

Grand Cypress on Lake Tarpon Homeowners Association

Architectural Guidelines

2018

INTRODUCTION

The Association is committed to preserving the community design concept with careful attention to details and a high standard of architectural and landscape design. The purpose of architectural standards is to assure residents that the standards of design quality will be maintained. This architectural guideline is designed to address exterior alterations made by homeowners to their property, including wide-ranging landscaping improvements. The Architectural Review Board (ARB) also reviews plans for all new construction by builders who are subject to the same restrictions.

OBJECTIVES

These guidelines and standards address additions, alterations or modifications that homeowners will most often submit to the ARB. The architectural guidelines are not intended to be all-inclusive or exclusive, but rather serve as a guide to how improvements may be made to a homeowner's property in the Grand Cypress on Lake Tarpon community. These guidelines also apply to new home construction by builders.

The specific objectives of this guide are:

- To provide uniform guidelines to be used by the ARB in reviewing applications in light of the goals set forth in the Declaration Of Covenants, Conditions and Restrictions for Grand Cypress on Lake Tarpon Association and the actions of the Board of Trustees.
- To assist homeowners in preparing an acceptable application to the ARB.
- To increase the homeowner's awareness and understanding of the Declaration of Covenants, Conditions and Restrictions.
- To describe the organization and procedures involved with the architectural standards established by the Declaration Of Covenants, Conditions and Restrictions.
- To illustrate basic design principles which will aid homeowners in developing exterior improvements that are in harmony with the immediate neighborhood and the community as a whole.

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DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

The authority for maintaining the quality of design in the community is based on the Declaration of Covenants, Conditions and Restrictions, which are a part of the deed to every property in The Association. These covenants establish the Architectural Review Board (ARB). Each homeowner should have received a copy of the Declaration of Covenants, Conditions and Restrictions. These Covenants are binding on all homeowners, and should be fully understood by each homeowner. All homeowners must submit an ARB application for approval for all exterior alterations described in this document.

ARB REVIEW CRITERIA

The ARB evaluates all submissions on the individual merits of each application. The characteristics of the house type and the individual site are taken into account when evaluating the particular design proposal. This is done because what may be an acceptable design of an exterior in one instance may not be for another, based on location or orientation.

Work (Exterior additions, alterations or modifications) completed without ARB review and approval will be referred to the Board of Trustees for action which may include removal or alteration of the modification. The following criteria represent in more specific terms the general standards that will be used in reviewing and evaluating such application and design.

Validity of Concept

The proposed improvement must be appropriate to its surroundings.

Design Compatibility

The proposed improvement must be compatible with the architectural characteristics of the applicant's house, adjoining houses, and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, color and construction details.

Location and Impact on Neighbors

Consideration will be given to compatibility with existing landscape, the existing structure and the neighborhood. The primary concerns are access, view, sunlight, and drainage. The size of the proposed alteration should relate well to adjacent structures and its surroundings. Although neighbors may be requested to sign an ARB request this is for notification of the requested changes. The neighbors have no approval or denial authority for the ARB. The ARB is the only approval authority for requests

Color

Parts of the addition that are similar to the existing house such as roofs and trim should be matching in color or at least harmonious.

Materials

Continuity is established by use of the same or compatible materials as were used in the original house. The options may be limited somewhat by the design and materials of the original house.

Workmanship

The quality of work shall be equal to or better than that of the existing community structures.

Zoning, Codes and Inspections

All new construction, additions and alterations must comply with the Florida and Pinellas County Building code requirements, including property lines, boundaries, setbacks and easements.

Timing

All new construction shall be completed within 12 months from the issuance of the permits. All improvements shall be completed within 6 months. Any projects not completed within these times shall be reevaluated by the ARB.

AMENDMENTS TO THE ARB GUIDELINES

The ARB will conduct an annual evaluation to determine if the guidelines need to be amended. The actual amendment procedure may involve public comment through the amendments publication in the community newsletter or the HOA WEB site. Major changes amendment changes shall be adopted, as were the original guidelines by a majority of Board of Trustees.

REVIEW PROCEDURES

All applications for architectural changes, whether permanent or temporary, shall be submitted to the Homeowners Association through the Management Company office. Application forms are required, and are

available from the management office or the HOA WEB site. The Management Company will review the application for completeness. If the application is complete, the application will be forwarded to the ARB so that the review process may begin, which may involve soliciting affected neighbor's comments or concerns. If not complete, the application will be returned to the homeowner for additional information. After receipt, the ARB has thirty (30) business days to review completed applications and approve, approve with conditions or deny

APPEAL OF AN ARB DECISION

An appeal may be made if it appears that the following situations occurred:

- Proper procedures were not followed during the administration and review process.
- The applicant and other affected residents were not given a fair hearing.
- The ARB decision was arbitrary, and had no rational basis.

An appeal must meet one of these situations.

To initiate the appeals procedure, the applicants, or other affected residents must make an appeal in writing within ten (10) business days of the ARB decision. The ARB will schedule a meeting with the applicant and any affected resident(s) as soon as reasonably possible after the appeal has been received.

ENFORCEMENT PROCEDURES

The Declaration of Covenants, Conditions and Restrictions, Article 6 requires the ARB to insure compliance of all lots with the Association's architectural standards. The following enforcement procedures have been adopted by the Board of Trustees:

- An attempt will be made to contact the resident in violation.
- If, within 10 calendar days, no contact has been made, a violation notice will be sent.
- If the violation is not resolved within 15 calendar days after the first written notice, a second written notice will be sent by certified mail.
- If the violation is not resolved within 15 calendar days after the second written notice, a notice will be sent by certified mail informing the resident of the time and place of a hearing by the ARB concerning the violation.
- If the violation cannot be resolved by the ARB the violation will be turned over to the Board of Trustees with a recommendation for legal action.

Florida Statute 720

The Florida Statutes 720 requires the issuance of an HOA Declaration of Covenants, Conditions and Restrictions (Disclosure Summary). The Statute requires that the Summary be delivered to the place of settlement and provide information on the current status of assessment payments and on the existence of any violations, including architectural violations.

The Homeowners Association Act requires that an HOA Disclosure Summary to be delivered to the owner or his authorized agent. In order to comply with the requirements of the Statute, the Association will provide a copy of the HOA Declaration of Covenants, Conditions and Restrictions to an owner upon written request and payment of a fee of \$100.00.

ROLE OF THE ARB

The ARB is responsible for reviewing all applications for exterior improvements changes or modifications submitted by homeowners.

The AEB is required by the HOA Association Covenants, Conditions and Restrictions to "periodically inspect" the community for compliance with architectural standards. This survey effort is primarily concerned with the general appearance of the neighborhood and input from the association members is encouraged.

WHAT CHANGES MUST HAVE ARB APPROVAL

Article 6, Section 6.2 of the Declaration of Covenants, Conditions and Restrictions explicitly states that all exterior alterations (except for replacement in-kind or as noted in this Guideline) require the approval of the ARB.

No improvements, alterations, additions, repairs, change of paint colors (house body, trim, doors etc.), excavations, changes in grade or other work which in any way alters the exterior of any Lot shall be made or done without the prior approval of the ARB.

No building additions, pool, lanai, fence, wall or significant landscaping changes, shall commence without the prior written approval of the Architectural Review Board.

Each application is reviewed on an individual basis. There are no "automatic" approvals, unless provided for specifically in these guidelines. For example, a homeowner who wishes to construct a pool identical to one already approved by the ARB is still required to submit an application. The one exception involves structures such as pools or grills, which are offered as builder options and are shown on original site plans. These structures, if built to exact option specifications, and have already been approved do not require an application.

WHAT TO INCLUDE IN AN APPLICATION TO THE ARB

For some homeowners, the most difficult part of the application is adequately describing the request.

Generally, the following items should be a part of every application:

- **An ARB Application Form**

An ARB application form can be picked up from the Homeowners Association Management Company office or on The Association Web site. It contains detailed instructions and lists the documentation required for submission to the ARB. Notification signatures of the neighbors most affected by the change are suggested, and will hasten approval of the ARB request. An incomplete application will cause delays in approval, since the application must be returned to the homeowner for missing information before it can be submitted for a decision. Much delay and frustration can be averted by making sure your application contains all required information before submitting it.

- **A Site Plan**

A site plan may be prepared by submitting a copy of the house location survey plat. Proposed changes should be indicated including dimensions and distances from adjacent property and houses. All boundaries, setback, easement lines and existing fences must be shown. A special note to all homeowners adjacent to the retention ponds. There is a Private Drainage Easement around each retention pond that must not be encroached upon.

- **Material and Color**

Samples of the materials and colors to be used and an indication of the existing colors and materials should be provided. Where materials and/or colors are compatible but different from those of the existing structures, samples or manufacturer color chips and must be submitted for clarity.

- **Drawings and Photographs**

A graphic description should be provided. A description may be in the form of manufacturer's literature or photographs as well as freehand or mechanical drawings. The amount of detail should be consistent with the complexity of the proposal. Relationships of major architectural features such as existing and proposed roof lines, window sizes and alignment, building heights, roof slopes, hedge height etc., should be shown as they affect the applicant's house.

- **Special Note County Approvals**

Many items require county review and permits. It is the homeowner's responsibility to obtain all County or State approvals. Pinellas County authorities should be contacted prior to beginning any work in order to verify what procedures must be followed and obtain required permits. County approval does not preclude the need for ARB approval and vice versa.

GUIDELINES

The guidelines, which follow, address a broad range of exterior alterations for which homeowners frequently, submit an application to the ARB. It would be impossible to address each specific design condition. As a result, these guidelines present the principle factors, which should be considered when developing a design. More specifically, these guidelines, in most cases, define the limits to size, quality of construction, location, materials and color based on the intended use and relationship to adjoining properties rather than focusing on a particular construction detail or a specific design alternative. In all cases, any damage or disturbance to neighboring property (both privet and Association) shall be restored to the pre-construction condition immediately after the project is completed.

The individual merits of each application will always be considered by the ARB. The use of these guidelines should assist the homeowner in gaining timely ARB approval.

MAJOR EXTERIOR CHANGES

Major alterations are generally considered to be those that substantially alter the existing structure either by subtraction and/or addition. Major building alterations include, but are not limited to, construction or modification of driveways, garages, lanais, rooms, fireplaces, chimneys, other additions to a home, etc. When contemplating an alteration or upgrade to a driveway area, pavers must be used.

More specifically, the design of major alterations should be compatible in scale, materials and color with the

applicant's house and adjacent houses. The location of major alterations should not impair the views, or amount of sunlight and natural ventilation on adjacent properties. Replacement windows and doors should match the type used in the applicant's house and should be located in a manner which will relate well to the exterior openings in the existing house.

If changes in grade or other conditions, which will affect drainage, are anticipated, they must be indicated.

Approval will be denied if adjoining properties are adversely affected by changes in drainage.

Construction materials must be stored so that impairment of views from neighboring properties is minimized.

Excess material should be immediately removed after completion of construction.

The changes shall not affect setbacks or spacing distances between neighboring properties.

Completed applications require the following information:

- Site plan showing location of proposed structure, and relationship to property lines, easements, fences and adjacent houses.
- Detailed drawings and plans including exterior elevations and dimensions.
- Description of materials including type of siding on dwelling and proposed structure, color of proposed structure and trim, exterior lighting arrangements, etc.
- It is required that the final application be a duplicate of those documents which are to be submitted to Pinellas County for a building permit, and should also include colors, materials, and drawings or photographs as required, to illustrate the relation of the alteration to the applicant's house and adjacent houses where necessary.
- Estimated start and completion dates.

EXTERIOR PAINTING

Color changes apply not only to the house exterior but also to the doors, shutters, trim, roofing, and other significant architectural elements including but not limited to porches, decks and lanai. Change of exterior color in homes should be in conformance with established neighborhood color palettes (<https://www.sherwin-williams.com/architects-specifiers-designers/color/find-and-explore-colors/hoa/palm-harbor/fl/grand-cypress/>) or as close as possible.

No application is required for repainting or re-staining a specific object to match its original color.

A list of all proposed color changes and their locations. Colors must reference the established neighborhood palette (<https://www.sherwin-williams.com/architects-specifiers-designers/color/find-and-explore-colors/hoa/palm-harbor/fl/grand-cypress/>).

A sample of each proposed color change should be attached to the EXTERIOR ALTERATION APPLICATION for evaluation by the ARB.

- If the proposed color change is different than the existing color.
- A list of all proposed color changes and their locations.
- Estimated start and completion dates.

FENCES

An approved fence standard has been established by The Association and must be used for all fence installations (Three rail, black aluminum 4-5 feet high, see FENCE Addendum). Fencing should be within 3 inches of the neighboring/side property line(s).

Careful consideration should be given to the basic fencing concept and the manner in which the concept is executed. If there are neighboring fences, style, height should be compatible.

Most fencing involves boundary line considerations to some degree. Therefore, applications must show exact relationship with property lines and all easements and any other existing fences.

Chain link fencing is not permitted.

PATIOS AND LANAIS

Applicants should review design criteria with respect to visibility, privacy and materials prior to design.

Patios and lanais must be located in rear yards.

When patio or lanai schemes include other exterior changes, such as fencing, lights, plantings, etc., other appropriate sections of these guidelines should be consulted prior to application.

SWIMMING POOLS/HOT TUBS

All pool construction requires the approval of the ARB. A pool is considered any vassal larger than 8 feet diagonal/diameter, and more than 2 foot deep with mechanical pumping/filtering.

Only in-ground swimming pools will be considered, if designed to be an integral part of the property. A lanai-screen must be installed around any pool/Hot Tub. Approval of the lanai is contingent upon completion of the pool. No diving boards are allowed. Appropriate landscaping will be required to lessen the impact of the pool from public and residential views (street, neighbors, cross-pond).

Completed applications require the following information:

- A site plan showing location and dimensions of the pool/hot tub, other related equipment, fences, lanai, screening etc., in relation to the applicant's house, property lines, and adjacent dwellings.
- Provide detailed drawings and plans of the pool/hot tub, deck area, lighting arrangements, walkways, fences, etc., and pertinent information concerning water supply system, drainage and water disposal system.
- Pools/hot tubs should be fenced, landscaped around or screened to lessen adverse visual impact from adjoining and/or cross-pond properties.
- Landscaping plan for outside (exterior) of pool/hot tub.
- Estimated start and completion dates.

LANDSCAPING

Care should be exercised in the planting and maintenance of trees and shrubs to prevent obstruction of sight lines required for vehicular traffic.

Views of neighboring homes cross-pond neighbors and shade patterns of larger trees should always be considered.

No planting or structures are permitted in the grassy area between the street and sidewalk.

Consideration should be given to the effect which planting will have on views from neighboring houses and property. All gardens must be neatly maintained throughout the growing season; this includes removal of all unused stakes, trellises, and dead growth.

An application is not required for foundation planting or single plantings of a tree or shrub; however, an application is required for hedges more than 2' in height or 8' in length, or other features which in effect become structures, fences or screens and as part of other applications where required.

Applications when required should include:

- A description of the types and sizes of shrubs to be planted and a site plan showing the relationship of plantings to the house and adjacent dwellings.

Mulch or stones used in existing planting beds does not require an ARB approval, unless they are of a color not previously approved for use in the Community.

An application is required for all rock/masonry work which forms a wall over 12 inches high and/or 8 foot long. Include a site plan with the location of the rock/masonry wall drawn in, and information on landscaping plans and any grading changes.

MISCELLANEOUS ISSUES:

STORM, SCREEN, SECURITY DOORS, GATES AND WINDOWS

In general the addition of Storm, Screened and Security doors/gates is discouraged, and requires approval of the ARB.

However, rising energy costs may encourage homeowners to take measures to conserve energy through installation of storm doors and windows. Energy conserving measures, however, should and can be done without compromising the visual quality of the neighborhood. More specifically, doors must be full-view, without ornamentation of scallops, scrolls and imitation gate hinges, such as those on Crossbuck doors.

Security doors or windows incorporating bars or ornamentation such as scallops and scrolls and imitation gate hinges are prohibited.

SUN CONTROL DEVICES

No dwelling shall have aluminum foil or similar reflective material shall be placed on or in any window or glass doors. No awnings, canopies, shutters including hurricane or storm shutters, shall be attached or affixed to the exterior of any home unless such have been approved by the ARB.

RECREATION AND PLAY EQUIPMENT

Most equipment of this sort is commercially available but is often less than pleasing in appearance.

Creatively designed equipment is encouraged. The guidelines listed below are provided in an effort to reconcile the need for play equipment with the goal of minimizing its visual impact. New permanent or

movable basketball nets, backboards and poles are prohibited. Equipment shall be out of view from the public and neighbors (this includes cross-pond neighbors where applicable) by either location or screening techniques (if plantings are used they should be of a height and width to hide the equipment). Recreational equipment should be placed in rear yards. However, basketball apparatus is not permitted in rear yards.

Swing sets and wooden play sets should be placed in rear yards. If a canopy is used as a design feature within the swing set or play set it should be blacks, browns, greens, tans, and beiges. Consideration must be given to lot size, amount of visual screening and its impact on neighboring properties. This equipment shall not be approved unless it can be satisfactorily screened from view (street view, neighbors view, and cross-pond view).

Materials and Color_structure must be a color that blends with the dwelling, fence or structure.

Use of natural materials and earth tone colors (i.e. blacks, browns, greens, tans, and beiges) for the major components of the equipment is mandatory.

It should be noted that any temporary front yard sporting equipment, basketball backboards, hockey nets, soccer goals, etc. should be stored out of public view, when not in active use.

ANTENNAS AND SATELLITE DISHES

No external radio, satellite dish, television mast, pole, or tower, shall be installed or maintained on the exterior of any home or any portion of any lot, except as such approved by the ARB. Installation of satellite dishes shall be in accordance with FCC standards. Dishes may be installed upon submittal of the ARB. However no Dish shall be installed on the roof of the property, the front of the house or impede access to neighbor's property. Dishes should be screened where possible.

As directed by Congress in Section 207 of the Telecommunications Act of 1996, the FCC has adopted the Over-the-Air Reception Devices rule (OTARD) concerning governmental and nongovernmental restrictions on viewers' ability to receive video programming signals from direct broadcast satellites, broadband radio service providers, and television broadcast stations.

OTARD applies to covenants, conditions, restrictions, rules, and policies of homeowners' associations governing the installation and placement of exterior antennas, satellite dishes, and other forms of electronic communication.

As long as reasonable reception is available, Owners are encouraged to install or place the exterior antenna or satellite dish so that it is screened or otherwise is minimally visible from the streets and sidewalks within Grand Cypress.

OTARD applies to the following antennas, satellite dishes, or other communications devices used for transmitting or receiving television, radio, or other forms of electronic communications. Since CC&R regulation of these antennas is prohibited, the following antennas are allowed without ARB approval:

A "dish" antenna that is one meter (39.37") or less and is designed to receive direct broadcast satellite service, including direct-to-home satellite service, or to receive or transmit fixed wireless signals via satellite.

An antenna that is one meter or less in diameter or diagonal measurement and is designed to receive video programming services via broadband radio service (wireless cable) or to receive or transmit fixed wireless signals other than via satellite.

An antenna that is designed to receive local television broadcast signals and that is less than 12 feet above the roofline, and

Masts or towers for mounting an antenna or satellite dish that are less than 12 feet above the roofline.

DOG HOUSES

Dog Houses are permitted.

BEEKEEPING

Beekeeping, whether as a recreational activity or gainful occupation or otherwise, is prohibited within the

Association.

LANDSCAPE IRRIGATION WELLS AND EQUIPMENT

All wells and associated equipment shall be shielded or camouflaged from street or cross-pond view. Wells must have a rust preventative system installed to preclude staining of sidewalks and driveways. If stains occur the well owner shall remove them.

EXTERIOR DECORATIVE OBJECTS

Approval will be required for all introduced exterior decorative objects including natural and man-made. Exterior decorative objects include but are not limited to such representative items as bird baths, wagon wheels, sculptures, fountains, pools, stumps, driftwood piles, free-standing poles of all types and items attached to structures. In general, any decorative object taller than 3 feet require ARB approval.

EXTERIOR LIGHTING/ELECTRONIC INSECT TRAPS

All lighting shall be consistent with the character of the community and shall be limited to a minimum necessary for safety, identification and decoration. The exterior lighting of homes for security or decoration shall be limited to concealed up-lighting or down-lighting and the style and type shall be compatible with the building design and material of the dwelling. The source of the light shall be situated such that it does not shine directly on any adjacent homes, common areas or public right-of-way. No colored lenses/bulbs are permitted except for holidays. The color of the actual light will be white (this includes yellow-whites and blue-whites).

EXTERIOR HOLIDAY LIGHTING AND DECORATIONS

No application or ARB approval is necessary for seasonal or decorative lighting and decorations. All decorations and exterior lighting will not be displayed more than forty-five (45) days before the holiday event and must be taken down and removed from all structures and property no later thirty (30) days following the event.

FLAGPOLES

Any flagpole installation must be approved by the ARB.

Permanent flagpoles must be of a height, color and location, which is appropriate for the size of the property and background.

Completed applications require the following information:

- Site plan showing the relation of pole to the house, property line and adjacent neighbors.
- Picture and/or detailed drawing of pole to include dimensions.
- Description of material and color of flagpole.
- Estimated installation dates.

OUTDOOR KITCHENS, GRILLS, SINKS OR SHOWERS (Appliances)

Permanent installations should be placed in the rear of the house and as far as practical from the adjacent property lines.

Completed applications require the following information:

- Site plan showing the relation of the outdoor Appliances to the house, property line and adjacent neighbors.
- Picture and/or detailed drawing of Appliances to include dimensions and materials used.
- Estimated start and completion dates.

SIDEWALKS, AND DRIVEWAYS

Sidewalks replacements must conform to the existing/previous material. Driveway replacement must be "pavers" and conform to the existing/previous material.

Completed applications require the following information:

- Site plan showing the exact location of the driveway or sidewalk.
- Estimated start and completion dates

EXTERIOR UNIT AIR CONDITIONERS

Removable or window Air Conditions are not permitted.

MAILBOXES

Mailboxes are a functional necessity, not a decorative item. They are provided by developer/contractor and meet association specifications and locations.

Once installed they should not be moved.

Replacement mailboxes shall be the same or similar to the original installed mailboxes. Contact Creative Mailbox Design 6422 Harney Rd Suite F, Tampa, FL 33610, (813) 818-7100

GUTTERS AND DOWN SPOUTS

Gutters and down spouts require ARB approval. Replacement/additional gutters and down spouts should match those existing in color and design and must not adversely affect drainage on adjacent properties. They must be a seamless design/installation.

STORAGE SHEDS

Storage sheds are not permitted.

GREENHOUSES & DETACHED SOLAR COLLECTORS

Greenhouses or detached solar collector panels are not permitted.

FLORIDA HOME OWNERS SOLAR RIGHTS ACT

CHAPTER 163.04 INTERGOVERNMENTAL PROGRAMS FLORIDA STATUTES

No deed restrictions, covenants, or similar binding agreements running with the land shall prohibit or have the effect of prohibiting solar collectors, clotheslines, or other energy devices based on renewable resources from being installed on buildings erected on the lots or parcels covered by the deed restrictions, covenants, or binding agreements. **A property owner may not be denied permission to install solar collectors** or other energy devices based on renewable resources by any entity granted the power or right in any deed restriction, covenant, or similar binding agreement to approve, forbid, control, or direct alteration of property with respect to residential dwellings not exceeding three stories in height. For purposes of this subsection, **such entity may determine the specific location where solar collectors may be installed** on roof within an orientation to the south or within 45 degrees east or west of due south **provided that such determination does not impair the effective operation of the solar collectors.**

TREE REMOVAL

No live trees with a diameter in excess of 4 inches, measured 12 inches above ground shall be removed without ARB approval. No trees in excess of 2 inches in diameter, similarly measured, which are generally known as flowering trees (such as dogwood or redbud) or as broad leaf evergreens, may be cut without prior approval of the Architectural Review Board.

The resident is advised to consult with County Arborist for compliance with County ordinances on tree cutting.

The HOA encourages minimal tree removal to maintain the existing tree canopy in the community. Exceptions to this are based on bona fide safety concerns or undue restriction of the reasonable use of property; e.g. construction of decks, lanais, swimming pools, etc.

To this end, an application must be submitted an ARB application for the removal of unwanted or overgrown trees by owner, and for all replacement trees after the removal by owner of dead or dying trees due to storm damage, natural disaster, insect infestation or disease and etc.

Owners are not required, but encouraged to replace trees that are removed for any reason.

A tree with a minimum height of 4 feet or a caliper of 2 inches should be planted for each tree removed.

No application is required to replace a tree in the same location if the same type of tree (a minimum of 4 ft. in height and 2 inches in caliper) is planted.

IN-HOME BUSINESS

Pinellas County regulates in-home businesses. In addition to County control, the Association is concerned about the impact of in-home business on the residential character of the neighborhood and on adjacent neighbors.

While in-home business is encouraged as a source of income and community diversity, customer-oriented businesses are not allowed.

The following special requirements must be met:

Permit obtained from Pinellas County, Development Review Services, (727) 464-3888..

Copy of permit on file with the Association's office.

No sign or other advertising device of any nature shall be placed upon any lot.

No exterior storage of business-related materials will be allowed

FENCE Addendum







