SUMMARY OF CHANGES – NOVEMBER 9, 2026 BOARD MEETING

	CHANGE	Approved	Disapproved
1	5000-179 Paint Colors_CH1		
2	5000-410 Emergency Removal of a Protected Tree_CH2		
3	5000-535 Dock Pilings_CH3		

QHRRP CHANGE REQUEST
Complete one request for each MAP per QHRRP 1000-010

From Submitter: Jack Christiansen		Date: 10/22/26
Email:		

To: QHYCC Board of Directors

Via: Responsible Director (review and approve final)

CHANGE (●)	MAP and Form Title: QHRRP 5000-179 Paint Colors
NEW ( )	

Reference requiring this submission (Law, Regulation, Ordinance, Directive, Message, etc.)

Complete Summary of Changes.

MAP title change

Rewording of policy

Addition of like-for-like provisions

Rewording and additional detail of submission requirements

AUTHORIZED SIGNATURE

This document must be signed by party 1 prior to posting to QHRRP Changes

1. Responsible Director (final review): Patricia Preiss	Date: 10/26/26
2. BOD President Approved Disapproved	Date:

QHFORM 1000/1 (Rev: 11MAY2026)

QHRRP 5000-179

Paint Colors and Exterior Wall Finish

Review/update responsibility	Architectural Review Board (ARB)
Revision	~~14 Oct 2024~~09 Nov 2026 (CH1)
Reference	CCRE Article V Florida Statute 720.3035
Policy	~~ARB approval is required if painting any element of the exterior of your home. Homes with color schemes that are deemed the same as homes on either side or across the street will not be approved. The ARB shall have final approval of all exterior color plans.~~ -ARB approval is required before painting any part of the home's exterior or adding, replacing, or changing an exterior wall finish. Homeowners are encouraged to choose color schemes that differ from those of adjacent homes but must remain consistent with and complementary to the surrounding neighborhood. Routine maintenance painting that does not change the existing approved color scheme may qualify for administrative approval without waiting for the next scheduled ARB meeting (see Like-for-Like provisions below).

What to submit Property owners must submit these documents to the ARB for approval:~~...~~

For...	submit...
different~~-~~ color and/or material	1. Architectural Review Application (QHFORM 5000/1). 2. C~~c~~hecks for the review fee, CIF and deposit. See QHRRP 5000-020 (Schedule of Fees). 3. ~~picture~~ Photo of the front of your home~~ and a picture of the home to the left and the right and across of your home (4 total pictures)~~. ~~4.~~ Paint ~~colors and samples~~color samples for each element to be painted, including manufacturer name, color, and color number. ~~5.~~4. ~~trim paint color samples on a chart are acceptable.~~ 5. S~~s~~amples of any material being added or replaced, including manufacturer name, color, and style (e.g., brick, stone, ledger stone, siding, stucco).~~.~~ ~~6.~~
Like-for-Like (same color and material)	1. Architectural Review Application (QHFORM 5000/1). 2. C~~c~~hecks for the ~~review fee,~~ CIF and deposit if applicable. See QHRRP 5000-020 (Schedule of Fees). ~~1.~~3. Photo~~picture~~ of the front of your home. ~~2.~~4. Paint color samples for each element to be painted including manufacturer name, color, and color number. * ~~3.~~5. Samples of any material being replaced to include manufacturer name, color, and style (e.g., brick, stone, ledger stone, siding, stucco). * *Samples are required for verification during the final inspection. ~~***Note:*** Check with the ARB before starting project to obtain originally approved color and material to ensure the color is same color and material.~~**Like-for-Like approval:** The ARB Coordinator, or other management staff designated in writing by the ARB Director, may expedite like-for-like applications on the ARB's behalf and issue the required orange ARB Authorization Notice.

	Approval requires verification that the proposed colors and materials match the home's previously approved colors and materials or, when ARB records are unavailable, its existing colors and materials. Applications that cannot be clearly verified must be referred to the ARB for review. The ARB Coordinator shall report all administratively approved applications to the ARB at its next meeting.

Help

If you have any questions, please contact the ARB Coordinator at 904.221.8859 or email ARBcoord@qhycc.com.

QHRRP CHANGE REQUEST Complete one request for each MAP per QHRRP 1000-010		
From Submitter: Jack Christiansen		Date: 10/22/26
Email:		
To: QHYCC Board of Directors		
Via: Responsible Director (review and approve final)		
CHANGE ◉		MAP and Form Title: QHRRP 5000-410 Emergency Removal of a Protected Tree
NEW ○		
Reference requiring this submission (Law, Regulation, Ordinance, Directive, Message, etc.)		

Complete Summary of Changes.

Rewording for clarity

Additional policy details

Update to notification requirements

Clarification of submittal requirements

AUTHORIZED SIGNATURE ***This document must be signed by party 1 prior to posting to QHRRP Changes***	
1. Responsible Director (final review): Catherine Reina	Date: 10/26/26
2. BOD President Approved Disapproved	Date:

QHFORM 1000/1 (Rev: 11MAY2026)

QHRRP 5000-410

Emergency Removal of a Protected Tree

Review/update responsibility	Architectural Review Board (ARB)
Revision	~~09 Jun 2025~~09 Nov 2026 (CH~~1~~2)
Reference	CCRE Article V Florida Statute 720.3035 Florida Friendly Landscaping (FFL) Florida Friendly Plants Recommended Plant Material

Emergency removal

~~In the event of an emergency or an act of God, where a property owner deems it necessary to remove a Protected Tree, or trees, immediately from the property without seeking the required approval from the ARB as required in QHRRP 5000-405 (Protected Trees), the property owner may remove the tree or trees as needed without prior ARB approval.~~

In an emergency, as defined below, a property owner may remove a Queen's Harbour Protected Tree immediately from the property without seeking approval from the ARB as required in QHRRP 5000-405 (Protected Trees).

Emergency removal does not eliminate the requirement to submit an application for subsequent ARB review and approval.

An emergency exists when a Protected Tree has fallen, is actively failing, or poses an imminent threat to people, structures, vehicles, utilities, or access. A dead or declining tree that does not pose an imminent threat is not an emergency and must be submitted under QHRRP 5000-405 (Protected Trees).

The property owner must...

- **take a photo of each tree prior to removal,** or as found if it has already fallen or broken.
- **email ARBcoord@qhycc.com** as soon as the need for emergency

removal is determined, notifying the ARB of the situation. The ARB will make every attempt to have an ARB member along with the ARB designated arborist respond as soon as practical.

- **obtain a written report from an arborist or tree surgeon,** documenting the condition of the tree, the imminent threat that necessitated emergency removal, and the work completed. For a tree that had already fallen, photos are sufficient.
- **have the stump ground below grade for any tree in the front and side yards** that is 6 inches or greater in diameter (19 inches or greater in circumference) at 4.5 feet above natural grade (a Queen's Harbour Protected Tree). **Trees in the backyard that fall under this category must be flush cut.** All associated debris from stump grinding, along with the debris generated from the tree(s), must be removed.

Notes:

- This section does not authorize tree removal within a conservation easement, wetland, or wetland mitigation area (CCRE §10.6). Removal in these areas requires approval from the St. Johns River Water Management District and/or the Florida Department of Environmental Protection.
- If a tree falls in the street, notify the Gate Rover at 904.896.2152. The Queen's Harbour landscape vendor will remove the fallen tree and debris from the street and place it in the resident's yard. The resident will not be charged for clearing the tree from the street.
- If a tree located within a POA easement falls into the street or onto a resident's property, the POA is responsible for its removal and associated costs.

Notification

~~However, the work must be reported to the ARB within **fourteen (14)** days of completion. The report must include a...~~

- ~~description of the work completed by the homeowner's arborist or tree surgeon~~
- ~~picture of each tree that is being removed prior to removal.~~

The property owner must submit the required documentation to the ARB within **five (5)** days of completing the emergency tree removal (see "What to Submit" below).

Members from t~~T~~he ARB, along with the ARB designated arborist, will visit the property to determine whether mitigation is applicable and advise the property owner accordingly.~~. This rule applies to all events of emergency~~

~~and acts of God including, but not limited to, storms, hurricanes, tornadoes, and natural death or failure of a tree or trees.~~

Note: **Mitigation can be costly.** If mitigation is required, the property owner must plant replacement tree(s) meeting the size standards in QHRRP 5000-380 (Tree Coverage Requirements). The property owner is responsible for the cost of mitigation, which may be substantial.

Note: **Failure to report the emergency removal of a Queen's Harbour Protected Tree may result in fines and does not exempt the property owner from applicable mitigation requirements.**

What to submit

~~Property owners submit these documents within 14 days of the emergency tree removal to the ARB for approval...~~

Property owners must submit these documents to the ARB for approval within five (5) days of the emergency tree removal:

1. Tree Removal Request/Permit Application (QHFORM 5000/5).
2. C~~c~~hecks for the review fee, CIF and deposit. See QHRRP 5000-020 (Schedule of Fees).
3. D~~d~~rawing showing ~~of location(s) of~~location of each removed tree.~~s.~~
4. ~~picture of each tree to be removed.~~The photos required above.
5. The ~~Description of the work completed by the a~~arborist or tree surgeon's written report, if applicable, as required above.

Help

If you have any questions, please contact the ARB Coordinator at 904.221.8859 or email ARBcoord@qhycc.com.

QHRRP CHANGE REQUEST
Complete one request for each MAP per QHRRP 1000-010

From Submitter: Jack Christiansen		Date: 10/22/26
Email:		

To: QHYCC Board of Directors

Via: Responsible Director (review and approve final)

CHANGE ◉	MAP and Form Title: QHRRP 5000-535 Dock Pilings
NEW ○	

Reference requiring this submission (Law, Regulation, Ordinance, Directive, Message, etc.)

Complete Summary of Changes.

Rewording for clarity

Additional policy details

Spelling correction

Change submittal requirements

AUTHORIZED SIGNATURE

This document must be signed by party 1 prior to posting to QHRRP Changes

1. Responsible Director (final review): Catherine Corrie	Date: 10/26/26
2. BOD President Approved Disapproved	Date:

QHFORM 1000/1 (Rev: 11MAY2026)

QHRRP 5000-535

Dock Pilings

Review/update responsibility	Architectural Review Board (ARB)
Revision	~~11 May 2026~~09 Nov 2026 (~~CH2~~CH3)
Reference	CCRE Article V CCRE Article XII Florida Statute 720.3035 St. Johns River Water Management District (SJRWMD) QHRRP 5000-030 - The Island at Queen's Harbour (Unit 24)
Policy	~~Dolphins/p~~Pilings (structures used for additional boat tie-~~-~~up) are permitted subject to approval ~~of~~ by the designated ~~approving~~ authorities listed below~~y~~. • **~~Materials: Only non-toxic sheeting or concrete,~~ Materials:** Pilings must be non-toxic, as required by CCRE §12.4(g)). ~~O~~Only Eco piling, prestressed concrete, or other non-toxic synthetic materials may be used ~~in construction of individual docks or other structures~~ within the waters of the L~~l~~agoon system. • **Caps and Piling Fenders:** Caps are required. Pilling fenders (vertical strips made of composite or synthetic materials) are required on concrete pilings. ~~Pilings~~ Piling fenders must stay out of the water. On stand-alone pilings, the bottom of the piling fender may extend no lower than 7.0 feet mean sea level (MSL). On pilings built into a dock, the bottom of the piling fender may extend no lower than the bottom of the dock's edge board. On pilings that guide a floating dock, piling fenders may not be installed where the dock's pile guides travel (see QHRRP 5000-555 Floating Docks).~~can extend downward no further than 7.0 feet mean sea level~~ • • **Strength:** Pilings must be of sufficient ~~section~~ection and length to withstand forces anticipated from vessel and wind loads. • **Height:** Pilings integrated into the docks must ~~be~~ not exceed ~~greater than~~ 5 feet~~'~~ above the horizontal surface of the dock.

- **Lighting:** Stand-alone pilings ~~may require~~ must be equipped with either ~~cap lighting, battery or solar~~battery or solar powered cap lighting.
- **Setback:** Pilings must be a minimum of 10 feet from the side property lines as extended into the Lagoon, unless a variance is granted.

Approving authority

Every Dock, Lift, Piling and Bulkhead Application & Permit (QHFORM 5000/4) must be submitted to and approved by the:~~...~~

1. ~~Harbormaster~~Harbourmaster
2. Director of Marina and Harbour
3. Architectural Review Board (ARB)

What to submit

Property owners must submit these documents to the ARB for approval:~~...~~

1. Dock, Lift, Piling, Bulkhead Application & Permit (QHFORM 5000/4).
2. Two separate checks payable to Queen's Harbour Yacht and Club Owners Association (or QHY&CCOA, INC.); a $25.00 review fee and $100.00 deposit.
3. A copy of the most recent lot survey, marked up by hand or digitally, showing the existing dock and the location of each proposed piling, with the distances from each piling to the side property lines as extended into the Lagoon.
4. A sample or product brochure identifying the proposed materials, manufacturer, color and style.

~~checks for the review fee, CIF and deposit. See QHRRP 5000-020 (Schedule of Fees).~~

~~2. site plan to scale (1" = 10'), with:~~

~~a. Existing topographical elevation (to NGVD)~~

~~b. Site features, including any adjacent and nearby docks and/or erosion control devices.~~

~~c. Protected trees~~

~~d. Exact top of bank, edge of water and water elevation~~

~~e. Upland structures/features ancillary to proposed structure.~~

~~f. Any features to be added to the dock **including plans for water & electric.**~~

~~3. construction drawings (3 sets) to scale (1 inch = 10 feet) including all proposed quantities and materials in the following format:~~

~~a. Plan view.~~

~~b. Cross-section view.~~

~~c. Longitudinal cross-section view.~~

~~d. Details (as applicable).~~

~~e. Location of water at MSL elevation 5.5 feet on cross sections (see table 1 below).~~

~~4. shop drawings/material samples/manufacturer literature (as applicable).~~

~~5. Land survey. The property owner is responsible to provide a certified survey and must know the location of all property pins. If the property owner cannot locate all the property pins, then the property must be resurveyed. showing location of dolphins/pilings.~~

~~(table 1)~~

~~Top of Fixed Dock~~	~~7.5 feet MSL~~
~~Top of Bulkhead~~	~~7.0 feet MSL~~
~~Top of Stabilization~~	~~6.8 feet MSL~~
~~Bottom of Stabilization~~	~~2.0 feet MSL~~

~~***Note:*** For purposes of determining where the top of the dock joins the bank ("commencement point"), an elevation of 7.5 feet above Mean Sea Level (MSL) should be achieved. The ice dock at the north end of the Harbor is 6.5 feet above MSL and should be used as a benchmark.~~

Help

If you have any questions, please contact the ARB Coordinator at 904.221.8859 or email ARBcoord@qhycc.com.
