

RIVERSIDE BLUFFS HOMEOWNERS ASSOCIATION, INC.
ARCHITECTURAL STANDARDS

I. Introduction

The intent of the Riverside Bluffs Homeowners Association (HOA) Architectural Standards is to ensure an aesthetically pleasing community. The standards are beneficial to individual homes and the community in protecting each owner's investment and portraying a harmonious community.

These Architectural standards provide an overall framework to allow the Community to develop and progress in an orderly, cohesive, and attractive manner. These include minimum standards for the design, size, location, style, structure, materials, color, mode of architecture, mode of landscaping and relevant criteria for the construction or improvements of any nature. The information contained within this document is not inclusive, and the ACC evaluates situation not wherewith on a case by case basis. A judicious process is established to review proposed changes within the Community.

The BOD has adopted these Architectural standards pursuant to the Declaration. The Architectural Standards are enforced by BOD in conjunction with the recorded Documents (Declaration, Article 19), the design standards are binding on all parties having interest in any portion of Riverside Bluffs. Each homeowner is required to comply with the requirements as set forth. Any failure to comply with these requirements will be subject to remedies provided for in the recorded Documents.

The architectural review process has been established to maintain the integrity of the architectural and design character of Riverside Bluffs. To this end, the Architectural Control Committee (ACC) will review all proposed additions, improvements, or alterations on homes or lots for conformity with the Architectural Standards.

To the extent that any government ordinance, building code or regulation requires a more restrictive standard than that found in these Standards, the government standards shall prevail. To the extent that any government ordinance, building code or regulation is less restrictive than these Standards contained herein, or the Declaration, these Standards and the Declaration shall prevail.

Terms such as "good taste" and "sound design" are difficult to define and even more difficult to constitute. It is the intent of these Standards to encourage "good design" by showing examples of the desired result. Elements such as deed restrictions, appropriate attention to scale, proportion to the community should be considered with all requests.

Nothing contained in these Guidelines shall obligate any agency, governmental or otherwise, to approve plans submitted, nor shall the approval of the ACC be construed as meeting neither the requirements of Hillsborough County nor any governmental agency required for approval.

The ACC has the right to modify, revise, add, delete, or make any changes to these standards by joint resolution with the Board of Directors.

II. Aspects and Objectives of Architectural Review

The Architectural Control Committee evaluates all properly completed Alteration Applications. Decisions made by the ACC are not based on subjective elements, but on the following criteria:

1. **Covenants & Standards:** applications are reviewed to confirm the project is in conformance with the Declaration and approved Site Standards.
2. **Design Compatibility:** similarity in architectural style, quality of workmanship, and use of similar materials, colors, and construction details.
3. **Location and Impact:** alteration shall relate favorably to the landscape, the existing structure, the surrounding homes, and the neighborhood.
4. **Materials:** using the same materials as original construction and color palette.
5. **Workmanship:** The quality of work shall be equal to or better than original construction while meeting required building codes.
6. **Natural Environment:** prevent the unnecessary removal, destruction, or blighting of the natural landscape or of the existing man-made environment.

III. Non-Liability for ACC Application Approval

The Declaration Article 18, Section 18.19, page 51 contains a disclaimer which relieves the Declarant, the Community Association and the Architectural Control Committee of liability or responsibility for the approval of plans and the specifications contained in any request by an Owner.

IV. Alteration Application

A homeowner wishing to make an exterior change or modification to their dwelling, unit, home site or parcel shall apply for and receive written approval for such change or modification prior to start of the project. The information contained herein is not inclusive, assume an alteration application is required for most external changes to the home.

1. A complete Alteration Application form with all relevant information and requisite documentation is required prior to application consideration.

2. Non-related alterations require separate applications (e.g. construction of a pool is not related to the painting of a dwelling).
3. Alteration application lead time is **45 days** from the date of complete application submission.

A. Process

The application process is as follows:

1. Homeowner submits an ACC application and all relevant and required documentation.
2. ACC within 45 day provides a decision or request for more information.
3. Commencement of approved alterations begin
4. ACC coordinates mid-project inspection/review for compliance
5. Homeowner reports alteration completion
6. ACC coordinates a final inspection/review for compliance
7. ACC application closed

B. Supporting Documents

An Alteration Application will not be considered accepted until it is accompanied by the required plans, and/or specifications showing the nature, kind, shape, height, materials, and color to be used and the location of the proposed alteration.

1. Lot Survey
2. Contractor drawings
3. List of materials
4. Sample of materials (i.e roof shingle, paint chip, paver, etc)
5. Any other relevant or necessary information and documentation

C. Construction Permits

Permits are required for most alteration inside and outside a home. Contact the local governing agency for more information. ACC application approval does not negate the permit process. Each alteration must comply with building codes of local, state, federal, and any other governmental entity. It is recommended the homeowner first submit an ACC application for approval prior to seeking a building permit. Changes due to building code will require an ACC modification approval to the original application. If an application requires a permit, it will be marked approved with conditions, and the building permit will require to become part of the application documentation.

D. Initial Review

An Alteration Application must be submitted either electronically to the ACC or via mail to the Property Management Company. The ACC email is found in the community website or by contacting the BOD or the management company.

The ACC will review the application within 45 days and either:

1. **Approve:** the entire application as submitted
2. **Approve with Conditions:** the application is either fully or partially approves, and the ACC has annotated specific conditions that must be in adherence.
3. **Disapproved:** the application does not conform to the standards.
4. **Rejected:** the application is not complete or missing the requisite documentation.

The ACC will stamp 'Rejected' on applications in which no response from the homeowner is received within 30 days from last ACC request or communication with homeowner.

E. Property Access (Common and Private)

Access shall be completed in a manner so that the contractors do not materially damage the common areas or individual lots. Homeowners are required to receive written permission for contractor access to common areas by the BOD and from the neighboring homeowner property prior to commencement of the alteration.

Contractors requiring access to common areas or neighboring properties are required to provide general liability, workers compensation, and any other required insurance certificates. The homeowner is responsible for repairing any damage caused by them or their contractors to common areas and neighboring properties. Any damage in which the HOA repaired due to the alteration will be charged to the homeowner.

Homeowners are responsible for all daily cleanup of debris, sod, soil, construction trash, etc. All construction material will be completed removed within 7 days from project completion.

F. Completion Time

Though completion time vary from project to project, the following provides acceptable time frames for general projects most often within communities. If project timeline extension is required, the homeowner will communicate the new completion date with an explanation (e.g. weather has delayed construction).

- | | |
|-----------------------|-----------|
| 1. Pool Construction | 12 Weeks |
| 2. Fence Installation | 02 Weeks |
| 3. House Additions | 04 Months |

G. Final Inspection

The ACC requires property access to inspect the alteration for compliance with the Standards before, during, and at completion. The ACC will coordinate with the homeowner for access. Both the ACC and homeowner must reasonable schedule access for inspections within 4 days from request.

Homeowners are required to provide notice of alteration completion and request the ACC perform a final inspection to close out the ACC process. The ACC will either close out the project or provide written items that require mitigation to meet the Standards and approved alteration conditions.

V. Unapproved Modifications

Owners making changes in advance of receiving approval from the ACC will receive a cease and desist letter from the Community Manager. Owner will have fifteen (15) days from postmark of the letter to submit a completed Alteration Application or restore the unapproved modification.

Failure to comply with this request could result in monetary fines and legal action. All costs associated with gaining compliance shall be charged to the Owner's account

VI. Sale of Property

Homeowners who offer their house for sale shall notify the Community Manager in writing and bring their house and property into full compliance with all provisions and requirements of the latest edition and revisions of these Guidelines prior to listing their house for sale. The Community Manager will issue a certificate of compliance. Non-compliance with this provision shall be disclosed on the estoppel letter to the buyer. The property must be brought into compliance prior to the sale. If the property is sold without being brought into compliance, all issues not meeting the current standards are the responsibility of the new owner.

VII. Appeals Process

If the ACC disapproves any plans and specifications, the applicant may request a rehearing by the ACC for additional review of the disapproved plans and specifications. The meeting shall take place no later than 30 days after written request for such meeting is received by the ACC. The homeowner must provide additional information for consideration on how to meet the Standards.

If the appeal is disapproval by the ACC, the applicant may appeal the ACC to the Board of Directors in writing within 30 days from the date of disapproval. Review by the Board shall take at the next scheduled BOD meeting or the homeowner may request a special meeting. The BOD is not required to hold a special meeting, and special meeting request will be on a case by case basis. The decision of the ACC, or if appealed, the Board shall be final and binding.

VIII. Architectural Standards

These Architectural Guidelines are supplemental Guidelines for the recorded Community Declaration for Riverside Bluffs. Additional requirements may be contained in the recorded documents. Applicants are encouraged to review the Covenants in addition to these Guidelines prior to submitting an Alteration Application.

A. Additions

1. The architectural design of any and all alterations, additions, and renovations to the exterior of any existing house shall strictly conform to the design of the original house in style, detailing, materials and color.
2. The height of any addition to an existing house shall not be higher than the original ridge-line and the proposed eave must be at the same height as the existing eave line. No alteration or improvements shall be made which provide a roof pitch that varies from the roof originally constructed.
3. All materials used in the maintenance, repair, additions, and alterations shall match those used by the Declarant or Builder as to color, composition, type and method of attachment. The ACC may allow substitute materials if they deem these materials to be compatible with the theme of the community.
4. No additions, alterations or renovations shall be permitted if it is determined to have a material adverse impact on neighboring properties and/or the community. The ACC is required to provide justification and opinion as to their decision.
5. Any additions, alterations, or renovations are performed to an existing house, the established Lot drainage shall not be altered. Any Owner or Occupant who changes the existing grading or drainages shall be liable for all costs and expenses of repairing such changes.

B. Air Conditioners

1. Document Reference – Declaration Article 12, Section 12.46.
2. Shall not be mounted through a window, door or hung on a wall.
3. Replacements of air conditioner **will** be replaced in their original location.
4. Conduits shall be painted to match the stucco color.
5. Air conditioner guards are not allowed.

C. Antennas

1. Document Reference – Declaration Article 12, Section 12.33.
2. All outside antennas, antenna poles, antenna masts, electronic devices, satellite dish antennas or antenna towers are subject to the approval of the ACC for their location as to not impact the community aesthetics. Placement shall be as inconspicuous as possible.
3. All satellite dishes shall be no more than 37 inches in diameter.

4. All antennae and satellite dishes should be either ground mounted or mounted on the rear wall or sidewall of the house.
5. Satellite dishes that are ground mounted shall be no easily visible from the street.
6. Satellite dishes may NOT be placed on top of roofs without a documented explanation from a qualified installer, prior to installation.
7. Homeowners shall not permit their antennae and satellite dishes to fall into disrepair or to become a safety hazard, and shall be responsible for their maintenance, repair and replacement, and the correction of any safety hazard.
8. If antennae or satellite dishes become detached, Homeowners shall remove or repair such detachment within seventy-two hours of the detachment.
9. **Inactive antennas must be removed by homeowner.** The ACC can request verification of active use one time per year.

D. Awning

1. No awnings are allowed except over the lanai to provide additional shade.
2. It must be a retractable awning that is maintained closed or retracted during non-use.

E. Barbecues/Smoker/Grills/Fire Pits

1. Barbecue grills, smokers, grills, and fire pits may be located or permitted upon the back patio or yard of a house.
2. If not screened from view of the neighboring property by a fence, they shall remain covered when not in use.
3. Outdoor wood burning is prohibited except in a fire pit. A fire pit is either a free standing or built in. A built-in fire pit requires ACC application.

F. Canopies & Umbrellas

The installation of a canopy (fabric gazebo) that is to remain in place for more than seventy-two (72) hours requires approval. The Alteration Application shall include a picture of the canopy that is being requested and a description detailing dimensions and color.

1. May only be installed in the rear yard of the house.
2. The rear yard must be fenced.
3. Must be anchored per manufactures instructions or at a minimum county ordinance.
4. Dimension may not exceed 15W x 15L x 12H.
5. The structure color will be neutral shade of white, tan, or black.

6. The canvas color will match the structure but provide contrast, and must be a solid in color.
7. The canopy and color will be complimentary to the house.
8. Shall be regularly maintained from fading, damage, mildew, etc.

G. Car Covers

Car covers fitted or tarps are not permitted.

H. Clothesline

1. Document Reference – Declaration Article 12, Section 12.22.
2. Clotheslines shall only be installed in the rear yard and behind the structure (house) at a height no taller than 6 feet from ground.
3. The yard must be fenced.
4. They shall not be visible from the street along the front or side of the house if corner lot.
5. They shall be retractable, displayed only when in use, and used for the shortest possible time to accomplish drying of the clothes and not left out overnight.
6. Notwithstanding anything to the contrary contained in this standard, no clothesline may be installed without the advanced written approval of the ACC, and no requirement of the ACC shall violate Florida Statute 163.04.

I. Decks and Patios

1. Document Reference – Declaration Article 12, Section 12.14.
2. All decks and patios shall be in the rear yard of the lot and not visible from the street in front of the house.
3. All decks and patios shall be solid poured concrete or concrete pavers in an earth tone color to complement the color palette of the house. Wooden or composite material decks may be considered based on the grade and terrain of the lot and will be reviewed by the ACC on a case by case basis.
4. Construction of decks and patios shall not adversely affect any designed and approved drainage pattern for this or any other lot.

J. Dog Houses, Kennels and Runs, and Invisible Fences

1. All dog houses will be in a fully enclosed within a fenced rear yard.
2. The height of the dog house may not exceed the height of the fence.

3. Adherence to proper maintenance, care, and appearance as with any structure is applicable.
4. The possibility of offensive odors must be considered and will require mitigation by the owner.
5. Dog runs (partial fencing of an area) tethering and kennels are not permitted.
6. Invisible fences need approval prior to installation. Invisible fencing is not a substitute for a leash.
7. Invisible fencing wiring shall be buried no less than six inches (6”) inside the lot line.
8. **Dogs shall not be left out unattended.**

K. Driveway

1. Document Reference – Declaration Article 12, Section 12.16.
2. All driveways, walkways, and entrances to garages shall be concrete or pavers.
3. Additional concrete walking area(s) adjacent to the driveway which extends the overall total driveway width not more than four (4) feet (two feet on each side of the existing driveway) will be considered for approval, however, the extension shall match the existing driveway in design, material, and color (e.g. pavers cannot be added to a concrete driveway).
4. Pavers colors will be muted earth tones. Pavers shall not be permitted on adjacent common sidewalks to the right or left of a driveway.
5. Driveways shall be kept free of oil and other chemical spills and stains. Routine maintenance to clean and repair stains or cracks are required.

L. Roofing and Elevation

1. Roofing material must match the style and original construction material. A shingle style roof cannot replace the barrel style roofs.
2. Roof color for shingles and barrel tiles are provided as an annex.
3. No metal roof or other material are permitted.
4. Roof must be routinely cleaned and maintained, and kept free of mildew and stains.
5. Elevations and façade changes are currently not permitted.

M. Fences

1. Document Reference - Declaration Article 12, Section 12.14.

2. All fences **and gates** shall be of **PVC material** as described below.
3. Shall be tongue and groove often referred to as the “Lexington” **style, and** not exceed 6 feet in height and may be installed along the property lines except in view corridors. All fences will maintain similar elevations from adjoining fences.
4. **View Corridor and Conservation Fences**
 - a) A black aluminum fence is the only approved style.
 - b) Lots with view corridors such as ponds and conservation areas shall be reduced to a maximum height of four feet (4’) of the adjoining property line.
 - c) The fence between homeowners will be per the standard fence guidelines, except for the last eight feet (8’) of fencing will be tapered to meet the (4’) black aluminum fence.
5. No fence shall be constructed closer than 10 feet from the front corner of the house, or the adjoining front of the neighboring house. (e.g. no fence will extend the fronts of any house (including a neighbors) if there are differing setbacks).
6. Corner lots with side fencing shall be located no more than half the distance between the side wall and the sidewalk. Corner lot owners are highly recommended to work with the ACC representative in person to ensure the design is within the standards.
7. Front yard fencing is not permitted.
8. Fences shall not block, obstruct, or otherwise impede drainage flow on owner or adjoining lots.
9. Only one fence can be installed on adjoining property lines. Both adjoining homeowners are responsible for maintaining and repairing the adjoining fence.
10. Homeowners with HOA fences will maintained lot facing portion clean, clear of defects, or damage.
11. The HOA reserves the right to erect fences and walls outside the scope of these guidelines.

N. Flags and Flag Poles

1. Document Reference – Declaration Article 12, Section 12.35.
2. In accordance with Florida Statutes 720.304, any homeowner may display one portable, removable official flag not larger than 4 ½ feet by 6 feet, United States flag or one official flag of the State of Florida in a respectful manner, and one portable removable official flag not larger than 4½ feet by 6 feet, which

represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard or a POW-MIA flag. No other flag may be flown.

3. Flagpoles may be mounted to the house directly to the left or right of the front door or on the garage centered in the middle of the garage above the garage doors. Flagpoles attached to the house may not exceed 5 feet.

4. A free-standing flag pole, not to exceed twenty feet (20') in height, may be installed in a location near the front of the home entrance not exceed a distance of 10 feet. The pole shall be constructed of anodized aluminum and be bronze or black in color.

5. The U. S. flag shall be flown in accordance with the requirements of the United States Flag Code. In no instance, shall the flag be flown in violation of Section 720.304, Florida Statutes.

6. Flags shall be replaced if faded, tattered, or in poor condition. Poles will be maintained and repaired as necessary.

O. Front Entryway

1. No front entryway shall be screened.

2. No front entryway shall be used for storage.

3. Outdoor furnishings such as one outdoor bistro set consisting of a small table and two chairs or one outdoor bench may be placed in this area. Materials for outdoor furnishings are concrete, wrought iron, or woods such as cedar and teak. Plastic or PVC furnishings, umbrellas and sunshades will not be permitted in the front of the house.

P. Garbage Cans

1. Document Reference – Declaration Article 12, Section 12.17.

2. All garbage cans and other garbage containers shall be kept inside the garage or in the rear yard, screened to conceal them from view of neighboring Lots and streets, except on the day of collection.

3. Garbage cans shall not be placed outside for pick up earlier than 5:00 p.m. the night before and empty containers shall be removed from sight the same day as pick up by 9:00 p.m.

4. Trash may not be accumulated or stored on the exterior of the house.

Q. Garden Hoses

1. Garden hoses shall be on a hose wrap attached to the house or on a mobile station. Hoses may be neatly coiled on the ground in a flower bed behind shrubbery out of sight from the street.

2. Hoses that are not earth tone in color (brown, green, etc.) shall be stored completely out of sight.

R. Gutters

Gutters shall match the fascia color and will not concentrate water flow to an adjoining lot.

S. Solar Collectors

Installation of solar collectors will be at rear of the house where feasible. If installation in the front of the house is required due to inclination of solar absorption, the material must be integrated into the homes materials (e.g. solar panels that are in the form of shingles or barrel styles). Solar equipment (except the collectors) will match the roof color.

T. Holiday Decorations

- 1. Holiday displays in the front entryway and on the front door, along with traditional holiday lighting do not require approval from the ACC.

- 2. Holiday lights and decorations shall not create a nuisance to the adjacent residents or the community (e.g. Holiday music playing for extended periods or laser lights that bleed into neighbors windows).

- 3. Holiday lights to celebrate Christmas may be installed commencing on Thanksgiving and shall be removed not later than January 10th of the following year. Brackets, clips and other holders for holiday lights that are installed on a house must be removed at the time that the lights are removed.

- 4. Any holiday displays other than those defined here will require the approval of the ACC.

Holiday	Installation (no earlier than)	Removal (no later than)
Valentine’s Day	15 days prior	5 days after
St. Patrick’s Day	15 days prior	5 days after
Easter	20 days prior	5 days after
Memorial Day	30 days prior	5 days after
Independence Day	30 days prior	5 days after

Halloween	30 days prior	5 days after
Veteran's Day	30 days prior	5 days after
Thanksgiving Day	30 days prior	5 days after
Hanukkah	Thanksgiving Day	January 10
Christmas	Thanksgiving Day	January 10

U. Landscaping

1. Landscaping may be added, modified or removed with ACC approval.
2. Every home are required to have flower beds in the front of the house, similar as installed by the builder. All home are required to have front and side yards sodded with Floratam. Corner lots side yards are considered to extend from the side wall to the rear yard lot line.
3. The use of Florida Friendly or low water–usage landscape design is encouraged. Artificial plants are not allowed as part of the landscape.
4. The plans will include approximate quantity, size, and location.
5. Trees are required to be replaced with same type of tree as installed by the builder, unless county permits an alternate.
6. Maintenance of landscaping is a reoccurring requirement and will be maintained by the homeowner throughout the year. The grass will be regularly mowed, edged, weed beds cleared, kept green and healthy, no bare or brown spots.
7. Buffer landscaping may be used, but in some very limited instances. It will not be taller than 4 feet tall and located no closer than 3 feet from the adjoining property line. For corner lots it will not be closer than half the distance between the home wall and the sidewalk.
8. Natural mulch (not artificially dyed) or stone may be used for flower beds. Pine straw is not allowed. All trees are required to have a mulch bed of 3 feet radius measured from the trunk.
9. Tree Staking material will be removed within one year after installation.

V. Landscape Borders

1. Poured concrete curbing, concrete edging blocks, and black or green plastic edging are the only acceptable forms of edging.

- a) Poured concrete curbing shall be the natural concrete color or a natural earth tone color added to the concrete mix at time of pouring. No painting or staining will be allowed after pouring. A color chip shall accompany the request.
- b) Edging blocks shall be natural concrete color or an earth tone color. A sample of the edging block shall accompany the request. Any design shall be either a brick paver or stone look.
- c) Edging will be allowed around mulched areas along the perimeter of the house.
- d) Edging will be allowed around individual trees if installed to a diameter of at least thirty-six (36) inches in order to contain mulch and prevent damage to trees from lawn equipment. However, a minimum distance of six (6) feet shall be maintained between any landscape borders.
- e) Black or green plastic edging (standard roll edging) may be installed if the grass height covers 90% of the edging.
- f) Wire, decorative plastic, resin, or wood borders will not be approved.
- g) Please see the next page for examples of approved edging.
- h) Intermixing concrete edging styles and types is not permitted. Only one (1) style/type is allowed in the yard.

W. Landscape Lighting & Flood Lights

1. Landscape lighting, solar or wired, may only be installed in landscaping beds and along the walk from the front door to the driveway. It may not be installed along the sides of the driveway, adjacent to the sidewalk or between the sidewalk and the street. Individual lights shall be black, white, or natural metal in color (silver, gold, bronze, copper).
2. Junction boxes and other lighting hardware shall be placed below grade or screened by landscape material to minimize daytime visibility.
3. Rope lighting is only permitted for holiday use only.

X. Trellises

1. No more than two trellises will be permitted and they are not allowed to be placed on the front or front façade of the house.
2. Trellises for supporting plants shall be placed within the roof overhang on the side or rear of the house.
3. Trellises shall be constructed of weatherproof material, such as PVC and will be kept in good repair. Wooden and wire trellises will not be approved.
4. Trellises shall not exceed five feet (5') in height and two feet (2') in width.

5. Trellises shall remain plumb, level and structurally sound.

Y. Gardening and Compost

1. Vegetable, herb and cutting gardens shall be confined to the rear yard out of view from the public streets and common areas.
2. The yard must be fenced.
3. They shall be maintained regularly to prevent excessive weed growth.
4. All plants in this section shall not exceed the fence height.
5. Gardens shall be properly maintained during the growing season and thereafter, all dead plants, stakes or other materials shall be removed.
6. Composting is only permitted in commercially manufactured bins designed specifically for suburban composting. It shall be screened from public view with shrubbery or lattice panels in a fully fenced yard.

Z. Outdoor Security Lighting

No spot lights, flood lights, or other high intensity lighting will be placed or utilized upon any house so that the light is directed into a neighboring window.

AA. Outbuilding, Sheds, and Storage Containers

1. Document Reference – Declaration Article 12, Section 12.37.
2. Car canopies, and the like are not permitted.
3. One (1) storage unit that does not exceed four feet (4') in height, four feet (4') in width, and eight feet (8') in length may be in the back yard behind a fence.

BB. Paint

1. Only those colors noted on the Approved Paint Colors Exhibit are permitted. Colors are grouped as a set and are not interchangeable.
2. Alteration Applications submitted without color samples will be returned. See below for chart of approved colors. NOTE: the colors are a "set" and are not interchangeable between the schemes; however the trim color may be changed to Ultra-Pure White.
3. No house may have more than three colors (base, trim, accent door colors).
4. The body of the house's base color shall have a flat or eggshell finish, no gloss or high gloss finishes are permissible. If an Owner is proposing to paint doors and trims with gloss or high gloss, this needs to be noted on the Alteration Application.

5. There must be a minimum distance of three homes to either side and in front of the applicant's home before a color scheme may be repeated.

CC. Play Structures and Recreational Equipment

1. Document reference - Declaration Article 12, Section 12.36,.

2. Exterior play and recreational equipment, including swing sets, jungle gyms, soccer goals, trampolines, or the like shall be located within the rear yard of the property and shall be fully screened from public view. Acceptable screening includes landscaping and fences.

3. All play and recreational equipment shall be maintained on a regular basis by the Owner.

4. All play and recreational equipment is to be placed at least five feet (3') in from the property line.

5. All portable play and recreational equipment, including toys, shall be removed from public view when not in use. Specifically mobile basketball hoops are permissible, but must be put away daily.

DD. Rain Barrels

1. Rain barrels designed for capturing rain from the gutters systems may be used at the rear of the house or be completely out street view.

2. Rain barrels shall be placed within an existing landscape bed and shall be screened by shrubs or lattice panels.

3. The barrel shall be located within three (3) feet of a downspout and shall remain covered at all times to prevent mosquito breeding.

4. Shall be earth tones in color or painted to match the body color of the house.

EE. Screen, Storm, Security Doors and Windows

1. Front doors are not permitted to have permanent screen or storm doors.

2. Security doors (metal grilles or bars) are prohibited.

3. Security grilles (metal bars) are prohibited on windows.

FF. Screened Enclosures

1. Document Reference – Declaration Article 12, Section 12.14.

2. Screens shall be charcoal or black in color. No decorative screening is permitted.

3. Installation will meet all County and State building codes for homes within "C" Wind Exposure Zones and will be designed and built to withstand 139 miles per hour winds.
4. All support cables, screws and fasteners shall be of a non-corrosive material such as stainless steel.
5. Aluminum kick plates not to exceed 16" inches in height will be permitted on screen enclosures.
6. Retractable screen enclosures are permitted after ACC review and approval and with use of materials which conform above to blend with other screen enclosures.
7. Sun room walls shall be constructed of concrete block with stucco finish on the exterior and may be constructed at a height not to exceed thirty-six inches (36") and shall conform to all applicable building codes.
8. Glass windows will be allowed with frames that match the color of the existing window frames. Plexiglass or the like windows are not permitted.
9. Roof line may not exceed the height of the house.
10. Exterior of the screen enclosure shall be landscaped if not located within a fenced area.
11. Sun rooms shall be located within a fenced area only.

GG. Shutters

1. Decorative:
 - a) Exterior décor shutters shall be the original style and type as installed by the builder.
 - b) Colors shall match trim color or front door color of the house.
2. Hurricane/Storm:
 - a) Temporary shutters include Lexan panels or similar, aluminum panels and fabric panels or plywood are allowed.
 - b) Shutters may be closed or installed 72 hours prior to the expected arrival of a tropical storm or hurricane in the area and shall be removed no later than three days after the warning is lifted.
 - c) In the event of an actual storm event causing substantial damage to the house, homeowner may request in writing, for an extension to this time limit if the repairs and restoration of the house require that the panels remain attached for a longer period.

HH. Signs

1. Document Reference – Declaration Article 12, Section 12.35.
2. Only one (1) "For Sale" or "For Rent" sign will be allowed on a Lot and it shall be placed in the front yard of the home. Signs may not be placed in the windows or in any other location.
3. Sign shall be professional manufactured and maintained in clean and presentable condition at all times. Sign shall be mounted on a sign post not to exceed 5 feet in height. Sign shall contain the name, address and phone number of 1 real estate agent or the owner. Sign shall have no more than one (1) rider sign attached to it. Sign shall be removed within five (5) days of closing.
4. "Protected by alarm" signs are authorized in landscaping near the front and rear door. Signs shall not exceed 6 inches by 8 inches.
5. No other signs are permitted, including contractor signs for swimming pools, patio or room additions and the like. A "permit board" displaying a building permit from the applicable governmental agency is allowed if that agency requires it to be posted conspicuously.
6. Political signs are limited to two (2) signs no larger than twenty-four inches (24") by thirty six inches (36"). Political signs may be displayed for two (2) weeks prior to the election and must be removed on the day following the election.

II. Swimming Pools and Spas

1. The composition of the material shall be thoroughly tested and accepted by the industry for such construction.
2. Pool equipment shall be placed out of view from the street.
3. Pools shall be of the in-ground type. Above ground pools are prohibited.
4. Swimming pools shall not be permitted in the front or on the street side of the residence and if on a corner Lot shall be screened from the street by a fence.
5. Spas or Jacuzzis shall be of the in-ground type with the exception of above ground manufactured types.
6. Screening of the pool is required either by fencing the property or by a screen enclosure that totally encloses the pool or spa/jacuzzi.
7. Pool overflow and drainage are not allowed to encroach on the adjoining lot. Homeowner is responsible for sod damage due to pool/spa water drainage to an adjoining lot.

8. Under no circumstances may chlorinated water be discharged onto other homeowners' lawns, community streets, or into retention ponds or any other common areas.

JJ. Water Softener

1. Discharge from water softeners shall be routed to an open air sanitary waste line or it may dump into a laundry tub or sewer line with a "P" trap. It shall not drain to the outside open areas.
2. Water softeners shall be screened from view from the street with shrubs or other landscaping and not visible from street view.

KK. Window Tinting & Treatments

1. Document Reference – Declaration Article 12, Section 12.14.
2. Owners may request to install energy conservation films on windows. Window tinting film applied to the interior of the windows. No silver, gold bronze, blue, or green reflective colors are allowed.
3. Aluminum foils is not permitted either as tint or window covering.
4. Window treatments shall consist of drapery, blinds, decorative panels or other tasteful window covering.
5. Sheets are not permitted as a temporary or permanent covering.
6. Temporary window covering may be used for periods not exceeding 1 week after an Owner or tenant first moves into a House or when permanent window treatments are being cleaned or repaired, but in no case may they be in place for longer than one (1) week.

LL. Mailboxes

The community utilizes a standard mailbox design and color. Any damage or maintenance to the mailbox is the responsibility of the homeowner to remedy within 1 week.