

Brentwood Hills Homeowners Association, Inc.

Rules of

-Architectural Standards and Guidelines-

Approved by HOA Board of Directors

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OBJECTIVES AND GENERAL INFORMATION

A) OBJECTIVES OF ARCHITECTURAL STANDARDS

The purpose of this guidebook is to present general guidelines, as well as the review and approval procedures of the Brentwood Hills HOA Architectural Standards for homeowners intending to make any changes to the exterior of their home or property.

The Brentwood Hills Architectural Control Committee (henceforth in this document, referred to as ACC) is appointed as an executive committee by the Board of Directors. There must be two members of the Board of Directors serving on the ACC at all times.

The Architectural Standards have been developed as a guide for ensuring that this criteria is met with the following objectives:

- 1) To provide uniform Architectural Standards to be used by the ACC in reviewing Alteration Applications, based upon the goals set forth in the Declaration of Covenants Conditions & Restrictions of the Brentwood Hills Community HOA.
- 2) To maintain the unique and harmonious appearance of the Brentwood Hills Community, in order to preserve and improve home values for the benefit of all members of the Brentwood Hills Homeowners Association.

B) ROLE OF THE ARCHITECTURAL CONTROL COMMITTEE

The role of the Brentwood Hills ACC, is to ensure Brentwood Hills preserves the existing harmonious architectural design and style of the homes in Brentwood Hills and to prevent the introduction of design and style that are not in keeping with the existing homes in the Brentwood Hills Community. *(see Resolution of 2014 5th Paragraph) remains a residential community of the highest quality and standard. The Association and Committee's goals are to preserve the development as an upscale community within the Valrico/Brandon area, protect property values, and to adjust the Architectural Standards for colors and styles in keeping with the current times.

The ACC performs its task of ensuring that the aesthetic exterior quality of the homes and their environment is maintained by monitoring the Architectural Standards review process. This involves a thorough review of all Alteration Applications for approval, followed up by on-site visits to confirm compliance with the application as approved.

C) ARCHITECTURAL CONTROL COMMITTEE AUTHORITY

Article VI, Section 1 of the Declaration of Covenants, Conditions, & Restrictions reserves the exclusive power and discretion to control and approve all of the buildings, structures and repairs and/or improvements on each Lot, Multi-family lands, Pre-school Property in the manner and to the extent set forth therein.

ARCHITECTURAL CONTROL COMMITTEE APPROVAL REQUIRED pursuant to Article VI,

Section 1 of the Declaration of Covenants, Condition, & Restrictions is as follows:

No residence, or other building, and no other structure or repairs and/or improvement, regardless of size or purpose, whether attached to or detached from the main structures, shall be commenced, placed erected or allowed to remain on any Lot, nor shall any addition to or exterior change or alteration thereto be made until submitted to and approved by the ACC.

The key here is that ALL exterior changes that are NOT strictly considered maintenance, MUST seek and be approved by the committee. If you are unsure whether or not an application for approval is required for your project, seek guidance by contacting the ACC Chairperson or the Management Company. DO NOT proceed with your project until approval has been obtained. Applying for pre-approval will avoid the time and money that you will have to expend to bring any unauthorized changes into compliance with the Brentwood Hills HOA Architectural Standards.

D) AMENDMENTS TO THE BRENTWOOD HILLS HOA ARCHITECTURAL STANDARDS

The ACC may recommend to the Board of Directors clarifications that reflect changes in current conditions or technology. The ACC may conduct a periodic evaluation of the Architectural Standards to determine if amendments are required and make said recommendations to the Brentwood Hills Board of Directors for its review and any proposed changes will be considered at a properly noticed meeting of the Board of Directors. Homeowners may submit written requests to the ACC for the consideration of changes to the Architectural Standards at any time.

E) APPLICATION REVIEW PROCEDURES

Each exterior Alteration Application will be reviewed for completeness by the ACC Chairperson. If any information pertinent to defining the proposal is not included in the application, the application will be returned to the property owner. All applications must be signed by the property owner.

Applications may only be submitted by property owners. Applications may also be submitted by closing buyers.

The application will be reviewed by a majority vote with a quorum of the ACC committee members responding. The committee has up to forty five (45) calendar days upon receipt of the application to review and respond.

Applicants with special cases that require further review and interpretation will be notified by the ACC Chairperson and will be given the opportunity to present additional information for the committee to consider. The application review time does not begin until the application and all documents are received by the ACC Chairperson.

ANY CHANGE NOT SUBMITTED TO THE ACC AND APPROVED, MAY BE REQUIRED TO BE RETURNED TO ITS ORIGINAL CONDITION AT THE OWNERS EXPENSE.

F) SELECTION OF ACC MEMBERS

- 1) ACC Members are volunteers of the association; they receive no compensation.
- 2) Any person wishing to become an ACC committee member must complete the Request for Committee Form on the Brentwood Hills website (Documents) and submit such to the Management

Company for consideration by the Board of Directors

3) At a regularly scheduled HOA meeting, the Board of Directors will appoint or elect vacancies on the ACC.

EXTERIOR ALTERATION ARCHITECTURAL STANDARDS

As noted above, ALL EXTERIOR ALTERATIONS MUST BE PRE-APPROVED BY THE BRENTWOOD HILLS ACC BEFORE ANY SUCH WORK MAY BEGIN. Alterations are generally considered to be those which visually alter the exterior of the existing structure, either by subtraction, addition, or other changes. Alterations include, BUT ARE NOT LIMITED TO, the addition or removal of screened porches, patios, fences, landscape borders, erection of a flag pole, antenna, satellite dish, exterior lighting, roof installs, mailboxes, painting of any exterior surface, and landscaping changes such as the removal, moving or planting of trees, or changing the existing pattern of shrubbery or lawn.

The review and approval of plans and specifications by the ACC SHALL NOT be a substitute for compliance with the permitting and approval requirements of the City, County, or other Governmental Authorities. It is the responsibility of the applicant to obtain any and all necessary permits and approvals.

Once the work is started, one hundred and eighty (180) days are allowed to complete the project. Any changes in plans and extensions, must gain new approval, and a separate application is required for each project being submitted. (ex. Fence and painting a house require two separate applications.)

All work sites must be maintained in a clean and orderly manner at all times. The storage of materials should be in an inconspicuous location within the site, and stored neatly and orderly. All construction debris shall be cleared on a regular basis.

If construction requires the temporary removal of any HOA owned fencing or landscaping, or will cross community property, a \$500 returnable deposit will be required, to ensure the restoration of HOA owned property such as sod, sprinkler systems, fencing, landscaping, etc. to its original state. The cost of any such repairs required to be made by the Association will be assessed against the Owner and deducted from the deposit. No common area fence or structure may be removed, temporarily or otherwise, except by the Homeowner's Association through the use of their approved contractor, or with the written approval of the Board of Directors.

APPLICATION CONTENTS

Brentwood Hills Alteration Applications are required for ALL EXTERIOR CHANGES and/or ALTERATIONS upon a Lot or structure thereon. (See Declaration VI Section 1) Alteration Applications can be obtained from the HOA website (www.mybhhoa.com), the Management Company, or at the Swim & Tennis Club Office, and shall include, as applicable:

1) Site plans showing the location of home and relationship to property lines and adjacent houses (lot survey showing lot lines, house, driveway). This should have intended alterations drawn in showing their exact location.

- 2) Detailed drawings and plans of proposed changes. (A full set of architectural drawings must be included)
- 3)* Description of materials to include, but not limited to, such items as type of siding on dwelling and proposed structure, style of fence to be constructed, paint or stain colors, exterior lighting arrangements, etc., where applicable.
- 4) Paint colors listed by brand name and color name and color number.
- 5) Roofing materials listed by Manufacturer (brand), style name and color name and the complete roofing contract attached.
- 6) Landscape plans to include, but not limited to, size and type of trees, shrubbery, and plantings, as well as number to be planted.
- 7) Estimated start and completion dates.
- 8) ** If your alteration is to be performed by any contractor, you must include a copy of the complete contract. (Contract price not required, and may be crossed out.)

*Photographs are encouraged for ease of use and clarity.

** The Owner must also ensure any alteration is also in compliance with any governmental regulations, requirements and/or, limitations and has obtained all required approvals and/or permits prior to the commencement of the work to be done.

ANY CHANGE NOT SUBMITTED TO THE ACC AND APPROVED, MAY BE REQUIRED TO BE RETURNED TO ITS ORIGINAL CONDITION AT THE OWNERS EXPENSE.
APPLICATIONS MUST BE SUBMITTED TO THE MANAGEMENT COMPANY OR DELIVERED TO THE BH POOL OFFICE ATTENDANT WHO WILL SUBMIT IT TO THE MANAGEMENT COMPANY.

SPECIFIC GUIDELINES: (Alphabetical)

The following Guidelines highlight specific Architectural Design Standards criteria and require application content for various exterior alterations. It requires that property owners must submit an Alteration Application for review AND approval by the ACC before making any exterior improvements or changes concerning painted surfaces, roofs, mailboxes, fences, driveways, landscaping, lighting, etc. as this may save great expense to the property owner in returning a property to a condition that is in compliance with the Brentwood Hills Architectural Standards.

AIR CONDITIONING UNITS:

All exterior air conditioner compressor units shall be walled, fenced, or landscape buffered from the view of the neighboring lots, roads, streets. The installation, removal, or change of location of any exterior air conditioning unit requires the submission and approval of an Alteration Application.

Site plans showing the location of the home with relationship to property lines and adjacent houses, drawings and plans of proposed changes, estimated start and completion dates, and a copy of the contract showing contractor's name and phone number are required with the submission.

If replacing an existing air conditioning unit with a new one in the exact same location, approval is not required.

Window air conditioning units are not allowed.

Installation of, replacement, or any other changes to any such walls, fences, or landscape buffers require the submission and approval of a separate Alteration Application before such work may begin. (See the "Landscaping" guidelines for more information about approved screening.)

ANTENNAS AND SATELITE DISHES:

Antenna and satellite dishes are permitted by the FCC, however they may be restricted as to the location of the various devices. Therefore any exterior antenna or any sending or receiving devices on the exterior of a dwelling require approval of the ACC. Said committee may determine its location on said property while keeping in mind site lines to satellite and communication broadcasting units. Satellite dishes and antennas no larger than one (1) meter in diameter are allowed in Brentwood Hills.

Dishes and antennas do not require approval before installation, but must meet the following guidelines:

Antennas and dishes must be installed as unobtrusively as possible while still allowing reception, preferably at the rear of the house. If reception allows, antennas and dishes should not be visible from the street.

Installation should be "professional quality," with no loose or dangling cables. All attendant wiring for antennas and satellite dishes must be internal to the structure, or painted to match the house color.

Use of an antenna mast must be included in the application submission and description of its height. Masts are permitted for use with antennas, provided that they extend no higher than twelve (12) feet above the roofline.

Unused antennas and dishes must be removed. Antennas and satellite dishes shall not be permitted to fall into disrepair or to become a safety hazard.

AWNINGS:

Awnings of any type are not permitted. The preschool property shall be exempt from this rule.

BARBEQUE GRILLS, OUTDOOR FIREPLACES, AND FIRE PITS:

A) Portable

Barbeque grills, chimeras, and fire pits that are portable in nature do not require approval, but must meet the following guidelines:

Such items may be used and kept in the rear of each lot only, and not closer than ten (10) feet to any property line, fence, or structure, or located directly beneath a tree.

B) Permanent

1) Barbeque Grills:

Barbeque grills, whether intended to be part of an outdoor kitchen or not, and permanently installed, requires the submission and approval of an Alteration Application before installation may begin. Site plans showing the location of the home with relationship to property lines and adjacent houses, detailed drawings and plans of proposed changes, a description of materials to be used, estimated start and completion dates, and a copy of contract showing contractor's name and phone number, if applicable, must be included with the application.

2) Fire Pits and Outdoor Fireplaces:

Permanent in-ground fire pits and outdoor fireplaces require the submission and approval of an Alteration Application before installation may begin. Site plans showing the location of the home with relationship to property lines and adjacent houses, detailed drawings and plans of proposed changes, a description of materials to be used, estimated start and completion dates, and a copy of the contract showing contractor's name and phone number (if applicable) must be included with the application.

Fire pits and fireplaces must be installed according to local fire safety codes, and may not be located closer than ten (10) feet to any property line, fence, or structure, or located directly beneath a tree. Any fires shall not produce excessive smoke, soot, odors, or visible emissions so as to cause a nuisance, as defined in the Hillsborough County EPC Act.

BUILDING ADDITIONS

Build additions are defined as structural improvement to the property that increase living area, such as room additions, screen rooms, patios, lanai, or increasing garage area.

The approval of the ACC is required for any addition to or expansion of a residence. Each application will be reviewed independently for its preservation of existing harmonious architectural design and style in its appearance, materials, workmanship, contractor, style, color, and location on the lot. Site plans showing the location of the home with relationship to property lines and adjacent houses, a full set of architectural drawings, a description of materials to be used, paint colors listed by brand and color name, roofing materials listed by brand, style and color name, estimated start and completion dates, and a copy of the contract showing contractor's name and phone number must be submitted with the application.

ALL BUILDING ADDITIONS AND MODIFICATIONS MUST MEET ALL COUNTY AND STATE BUILDING CODES

Materials, style, and colors must match the existing structure and roof design. All additions are subject to the original minimum setbacks as designated by the developer. All finished work must be equal in quality and workmanship to the original structure and all surrounding structures. Building additions, driveways, sidewalks or patios with any newly poured concrete must be excavated to the soil and NOT be poured over existing concrete.

CLOTHESLINES:

Clotheslines are permitted in rear yard of the home only. Clotheslines must be portable and removable and only extended while in use. Clotheslines must be removed and stored when not in use.

COMPOST PILES AND CONTAINERS:

Compost containers do not require approval, but must meet the following guidelines:

The container must not be visible to adjacent properties and street, and odor must be controlled.

Compost container shall be a commercially available plastic container designed for that purpose, and have a secure lid.

Underground and open air above ground composting are not permitted.

DOG HOUSES, RUNS, AND KENNELS:

Dog houses do not require approval before installation, provided that they meet the following guidelines:

Dog houses may only be kept in the rear of a property that is completely surrounded by a six (6) foot tall privacy fence. Any such dog house shall be kept in good repair, and be free from all structural damage.

Dog runs, kennels, or similar outdoor animal caging/pens including chicken coops, other bird or animal cages are not permitted.

DOORS:

The addition, replacement, painting, or any other change of any exterior door requires the submission and approval of an Alteration Application before work may begin.

A description of the type (i.e. front door, back door, garage door, etc.), materials, style, and color (paint or stain color must be listed by brand and name), estimated start and completion dates, and a copy of the contract showing contractor's name and phone number (if applicable) must be submitted along with the application.

A) Front Doors:

1) Material:

Front doors must be exterior grade doors. (Wood, Fiberglass, Steel)

2) Style:

Doors must have raised panels or glass inserts. They may not be solid slab style doors.

3) Color:

Wood grain front doors may be finished with a natural wood tone stain, or painted one of the approved door colors listed in the Brentwood Hills color selection books.

Smooth face front doors may only be painted in one of the approved door colors listed in the Brentwood Hills color selection books.

B) Storm / Screen Doors:

1) Material:

Storm or screen doors should be of aluminum construction. Wood or other materials requiring maintenance are not permitted.

2) Style:

All Storm / Screen doors must be built into the door jamb. They may not be attached to the outer face of the door opening.

3) Color:

Storm doors may be painted the color of the door behind it, or be white or bronze aluminum to match the home's window frames.

C) Side Doors:

1) Material:

Side doors must be exterior grade. (Wood, Fiberglass, Steel)

2) Style:

There is no set style for side doors; however, it is recommended that it be plain slab. Side doors may have glass windows in upper half.

3) Color:

All side doors must be painted the same color as the body of the house. No other colors are allowed.

D) Back Doors:

1) Material:

Back doors must be exterior grade. (Wood, Fiberglass, Steel)

2) Style:

Back doors may be the same as side doors or traditional glass sliding doors, accordion style sliding doors, or French doors.

3) Color:

Wood grain back doors may be white or painted to match the body of the house, or finished with a natural wood tone stain.

Smooth face doors, may be white or painted to match the body of the house.

Sliding glass doors must be white frame (or bronze if the house has all bronze window frames).

E) Garage Doors:

1) Material:

Garage doors shall be of aluminum or steel construction.

2) Style:

Garage doors must be of raised panel style. A single row of windows on the upper portion of the door is approved. Raised panels must be in a horizontal pattern.

No angled supports or cross member styles are allowed. No arched panels or windows are allowed. No carriage style hardware such as hinges or braces or handles are allowed.

3) Color:

All garage doors must be the same color as the body or the trim of the house, or if house with all white aluminum trim it may be painted white. No other colors are allowed.

It is recommended that garage doors be kept closed when not in use.

DRIVEWAYS, PORCHES, AND PRIVATE WALKWAYS:

All driveway, porch, and private walkway additions, replacements, expansion, or any adjustments to dimension or style require the submission and approval of an Alteration Application before work may begin. All modifications must meet all county and state building codes.

Driveways and walkways may be widened without replacement, by the addition of pavers along the borders.

ACC approval is required, and said pavers must be installed in a professional manner, and be of sufficient depth to withstand load imposed by traffic.

Site plans showing the location of the home with relationship to property lines and adjacent houses, detailed drawings and plans of proposed changes, a description of materials to be used, stain listed by brand and color name (if applicable), estimated start and completion dates, and a copy of the contractor's contract (if applicable) must be submitted with the application.

Driveways, porches and walkways must be made of a stable and permanent construction material which must be approved by the ACC. Construction may only be poured concrete slab or laid concrete or stone pavers. If construction is to be laid pavers, materials such as concrete pavers, bricks, and natural stone may be used. Paver material must be of sufficient thickness to withstand load imposed by vehicular traffic (standard 2 3/8" thick for vehicles, driveways) or support the load for its intended purpose. Whereas there would be no breaking or sagging of pavers from the normal intended use. If footer is required for support, the footer must be made of appropriate poured and reinforced concrete.

If the construction is to be a poured concrete slab it must be a floating slab for driveways, walkways and patios. If the slab is to support walls or load, it must have a T-shaped foundation or slab on grade foundation with appropriate poured and reinforced footers.

All newly poured concrete must be excavated to the soil and not poured over existing concrete. All construction must be of equal quality and workmanship as the original structure. And must match equal quality and workmanship as all surrounding properties.

All new or reconfigured driveways must be minimum width of 12 feet at the narrowest point.

No circular driveways or reconfiguration to make a circular driveway will be permitted. No additional entry point to the street or right of way will be permitted.

A) Poured Concrete:

1) Style:

Plain floating slab, brushed concrete, with appropriate expansion joints.

2) Color:

Poured concrete may either be left the natural color, or stained with one of the approved stain colors.

Approved stain colors may be found in the Brentwood Hills color selection book.

Painted, stamped, or engraved designs are prohibited.

B) Concrete Pavers or Stone Pavers:

1) Style:

Pavers must be Running Bond, Basket Weave (including variations such as Boxed or Half Basket Weave, etc.), or Broken Bond in pattern.

Pictures, medallions, monograms, etc. as part of the pattern are prohibited; however, a border of the same type and color of paver may be used in a stacked bond pattern.

2) Color:

Pavers and bricks should all be consistent colors with no contrasting color patterns. Stone must be left natural color with no painting or staining. Patterns made or other designs using contrasting colors are not allowed.

EXTERIOR FINISHES:

Repairs to, replacement of, or addition to any and all exterior finishes requires the submission and approval of an Alteration Application before work may begin.

Detailed drawings and plans of the proposed changes, a description of the materials to be used, estimated start and completion dates, and a copy of the contract showing contractor's name and phone number (if applicable) are to be included with the application.

All homes must have an approved stucco or appropriate siding or other type of architectural finish. In no event shall painted concrete block wall be permitted.

A) Stucco

1) Material:

Stucco may be either traditional or synthetic (EIFS).

2) Style:

The style/texture/pattern of the stucco must match the original style/texture/pattern used.

3) Color:

Only paint colors that appear in the Brentwood Hills color selection book.

B) SIDING

1) Material:

Siding may be either wood, aluminum, fiber cement, or vinyl.

2) Style:

Homes with lap siding must be replaced with lap siding only. Homes with sheet panel siding may be replaced with lap siding or its original style sheet panel siding.

3) Color:

Siding that covers the entire face of the home, whether front, rear, or side, must be painted the same color as the body of the home, or if manufactured in a common color, i.e. white or tan, that matches a BH approved paint color scheme, the body of the home must be painted using that color as the body color. If siding doesn't match any BH approved color scheme, the siding and the body of the home must be painted to match a BH approved color scheme. Siding must not add a third color to the houses allowable two color limit of paint colors. (see Painting guidelines)

Siding on gable ends or the upper portion of the home, if manufactured in a common color, i.e. white or tan, that matches a BH approved color scheme, may remain that color, and that color must be used as the paint trim color, but the body of the home must be painted a different color from the BH approved color schemes. A home is only allowed one more color in its two color limit of paint colors. (ie. If the siding color would be white, the entire house trim color must be painted white, and the body would be

painted a chosen body color from the approved BH color schemes.)

FENCING:

The installation, removal, staining, or any other alteration of a fence requires the submission and approval of an Alteration Application.

Site plans showing the location of the home with relationship to property lines and adjacent houses, detailed drawings and plans of proposed changes, a description of materials, stain color listed by brand and color name, estimated start and completion dates, and a copy of the contract showing contractor's name and phone number (if applicable) must be included with the application.

No fence shall be erected that is parallel to a community HOA owned fence. Reason being, the HOA must be able to maintain the community owned fencing. All fencing must follow the contour of the ground, with no gaps at the base.

Fencing applications will only be approved to enclose an entire area of the property.

A) Material:

Fences must be either pressure treated wood or PVC/Vinyl.

All fencing installed on a lot must be of the same material, style, and color. There shall be no mixed fencing materials.

Post caps must be of the same material as the rest of the fence.

B) Style:

1) Wooden Fences:

Acceptable styles for wooden fencing is limited to board on board, stockade, and vertical or horizontal shadowbox.

No other styles are allowed.

All wood fences must be installed with the finished side of the fence facing outward from the owner's dwelling/property. The support structure side of the fence must face the owners' dwelling.

Lattice work is allowed along the top line of the fence. Lattice work must be of the same material and style so that it is harmonious with the fencing structure.

Post caps must be of a style that is harmonious with the surrounding neighborhood.

2) PVC/Vinyl Fences:

Fence posts and stringers must face the inside of the property. Stringers must not be visible to neighbors or public property.*

Lattice work is allowed along the top line of the fence. Lattice work must be of the same material and style so that it is harmonious with the fencing structure.

Post caps must be of a style that is harmonious with the surrounding neighborhood.

* Exception: Certain PVC fencing have posts and stringers visible as part of the design. The ACC will consider these requests on an individual basis.

C) Colors:

1) Wooden Fences:

Wooden fences may either be left natural, or stained with a solid color wood stain from the Brentwood Hills color selection book.

Post caps must be the same color as the rest of the fence.

The application or reapplication of only a clear waterproof sealant does not require prior approval.

2) PVC/Vinyl Fences:

All PVC/Vinyl fences must be either white, almond/tan, grey, or wood grain in color. No painting, staining, or any other color changing method of PVC/Vinyl fence are permissible. Post caps must be the same color as the rest of the fence.

D) Gates:

Gates must be constructed of the same material as the fence. All hardware must be galvanized, black or stainless steel.

E) Dimensions:

Fences must be set back six (6) feet from the front of the home as well as six (6) feet from the front of any homes directly neighboring the plot. Fences may be erected in the back and side yards only.

All fences are to be six (6) feet in height, with posts, including any caps, extending no more than six (6) inches above the top of the fence.

The rear fence line **only** of properties that back onto retention ponds may be four (4) feet in height.

Side fence lines that adjoin a four (4) foot rear fence line **must** be sloped to be harmonious to the side and rear fence heights.

F) Fence Repair:

Fencing may be repaired as required for maintenance without approval, as long as there is no change to the type of material, style, or color. The application or reapplication of a clear waterproof sealant does not require prior approval. To prevent irregular coloration, the complete wood fence that has new repair panels or stringers, may be washed and colored with a solid color stain from the Brentwood Hills Color Selection Books. All fences must be maintained and kept in good repair. Fences may not have missing, damaged, warping or faded/sun damaged slats, leaning fence line, uneven or sagging gates, missing hardware, nor may they be covered with mildew, dirt, debris, graffiti, or like substances. Fences that are visibly aged and faded with irregular discoloration may be washed and colored with a solid color stain from the Brentwood Hills Color Selection Books.

Approval is not required for the installation of underground electric dog fencing; however, the absence of this requirement does not supersede any requirements the city or county may have in this matter.

FLAGS AND FLAGPOLES:

In agreement with Title XL, Chapter 720, Part I, 720.304 of the Florida Statutes, homeowners may display one (1) portable, removable United States flag or official flag of the State of Florida in a respectful manner, and one portable, removable official flag, in a respectful manner, not larger than four and a half (4 ½) feet by six (6) feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag

All free standing flagpoles must be approved by the ACC. Only metal or aluminum flag poles are permitted.

Any homeowner may erect a freestanding flagpole no more than twenty (20) feet high. The flagpole must not obstruct sightlines at intersections, or be erected within or upon an easement. It must provide a safe and visually appealing appearance.

The homeowner may further display in a respectful manner from that flagpole one (1) official United States flag, not larger than four and a half (4 ½) feet by six (6) feet, and may additionally display one official flag of the State of Florida or the United States Army, Navy, Air Force, Marines, or Coast Guard, or a POW-MIA flag. And may additionally display one state, historical or sport flag. Such additional flag must be equal in size to, or smaller than, the United States flag. The flagpole and display are subject to all building codes, zoning setbacks, and other applicable governmental regulations, including, but not limited to, noise and lighting ordinances in the county or municipality in which the flagpole is erected and all setback and locational criteria contained in the governing documents. All freestanding flags must be lighted if flown at night.

Small decorative yard flags attached to a short stake that commemorate seasons or holidays are allowed and do not require approval before installing, but must not be displayed more than one (1) month before the holiday, and shall be removed within three (3) weeks of the end of the holiday.

GARBAGE AND RECYCLING:

Trash containers and recycling bins shall not be permitted to remain in public view, except for collection. Containers may not be placed out earlier than 6:00 p.m. on the day preceding the day of trash pickup, and must be removed from street side by 6:00 p.m. the day of collection. Containers may not block sidewalks, mailboxes, or driving areas.

Garbage must be stored inside Hillsborough County approved containers.

Garbage and/or trash containers shall not be kept in the front of any lot or visible from the street.

Garbage and trash containers kept or maintained in the rear or side yards of any property must be walled, fenced, or landscape buffered so as to be completely screened from the view of the neighboring lots, roads, and streets. Containers may be screened by plants or lattice fencing.

Installation of, removal and replacement, or any other changes to any such walls, fences, or landscape buffers require the submission and approval of an Alteration Application before such work may begin. (See the “Landscaping” guidelines for more information about approved screening.)

GAZEBOS:

The installation or construction of a gazebo requires the submission and approval of an Alteration Application.

Site plans showing the location of the home with relationship to property lines and adjacent houses, detailed drawings and plans of proposed changes, a description of materials to be used, paint colors listed by brand and name (if applicable), roofing materials listed by brand and color name (if applicable), estimated start and completion dates, and a copy of the contract showing contractor’s name and phone number (if applicable) must be submitted with the application.

A gazebo is defined as a freestanding roofed structure that is open on the sides. All gazebos must have a fixed, stable floor. It may be poured concrete, laid pavers, framed pressure treated wood or composite decking. Gazebos may only be kept in the rear of the property.

A) Material:

Gazebos may be constructed of either pvc/vinyl, pressure treated wood, or metal, and may have a roof of either shingle, tile, metal, or canvas.

B) Style:

Gazebos must be an integral part of the landscape plan, and be of harmonious appearance with the home and property.

Shingle or tile roofs must match the roof of the home in both style and color.

Canvas roofs must be of a neutral color. Ex. Tan, grey, white, etc.

C) Color:

If the gazebo support structure is pvc/vinyl, the color may be white, black, bronze, grey, or wood tone.

If the gazebo support structure is metal, the color should be black, brown, or bronze, or may be painted to match the body color of the house.

If the gazebo support structure is wood, it may be left its natural color, or finished in any natural wood tone.

Shingle or tile roofs must match the body of the home in both style and color.

Metal roofs should be black, brown, or bronze color.

Canvas canopies are to be of a neutral color.

D) Dimensions:

No gazebo may exceed one hundred and forty four (144) square feet, and may be no taller than twelve

(12) feet in height. Gazebos must be kept a minimum of five (5) feet from property lines.

GUTTERS, DOWNSPOUTS, AND RAIN BARRELS:

The addition, removal, or any other change to downspouts, gutters, and/or rain barrels requires the submission and approval of an Alteration Application.

Detailed drawings and plans of proposed changes, a description of the materials to be used, estimated start and completion dates, and a copy of the contract showing contractor's name and phone number (if applicable) must be submitted with the application.

A) Gutters and Downspouts:

All gutters and downspouts must be trim color of the house, or painted to match the trim color of the house, or if house with all white aluminum trim, must be white.

Gutters and downspouts must be located in such a manner as to not adversely affect drainage onto neighboring properties.

Decorative Rain Chains and collection pots may be considered for review by the ACC.

B) Rain Barrels:

No more than two (2) rain barrels shall be allowed per property. Each barrel may have a capacity of no more than sixty (60) gallons. All rain barrels shall be properly capped to prevent the breeding of mosquitos.

All rain barrels must be located in the back or side yards only, and must be walled, fenced, or landscape buffered from the view of the neighboring lots, roads, and streets.

Installation of, replacement, or any other changes to any such walls, fences, or landscape buffers require the submission and approval of a separate Alteration Application before such work may begin. (See the "Landscaping" guidelines for more information about approved screening.)

HOUSE NUMBERS:

Maintenance of house numbers is not required to be submitted as an Alteration Application, as it is done for the safety and benefit of residents and emergency responders.

In agreeance with the Hillsborough County Street Naming and Numbering Ordinance No. 87-06, amend No. 89-05, all properties must display house numbers in the following manner:

Address numbers must be affixed to the building (structure) front facing the roadway, and the mailbox.

Address numbers must be large enough to be visible from the street while traveling the posted speed limit. Hillsborough County recommends a minimum of three (3) inch numbers.

Address numbers should be clearly visible and without obstruction from shrubbery, trees, walls, or any other blockage.

Address numbers should be of a contrasting color to their background, and materials used should be both durable and weather resistant.

LANDSCAPING:

All plans for changes in landscaping of the front, sides, or rear of the property, including but not limited to, the addition or removal of a planting bed, any changes to the layout or dimensions of existing planting beds, the addition, removal, painting, or replacement of any landscape curbing, the planting or removal of any trees regardless of size, type, location, or health, and the placement of decorative items such as bird baths, fountains, and statuary, shall require the submission and approval of an Alteration Application, unless specifically identified as maintenance items in the following outlines.

Site plans showing the location of the home with relationship to property lines and adjacent houses, description of materials to be used (if applicable), landscape plans to include, but not limited to, size and type of trees, shrubbery, and plantings, as well as number to be planted or removed (if applicable), estimated start and completion dates, and a copy of the contract showing contractor's name and phone number (if applicable) must be submitted with the application.

A) Grass:

The ACC recommends the use of Saint Augustine to provide a consistent appearance with the HOA common areas; however, other types of grass, Zoysia are permitted. When laying new sod, the entire lawn must be covered. Side yards are considered part of the lawn if not separated by a fence.

Likewise, the adjacent easement area between the sidewalk and street are to be considered part of the front lawn.

Landscapes that contain only rocks, gravel, artificial turf, or mulch are not permitted when visible from the street.

If bare or sparse areas develop in the lawn, homeowners may lay down matching replacement seed or sod in those areas only without seeking prior approval, as this is viewed as basic maintenance.

B) Planting Beds:

Any changes to the layout or dimensions of existing planting beds, and the addition, replacement, or removal of any shrubbery, perennials, hedges or any other landscape feature requires the approval of the ACC before work can begin.

Landscape curbing or borders should be in harmony with and complement the color scheme of the home and surrounding neighborhood.

All planting beds should be kept neatly defined through the use of edging and / or borders. The planting or replacement of annuals within existing beds does not require special approval, as this is a routine maintenance item.

Groundcover is to be used, either in the form of rubber or wood mulch, gravel type rocks. Ground

cover that replaces a lawn is not permitted.

Bare dirt or exposed weed barrier is not allowed.

Small trees, shrubs, and topiaries that are potted, and other above-ground landscape may be used as an accent, but not as a substitution for in-ground landscaping, and must be maintained in healthy condition.

Window boxes do not require approval before installation, but must meet the following guidelines:

Window boxes may not be allowed to remain bare, or filled with dead flowers. Plastic flowers, pinwheels, etc. are not acceptable substitutes for live flowers.

Window boxes may be any color, so long as it is harmonious with the surroundings.

C) Trees:

Tree Removal:

Please conform to Hillsborough Co. regulations refer to: www.hillsboroughcounty.org search for: Apply for a Tree Removal Permit

The planting, replacement, moving or removal of any tree requires prior approval from the ACC, regardless of size, type, location, or health of the tree.

D) Hedges, Bushes, and Shrubs:

As stated in Article IV, Section 8, Paragraphs 2-3 of the Covenants, hedges shall not be grown higher than three (3) feet from the street right-of-way to minimum building setback line. Hedges shall not exceed six (6) feet in height regardless of location.

The addition of hedges, bushes, or shrubs in county right of way is not permitted. Shrubs covering mailboxes will not be approved by the ACC.

No hedge, bush, or shrub shall be placed, permitted, or maintained where it may create traffic or sight problems at intersections for corner lots or at the intersection of streets and driveways, and shall not be permitted to impede traffic along streets, sidewalks, driveways, or walkways.

E) Water Features:

In-ground water features such as, but not limited to, small “koi” type ponds and fountains are acceptable but must be integrated into the landscape scheme, and be of a harmonious appearance with the home and surrounding neighborhood. These require an Alteration Application and approval.

F) Florida-Friendly Landscaping™:

ACC approval is required to institute a Florida-Friendly yard.

Using drought tolerant plantings and other water conservation methods of landscaping is encouraged; however, a professionally designed xeriscaping plan must be approved. A landscape that contains less than 50% sod in the front and/or rear yards shall be considered xeriscape. Landscapes that contain only rocks, gravel, artificial turf, or mulch are not permitted.

More information can be found at the following address: <https://www.swfwmd.state.fl.us/yards/>

G) Decorative Pavers:

The addition of “stepping stones” to connect driveways, side doors, front porches, or private walkways to rear yard gates is permitted. Such paths may not constitute the widening or creation of a driveway. Stone, tile, or concrete is permitted for such pathways as long as both color and texture are compatible with the front yard landscaping. Pea gravel, mulch, marble chips, and other such materials are not to be used for such pathways.

H) Decorative Objects:

The ACC must approve decorative lawn objects that are over two (2) feet in height or exceed three (3) in number. This shall include items such as, but not limited to, lawn gnomes, benches, birdbaths, houses or feeders, or other statutes or displays. Seasonal decorations are permitted as long as they are not displayed more than one (1) month before the holiday, and are removed within three (3) weeks after the end of the holiday.

I) Screening:

For any such objects that require the use of screening through the use of walls, fences, or landscape buffering, the ACC has approved the following items for use:

Fencing of the same material, style, and color as already in use on the lot, white vinyl/pvc lattice panels both tall and wide enough to completely conceal, or the use of any plants that are both tall and dense enough to completely conceal. Plants must be able to completely conceal at the time of planting.

LIGHTING:

The addition, removal, replacement of, or any other changes to exterior lighting requires the submission and approval of an Alteration Application before work may begin.

A site plan showing the location of the home with relationship to property lines and adjacent houses, detailed drawings and plans of proposed changes, a description of materials to be used, landscape plans (if applicable), estimated start and completion dates, and a copy of the contract showing contractor’s name and phone number (if applicable) are to be included with the application.

Proposed replacement or additional lighting fixtures must be compatible in style and scale with the applicant’s house. Considerations will include, but may not be limited to, the visibility, style, size, and location of the fixture.

Exterior security lighting must be directed at the ground and house, whereby the light cone stays within the property boundaries, and the light source does not cause glare to other properties (bullet type light fixtures are recommended).

Colored bulbs such as red, blue, green, etc. are not to be used in porch or carriage lights, except in decorative holiday displays.

String/café lights for use in the back yard or patio areas do not require approval before installation, but

must not be allowed to become a nuisance to neighboring properties.

MAILBOXES:

The replacement of any mailbox shall be permitted only after an application has been submitted and approved by the ACC. Repairs may be done to allow for continuation of delivery of US mail.

No resident may change any mailbox, post, or style of numbers, to a different style, as they all must remain the same colors, types, and styles, and include the emblem (if applicable) within their specified section of Brentwood Hills.

All postal boxes must be kept completely free of rust, discoloration, and dents. Property owners are responsible for maintenance and replacement as needed.

The approved mailbox designs for each section are as follows:

A) Avalon:

THE ACC HAS APPROVED: only the Rubbermaid mailboxes that are sold at any local home improvement store, to standardize them for uniformity and appearance.

B) Cambridge:

THE ACC HAS APPROVED THE ORIGINAL MAILBOX PROVIDED BY THE BUILDERS

Post shall consist of all pressure treated wood, a main post of 6x6 (actual dimensions of 5 1/2" x 5 1/2") with beveled top and 2 routed channels on upper section. 2 supporting arms for mailbox, of 2x6 (actual dimensions of 1 1/2" x 5 1/2") with decorative routed channel and scalloped ends, and 2 BH logos on 1x6 plaques (actual dimensions or 3/4" x 5 1/2" x 6")

All post must be painted pure white. All routing and channels must be painted, in blue paint: Home Depot Behr color Disney Buzz Blaster Blue, DC3C-60-3.

Mail box must be white, type T1, medium size, (typical size 8.9" x 6.9" x 20.1"). Metal or pvc plastic. The house numbers must be 4" black or bronze and must appear on the supporting arm on the same side as the red flag. Additional house numbers on the opposite side arms is approved.

C) Clarion:

THE ACC HAS APPROVED: only the Rubbermaid mailboxes that are sold at any local home improvement store, to standardize them for uniformity and appearance.

D) Kensington:

THE ACC HAS APPROVED THE ORIGINAL MAILBOXES PROVIDED BY THE BUILDERS

Please note that both double and single mailbox posts are used in Kensington. Double mailboxes may be separated only if both homeowners submit an Alteration Application. This may be done jointly, with both party's addresses and signatures on a single application, or separately using two (2) applications.

If such mailbox post is a shared unit, each owner receiving mail from the unit shall equally share in the cost of any required maintenance, repair, or replacement.

1) Double Post:

The post shall consist of a PVC/vinyl post measuring three and a half (3 1/2) inches by three and a half (3 1/2) inches. It shall have rectangular support arms with end caps on either side, and bear a "Gothic" style top.

2) Single Post:

The post shall consist of a PVC vinyl post measuring three and a half (3 ½) inches by three and a half (3 ½) inches. It shall have a rectangular support arm with an end cap, and bear a "Gothic" style top. For both double and single posts, the mailbox must be a T1 standard deluxe plastic or metal postal approved mailbox with a red flag. The mailbox must be white in color, with no variations allowed. House numbers for both double and single posts are to be one (1) inch black stick-on numbers and should be applied to the front of the mailbox.

E) Stratford:

THE ACC HAS APPROVED THE ORIGINAL MAILBOXES PROVIDED BY THE BUILDERS

The post shall consist of a PVC vinyl post measuring three and a half (3 ½) inches by three and a half (3 ½) inches. It shall have a rectangular support arm with an end cap, and bear a "Gothic" style top. The mailbox must be a T1 standard deluxe plastic or metal postal approved mailbox with a red flag. The mailbox must be white in color, with no variations allowed.

House numbers are to be one (1) inch black stick-on numbers, and should be applied to the front of the mailbox.

OUTDOOR PLAY EQUIPMENT:

Installation of any play equipment requires the submission and approval of an Alteration Application. Installation and use of play equipment is limited to the rear of the lot only, and must not be closer than five (5) feet to the property lines. Site plans showing the location of the home with relationship to property lines and adjacent homes, detailed drawings and proposed changes, description of materials to be used, manufacturers brochures or sales literature of the products to be used, and estimated start and completion dates must be included with the application.

Skateboard ramps are not permitted, regardless of whether they are considered portable or permanent.

A) Installed Play Equipment:

As stated in Article IV, Section 16, Paragraph 4, located on page 16 of the Covenants, the installation and use of play equipment shall be limited to the rear of each lot only, and not closer than five (5) feet to property lines.

1) Swing / Play Set: Swing and play sets are allowed in the rear of the property only. The height shall be limited to ten (10) feet in height. The equipment shall be removed from the property when it is no longer in use. (i.e. when children that the equipment was intended for have outgrown or no longer regularly use the equipment) The equipment shall not be converted to any other use. The equipment shall be properly maintained and not allowed to deteriorate in any way, including but not limited to, missing or broken parts, chipping or peeling paint, or rust.

2) Trampolines: Above-ground and in-ground trampolines are allowed in the rear of the property only. The trampoline must not be larger than sixteen (16) feet in diameter. All above ground trampolines must be anchored to the ground to prevent movement and/or movement due to blowing by wind or storm.

3) Basketball Backboards and Goals: Basketball goals are allowed in the rear of the back building line of the main house's structure. They must not be visible from the front of the house. The basketball net may be no higher than ten (10) feet from the ground. The total height of the backboard must be no higher

than twelve (12) feet total height from the ground.

4) Tree Houses: Tree houses are not allowed. See Article IV, Section 11, Paragraph 1, located on page 14 of the Covenants.

B) Portable Equipment:

Portable equipment does not require approval by the ACC.

Portable play equipment, including, but not limited to, toddler swimming pools, plastic slides, plastic castles, plastic toddler basketball hoops, bicycles, sports netting, and other similar equipment should be removed from yards and driveways and stored inside or in the rear of the property behind the fence line, away from the view of the neighboring lots, roads, and streets when not in use.

Portable basketball goals shall only be permitted to be stored to the rear of the back building line of the main structure. No basketball goal shall be allowed in the street or right-of-way when not in use.

PAINTING:

All exterior painting projects require the submission and approval of an Alteration Application before work may begin.

Applications must include paint colors listed by brand and name for body, trim, doors, and shutters (if any), estimated start and completion dates, and a copy of the contract showing contractor's name and phone number (if applicable).

Prior approval is not required only for "touching up" small portions of the home if using the same color. Such examples include repainting railings, shutters, or columns which have faded or flaked.

Only colors that appear in the Brentwood Hills Color Selection Books may be chosen. Books of the approved exterior colors are available at the Swim & Tennis Club Office, and may be viewed inside the pool area, or checked out for 72 hours with a refundable cash deposit of \$125.00. Lists of the approved colors may also be found through the Management Company, or the Brentwood Hills website. (www.mybhhoa.com)

Any brand of paint may be used, as long as the color is matched to one of those from the approved list. If a different brand other than what is specified in the color selection books is used, the property owner must give the appropriate color name and number from the color selection book to which their chosen brand will be matched.

Brentwood Hills has adopted a two color paint scheme for homes plus one additional color for the front door. You may choose an alternative front door color for any paint scheme by selecting a color from the Door color selections in the Miscellaneous Color Guide section of the color selection book. Only 2 paint colors are allowed on a home plus one additional color to be used on the front door only. No home may be use the same color for body and trim.

The BODY of the home is considered the flat walls. The body color is only used on the body of the

home.

The TRIM is considered the raised or marked areas of the stucco and is usually on the front of the home only. The trim color must be used on the stucco trim and eaves and columns and posts and railings of the home.

EAVES TRIM on homes with wood (originally painted) eaves trim such as fascia, soffit, drip edge, must be painted the trim color consistently. Also any attached parts like gutters and downspouts must be the trim color of the house or painted the trim color of the house.

OR

EAVES TRIM on homes with aluminum (originally factory white) eaves trim such as fascia, soffit, drip edge, must remain white or be painted white consistently. Also any attached parts like gutters and downspouts must be white.

GARAGE DOORS, may be painted the body or trim color OR garage doors on homes with all white aluminum trim may remain white.

Side doors may be painted the body color only. Rear doors may be painted white or the body color.

All exterior doors (except garage door) must be painted with a high gloss paint. FRONT DOOR, if wood grain texture, may be painted the front door color or stained with a natural wood tone stain. If smooth texture it must be painted with the front door color.

WINDOW SHUTTERS may be painted the trim color or white or black. Front attic stucco louvers must be painted trim color since it is a stucco trim feature, not a window shutter. Homes with attic vents or front attic vents must also use trim color for those vents. Window Shutters are a distinctive feature as opposed to any other louver.

SIDING, Siding that covers the entire face of the home, whether front, rear, or side, must be painted the same color as the body of the home, or if manufactured in a common color, i.e. white or tan, that matches a BH approved paint color scheme, the body of the home must be painted using that color as the body color. If siding doesn't match any BH approved color scheme, the siding and the body of the home must be painted to match a BH approved color scheme. Siding must not add a third color to the houses allowable two color limit of paint colors. (see Painting guidelines)

Siding on gable ends or the upper portion of the home, if manufactured in a common color, i.e. white or tan, that matches a BH approved color scheme, may remain that color, and that color must be used as the paint trim color, but the body of the home must be painted a different color from the BH approved color schemes. A home is only allowed one more color in its two color limit of paint colors. (ie. If the siding color would be white, the entire house trim color must be painted white, and the body would be painted a chosen body color from the approved BH color schemes.)

NO ACCENTING OR DETAILING OF ANY ITEM ON THE HOUSE IS PERMITTED. Body color

may only be used on the body of the house and trim color may only be used on the trim parts of the house as defined, and front door color is only to be used on the front door.

You must paint your house an approved color scheme from the BH Color Selection Books. Only colors from the BH Color Selection Books may be used to paint a home.

Pure White is OK to substitute for any trim color on color schemes with a darker shade body color. Subject to BH ACC consideration and approval.

Special notes are listed in the BH Color Selection Books.

Special instructions for particular paint schemes and other special painting rules are contained in notes in the BH Color Selection Books.

Approved colors for doors, mailboxes, fences, driveways and other miscellaneous colors are at the back of the BH Color Selection Books.

PERGOLAS AND ARBORS:

The addition, removal, painting or staining, or any other change to a pergola or arbor requires the submission and approval of an Alteration Application.

Site plans showing the location of the home with relationship to property lines and adjacent houses, detailed drawings and plans of proposed changes, a description of materials to be used, paint or stain colors listed by brand and color name (if applicable), landscape plans to include size, type, and number of plantings (if applicable), estimated start and completion dates, and a copy of the contract showing contractor's name and phone number (if applicable) must be included with the application.

A) Material:

Pergolas and arbors may be constructed using pressure treated wood, vinyl, or aluminum. Pergolas must have a fixed, stable floor, it may not be bare earth. It may be poured concrete, laid pavers or framed pressure treated wood or composite decking.

Pergolas and arbors that cover a fence gate must be of the same material as the gate and fence.

B) Style:

There is no set style; however, pergolas and arbors must be harmonious in appearance with the home and surrounding neighborhood. Pergolas and arbors that cover a fence gate must be of the same style as the gate and fence.

C) Color:

Wood arbors and pergolas may be left the natural color, or stained any natural wood tone.

Metal pergolas and arbors should be of a dark color, such as iron or oil rubbed bronze.
PVC/vinyl/aluminum arbors and pergolas must be white, almond/tan, grey, or wood grain in color.
Arbors and pergolas that cover a fence gate must be the same color as the gate and fence.

D) Dimensions:

Pergolas may not exceed three hundred and thirty square feet (330) in size and twelve (12) feet in height. Pergolas must be kept a minimum of three feet (5') from the property line.

ROOFING MATERIALS AND FINISHES:

The addition, removal, or any change to a roof requires the submission and approval of an Alteration Application.

The application must include a detailed drawings of plans and proposed changes, and description of materials to be used. You must include the roofing shingles or tiles listed by Manufacturer (brand) and style name and color name, with the complete roofing contract attached. The estimated start and completion dates, must be included with the application.

If you wish to change the drip edge to a color that corresponds to the new shingles, you must note the new color on the application or note on the contract.

Changing a barrel tile roof to a shingle roof is not permitted, all barrel tile roofs must remain barrel tile.

Changing a shingle roof to another style roof is not permitted. All shingle roofs must remain shingle roofs.

Shingle roofs must use a dimensional, architectural shingle, (similar to GAF Timberline HD style and profile).

Tile roofs must use a concrete interlocking tile with barrel profile in solid terra cotta color, (similar to Entegra Estate S style and profile).

Solar shingles may be used.

No metal roofing or wood roofing is allowed. Rolled roofing is only allowed on flat roof patio enclosures at rear of house. NO 3 TAB SHINGLES ARE ALLOWED.

SCREENED ENCLOSURES:

The addition, removal or alteration to a screened enclosure requires the submission and approval of an Alteration Application.

Site plans showing the location of the home and the proposed screened enclosure, with relationship to property lines and adjacent houses, detailed drawings of plans and proposed changes, a description of materials to be used, floor construction and materials to be used, roofing materials and construction of roof, and if applicable the roof shingle or tile manufacturer name, style, color, and the estimated start

and completion dates, and a copy of the contract showing the contractor's name and phone number, must be included with the application. ALL SCREEN ADDITIONS MUST BE CONSTRUCTED TO MEET ALL COUNTY AND STATE BUILDING CODES.

A) Screened Patios

All screened patio enclosures must have a stable and permanent poured concrete or laid paver floor. No framed wood floor or decking is allowed. If the floor is to be poured concrete, it must be floating slab construction. If the structures weight requires additional support it must have an appropriate concrete footer. If the floor is to be laid pavers, there must be a poured concrete supporting foundation or footer for the structures walls. Or if the screen enclosure is added on an existing poured concrete slab and the load weight does not exceed standard building code limits, the addition of a footer is not necessary. Also refer to section labeled; Driveways, Porches, and Private Walkways.

The structure of the patio must be either aluminum framing or a masonry integrated into and attached to the homes structure. No free standing structure is allowed.

1) Materials

The screen supporting structure may be either aluminum framing or a masonry structure.

Aluminum framed structures must use screen panels, matching aluminum panels , aluminum doors, and window panels, if used, typically intended to be used in screen patio applications. Products typically used on a home structure like solid wood paneling, solid doors and home windows are not allowed. Aluminum structures must use screen roof materials or aluminum roof paneling materials matching the materials used in the enclosure, or if wood framed roof is employed, the roof must be tied into the existing roof and must be the same wood framing and the same conventional roof construction as in the homes existing roof. The roof shingles or tiles must match the existing roof. If the roof is to be flat wood, it is permissible to use rolled roofing materials.

If a masonry structure is employed, the screen panels, aluminum panels and aluminum doors and window panels, if used, must be the same products typically used in screen patio applications. Products typically used on a home structure like solid wood paneling, solid doors and home windows are not allowed. A masonry structure may not use an aluminum roof. The roof must be tied into the existing roof and must be the same wood framing and the same conventional roof construction as in the homes existing roof. If the roof is to be arched it must be tied into the existing roof framing, and the design must match the existing roof. The roof shingles or tiles match the existing roofing materials. If the roof is to be flat wood framed, it is permissible to use rolled roofing materials.

2) Style

Screened patio additions shall be attached to and integrated with the home.

If the supporting structure is aluminum framing, it must use screen panels or matching aluminum paneling or window panels made for use in aluminum enclosures. Screen framing must not exceed the height of the homes roof.

If the structure is masonry it must be integrated into the homes structure. Masonry must be finished with stucco that matches and integrates with the existing stucco on the home. The roof must be either arched or flat wood framed construction. The roof must match the design of the home. The roof must not exceed the height of the homes roof.

No bare earth area within the structure is allowed, with the exception of small open planting areas.

3 Color

Aluminum must be either white or bronze. Masonry stucco must match the pattern of the existing stucco on the home and be painted the body paint color matching the existing paint color.

Screening may not be colored or reflective.

B) Pool Enclosures or Cages

1) Material

Framing must be aluminum. Enclosures height must not exceed the height of the home. All area surrounding the pool and all space enclosed within the screened area must have stable and permanent floor or pool deck made of poured concrete or concrete pavers. No wood framed structure or wood decking is allowed. All pool enclosures or cages must be made of all aluminum and screen components. No home building components such as siding, home style windows or solid doors are allowed.

2) Style

Pool enclosures or cages must be attached to and integrated with the home. The structures height may not exceed the height of the homes roof.

No bare earth area within the structure is allowed, with the exception of small open planting areas.

3) Color

Framing must be either white or bronze. Screening may not be colored or reflective.

SHEDS, OUTBUILDINGS, AND STORAGE FACILITIES:

No building shall be erected, altered, placed, or permitted to remain on any residential lot other than one single-family dwelling. No outside tanks, towers, poles, tree houses or other storage or recreation structures for any purpose shall be erected. No permanent, portable, or detached sheds of any type are permitted.

SIDEWALKS:

It is the responsibility of each homeowner to keep the sidewalks adjacent to the property clean, and free of weeds growing in the expansion joints. Pressure washing, edging, and weed eating shall be seen as routine maintenance. Sidewalks shall be unrestricted to pedestrian traffic (tree branches, shrubs or trash). Residents must refrain from parking vehicles in their driveways in such a way that it blocks the path of the sidewalk.

All sidewalks are owned by Hillsborough County. To report a sidewalk in need of repair, please visit the following address: <https://service.hillsboroughcounty.org/311/roads-sidewalks/>

SKYLIGHTS AND SOLAR TUBES:

The addition, removal, or any other alteration to a skylight or solar tubes requires the submission and approval of an Alteration Application.

Detailed drawings and plans of proposed changes, a description of materials to be used, estimated start and completion dates, and a copy of the contract showing contractor's name and phone number must be submitted with the application.

.SOLAR ENERGY COLLECTION DEVICES:

The installation, removal, or any other change to solar panels requires the submission and approval of an Alteration Application.

Detailed drawings and plans of proposed changes, a description of materials to be used, estimated start and completion dates, and a copy of the contract showing contractor's name and phone number must be included with the application.

Solar panels should be installed as unobtrusively as possible, preferably at the rear of the house. If possible, solar panels should not be visible from the street.

SURVEILLANCE CAMERAS OR EQUIPMENT:

Exterior surveillance or monitoring cameras or equipment may be installed without prior permission, provided that they meet the following guidelines:

All exterior surveillance or monitoring cameras or equipment, including cables, shall be concealed or hidden under the eaves of the roofline. Any visible cables must be painted to match the color of the surface to which they are attached. Surveillance camera(s) shall be directed only toward the owner's lot or an adjacent street.

SWIMMING POOLS, HOT TUBS, SPAS, ETC.:

The installation, removal, reconfiguration, or any other substantial change of any swimming pool, hot tub, Jacuzzi, sauna, or spa requires the submission and approval of an Alteration Application.

Site plans showing the location of the home with relationship to property lines and adjacent houses, detailed drawings and plans of proposed changes, a description of materials to be used, estimated start and completion dates, and a copy of the contract showing contractor's name and phone number (if applicable) must be included with the application. All pool and spa equipment must be walled or fenced or screened from view of neighboring lots and roads or streets.

A) Swimming Pools:

Above-ground pools are not permitted. Small baby or kiddie pools are allowed in the rear of the lot only, and must be removed when not in use.

In-ground swimming pools shall be allowed in the rear of homes only. Swimming pools shall not be closer than five (5) feet to the property line and five (5) feet from the body of the home.

All swimming pools must be completely surrounded by a 6' high privacy fence, and it must be kept completely secured child proof latches and locks. The fencing must extend from the body of the house to the property lines.

B) Hot Tubs, Spas, Etc.:

Any hot tub, Jacuzzi, sauna, or spa shall be an integral part of the back patio area and/or the rear yard landscaping. Hot tubs, Jacuzzis, saunas, or spas may only be kept in the rear of a property that is completely surrounded by a six (6) foot tall privacy fence, and shall not create an unreasonable level of noise for adjacent property owners.

WATER SOFTENERS AND FILTERS:

Water softeners and filters located on the exterior of the home do not require prior approval, provided that they meet the following requirements:

Water softeners and filters must be located in the side or rear yards only, and must be walled, fenced, or landscape buffered from the view of the neighboring lots, roads, and streets.

Installation of, replacement, or any other changes to any such walls, fences, or landscape buffers require the submission and approval of a separate Alteration Application before such work may begin. (See the "Landscaping" guidelines for more information about approved screening.)

WINDOWS:

The removal, addition, or change of style of any window requires the submission and approval of an Alteration Application.

Detailed drawings and plans of proposed changes, a description of materials to be used, estimated start and completion dates, and a copy of the contract showing contractor's name and phone number must be submitted with the application.

Window panes may be replaced without an application so long as the frame remains the same.

Replacement windows and glass sliding doors must be same color framing as entire house. (Ex. No bronze replacement framing in a house with all white framed windows)

Tinting may be applied without an application to windows located on the side or rear of the home only.

Aluminum foil, reflective window coverings, and glass or film with reflective properties are not allowed on any structure except such as may be approved for energy conservation purposes by the ACC.

Bed sheets, blankets, towels, or flags are not to be used as window coverings.

Security bars are not permitted on windows.

Cracked, broken, fogged, or otherwise damaged windows are not permitted.

WINDOW SHUTTERS:

The addition, removal or painting of window shutters on any home require the submission and approval of an Alteration Application.

Detailed drawings and plans of proposed changes, if applicable, a description of materials to be used, (if applicable), paint color listed by brand and color name, estimated start and completion dates, and a copy of the contract with contractors name, and phone number, (if applicable), must be submitted with the application.

A) Material:

Window shutters may be made of wood, pvc/vinyl, or composite materials.

B) Style:

Window shutters shall be either louvered or flat panel in style.

C) Color:

Window shutters must be painted the approved trim color or white or black. No other colors are allowed.