes:**

<https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/hoa/miramar/fl/riviera-isles-homeowners-association/>



The following paint schemes are **NOT APPROVED** for use in Portofino:

- Scheme 1C
- Scheme 4A
- Scheme 2D
- Scheme 5B
- Scheme 6B
- Scheme 8A
- NEW Scheme 7
- NEW Scheme 10 (without date)

ARC Guidelines. The San Marco Village has the following architectural guidelines that are stricter than RIMA ARC standards. expenses performed without written approval from both the San Marco Village and RIMA ARCs may be subject to removal/restoration at the homeowner's expense, and fines may be levied for non-compliance.

- o **Driveways** – Concrete slab design with grass or artificial turf inserts not allowed (May '22 BoD decision)

- o **Solar Panels** – Installation on south facing front elevations is not allowed unless required per Florida Statute (May '22 BoD decision)

- o **Metal Roofs** – Dark brown or bronze striated, beaded, or ribbed flat panel metal roofs with matching trim and/or garage door colors are approved when properly installed.

Pure flat panel seamed metal roofs are not allowed. Barrel metal roofs will be considered on an “as requested” basis. Red, white, silver, and green metal roofs are not allowed. Other colors will be considered on a case-by-case basis. (Mar '26 BoD decision)

- o **Concrete Roofs** – Concrete S tile roofs not allowed (May '22 BoD decision). Saxony 900 Slate and Split Slate flat tile concrete roofs with matching paint schemes will be considered on a case-by-case basis. Red, white, silver, and green concrete roofs are not allowed. (Mar '26 BoD decision)

- o **Faux wood door** painting not allowed (May '25 BoD decision)

- o **Garage door glass** (up to 80% glass) will be considered on a case-by-case basis only (May'25 BoD decision)

- o **RIMA Jun '24 gutter** rules still apply. Gutter color must match fascia color. Downspout color must match house base color. Rain chains only on side of house and only on first floor. (May '25 BoD decision)

- o **All address signs** must contain numeric digits only, no letters (May '25 Bod decision)

- o **Concrete border** painting is allowed, but painting of roofs and driveway pavers is prohibited (RIMA guidance emphasized by May '25 BoD decision)

ARC Guidelines for San Marco

3/20/2026

o **Paint Schemes** – New Scheme 18, dtd 27 Mar 24 is no longer authorized (Mar '26 BoD decision)

o **Only the following lots are allowed the aluminum “Dura Fence” privacy fences authorized by the RIMA ARC Guidelines’ Apr '25 update (May '25 BoD decision):**

- Inside homes between SW 52nd Ct and SW 53rd St not on the water
- Inside homes between SW 53rd Ct and SW 54th Ct not on the water
- Inside homes between SW158th Ave and SW 159th Ave not on the water
- Corner homes at 15602 SW 53rd St, 15601 SW 53rd Ct, and 5384 SW 159th Ave