



*Architectural  
Guidelines, Standards  
& Criteria*

## **ARCHITECTURAL GUIDELINES, STANDARDS & CRITERIA**

South Hampton was developed with the intent that Homes harmonize with each other and present a pleasing and consistent style. The concept of a town home community is to have exterior uniformity in buildings and landscaping. The following guidelines and standards have been designed to provide homeowners an opportunity to create an individual character for their home without changing the conceptual design of the community.

### **Introduction**

The intent of the contents of this guide, as well as the existence of the Architectural Control Committee (ACC), is to provide the guidelines and design standards required for maintaining an aesthetically pleasing community. Adhering to these guidelines is beneficial for all involved in that they are meant to protect the investment of the homeowners, as well as portray a quality community of well-planned homes constructed with long lasting materials maintaining high construction standards.

In conjunction with the recorded Documents for South Hampton Town Homes Association, these guidelines and design standards are binding on all parties having interest in any portion of South Hampton, and each homeowner is required to comply with the requirements as set forth. Any failure to comply with these requirements will be subject to remedies provided for in the recorded Documents.

The Architectural Guidelines, Standards & Criteria (Guidelines) provide an overall framework to allow the community to develop and progress in an orderly, cohesive and attractive manner, implementing planning concepts and philosophy which are required by regulatory agencies and desirable to residents. These Guidelines include minimum standards for the design, size, location, style, structure, materials, color, mode of architecture, mode of landscaping and relevant criteria for the construction or addition of improvements of any nature. They also establish a process for judicious review of proposed changes within the community.

These Guidelines have been adopted by the Board of Directors of South Hampton Town Homes Association pursuant to the South Hampton Declaration. The Architectural Guidelines will be enforced by the Declarant during the Declarant Control Period as defined in the Declaration, and by the Architectural Control Committee established under Section 17 of the Declaration.

The architectural review process has been established to maintain the integrity of the architectural and design character of South Hampton. To this end, the Architectural Control Committee (ACC) will review all proposed additions, improvements or alterations on homes for conformity with the Architectural Guidelines. Section 17 of the Declaration sets forth provisions with respect to the review process, including possible delegation of certain review functions to a resident staffed Committee and the ultimate transfer of the review function to the Committee at the end of the Declarant Control Period. Until such transfer, any and all approval and denial rights rest with the Declarant and each such approval or denial will be in writing. In the event that certain reviewing functions are delegated to a resident staffed Committee, Declarant reserves the right during the Declarant Control Period to withhold approval even if granted by the Committee.

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

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

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

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

### **Aspects and Objectives of Architectural Review**

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

**Relation to the Natural Environment:** To prevent the unnecessary removal, destruction or blighting of the natural landscape or of the existing man-made environment.

**Conformance with Declaration and Architectural Guidelines:** All applications are reviewed to confirm the project is in conformance with the Declaration and approved Site Standards.

**Design Compatibility:** Compatibility is defined as similarity in architectural style, quality of workmanship, and use of similar materials, colors and construction details.

**Location and Impact on Neighborhood:** The proposed alteration shall relate favorably to the landscape, the existing structure, the surrounding homes and the neighborhood as a whole.

**Materials:** Continuity is established by the use of the same materials and color palette as were used in the original construction.

**Workmanship:** The quality of work shall be equal to or better than the surrounding area.

**Validity of Concept:** The basic concept shall be sound and appropriate to its surroundings.

## **Non Liability for Approval of Plans**

The Declaration (CCR's) Section 17.19 contains a disclaimer which relieves the Declarant, the Community Association and the Architectural Control Committee of liability or responsibility for the approval of plans and the specifications contained in any request by an Owner. Prior to submitting plans or information for review you should read and understand this disclaimer. Certain additions, alterations and renovations may void any existing warranties.

## **Alteration Application**

### **General Information**

1. A homeowner wishing to make an exterior change or modification to their dwelling, or lot shall apply for and receive written approval for such change or modification prior to start of the project.
2. Application is made by completing the Alteration Application Form.
3. A separate Alteration Application shall be submitted for each exterior change or modification.
4. Applications are available from the management company and can be found in the Forms section of this book.
5. The completed request, together with all applicable information, is submitted to the management company.
6. An Alteration Application is not considered complete until accompanied by all of the information necessary for the ACC to make an informed decision.
7. Incomplete applications will be "Rejected" and shall not be considered until resubmitted with the necessary information.
8. The ACC has up to 45 days from the date a properly completed Alteration Application is received by them to take action. Failure of the ACC to respond within 45 days deems the Alteration Application Disapproved.

### **Supporting Documents/Materials**

1. Requests for any exterior modification of the home, must include:
  - a) copy of the stamped lot survey clearly depicting the location, size and measurements of the proposed change and the measurements to the lot boundary lines;
  - b) contractor drawings;
  - c) list of materials being used; and

- d) sample of materials being used if applicable.
- 2. Requests for exterior dwelling surfaces including painting, installation of pavers or tiles on screened enclosures, etc.:
  - a) copy of the stamped lot survey with a sketch of area(s) to be covered; and
  - b) sample of proposed material – paver, tile, paint chip.
- 3. Requests for landscaping:
  - a) copy of the stamped lot survey with a sketch or drawing showing location of landscaping project;
  - b) list of names or types of planting(s) together with approximate location of each, show existing major landscaping and indicate measurements from property lines when landscape beds, etc.; and
  - c) request to remove trees shall include a copy of the stamped lot survey depicting the approximate location of all existing trees and their types, along with the trees to be removed and the reason for their removal.

## **The Review Process**

### **General Information**

1. The design and construction review process is a 4-step procedure: Initial Review, Submission of Plans, Construction Commencement and Inspection.
2. Thorough and timely submission of information as well as adherence to the Guidelines set forth in the process will prevent delays and minimize frustration of all parties involved.
3. Questions concerning interpretation of any matter set forth in the Guidelines should be directed to the ACC.

### **Initial Review – Step 1**

1. It is required that a homeowner submit to the ACC an Alteration Application for the modification that is being requested, along with a set of plans if applicable.
2. Any and all Alteration Applications and submission of supporting documentation should be made by certified mail, return receipt requested. Facsimile or electronic submission with verification of transmittal will also be acceptable.
3. The information required for the review is as follows:
  - a) Alteration Application with a **detailed description** of the planned modification

- b) Copy of final survey showing the surveyors stamp and the approximate location and dimensions of all improvements, including driveway,
  - c) Floor plans if applicable
  - d) Exterior elevations (all sides) if applicable
  - e) Conceptual landscape plan if modification involves changes to the current landscape
  - f) Any other information, data, photos and drawings as may be reasonably requested by the ACC.
4. The ACC shall review the information and indicate its approval, disapproval, or recommendations for change to the plan.
5. The ACC will review the accompanying documents within 45 days and return one set of plans to the Owner accompanied by a letter indicating the ACC's decision which shall be rendered in one (1) of the following four (4) forms:
- a) **“Approved”** - the entire document submitted is approved in total, subject to the existing Architectural Guidelines.
  - b) **“Approved with Conditions”** – the document submitted is partially approved. The Owner may proceed with the work to be performed as modified, but must comply with any and all notations on the submittal, including the existing Architectural Guidelines.
  - c) **“Disapproved”** – the entire document submitted is not approved and no work may commence.
  - d) **“Rejected”** In some cases, additional information may be required in order to make an informed decision. Incomplete applications will be stamped “Rejected” and shall not be considered until resubmitted with all of the necessary information.
- 6. Any Alteration Application not approved within 45 days shall be deemed to be Disapproved.**
7. No construction or structural improvement, no alteration or addition to any existing structure or site improvement shall be made on any property until the plans and specifications showing the proposed design, nature, type, shape, size, color, materials and location of same shall have been submitted to and shall have received final approval by the ACC.
8. It is the ACC's goal to approve all requests in an expedient fashion.
9. For the purpose of a rapid response it is required that each form is limited to one request. The more detail provided with the submittal, the quicker a response may be expected.

10. In the case of an incomplete application or the request by the ACC for more information, the applicant will have 15 days to comply with the request. Failure to comply within the 15 days will result in the need for a new application to be submitted.

### **Submission of Plans to the Building Department – Step 2**

1. Following the approval of Step 1, the Owner may submit their plans to the Building Department or the required agencies that have jurisdiction for the required permits that may be needed for the modification project. Changes required by the said agencies must be re-approved by the ACC.

#### **2. Hillsborough County Permits**

a) Hillsborough County requires permits for many types of work done, both inside and outside your house. For further information, contact Hillsborough County at (813) 847-2411, ext. 8126.

b) Approval for installation by the ACC of any project does not negate the homeowner's responsibility to comply with all terms and conditions of any municipal permit, or existing codes required for the project, which the owner is responsible for obtaining.

c) In addition, permits are required to remove certain types and sizes of trees. A copy of the Hillsborough County tree code is available at

[www.hillsboroughcounty.org/hcce/codeenforcement/minstdsord962.pdf](http://www.hillsboroughcounty.org/hcce/codeenforcement/minstdsord962.pdf)

### **Construction Commencement – Step 3**

1. Upon completion of Step 2, a copy of the building permit must be submitted to the ACC prior to the Owner beginning construction.

2. If the requested change does not require a building permit, all materials utilized in the improvement must be approved by the ACC before commencement.

3. Any modification to the original application for any reason must also be re-approved.

4. Property owner & his/her contractor are responsible for obtaining and complying with all building permits, building codes and setbacks.

5. Access to Common Areas:

a) All exterior changes and modifications shall be completed in a manner so that they do not materially damage the common areas of the Association or individual Homesites. Nor shall they in any way impair the integrity of the improvements on the property subject to maintenance by the Association.

b) No homeowner shall permit their contractor to access or otherwise cross the common areas, or another person's Homesite without receiving written permission in advance from the Board, an officer or the Community Manager. In the case of accessing another person's Homesite, written permission shall be obtained from the Owner.

c) Any contractor or installer, other than the record Titleholder of the Lot shall provide the Association with an insurance certificate listing the Association as a named insured prior to commencing work. Insurance shall meet the following minimum limits: Contractor's General Liability including completed operations: statutory minimum amount. Worker's Compensation: statutory minimum amounts. The Board may also establish these amounts.

d) Homeowners are responsible for any damages to the common areas and other Association property. Homeowner is responsible for restoring, re-grading, repairing and replacing any damaged grass or plants on this or any adjoining Homesites, caused by this construction.

e) Owners are responsible for all cleanup of any improvement project. All debris, sod, soil, construction trash etc. shall be removed from the lot and hauled to the proper waste sites within seven (7) days of the completion of the project.

f) All homeowners shall be held responsible for the acts of their employees, subcontractors and any other persons or parties involved in construction or alteration of the Homesite. The responsibilities include but are not limited to the following:

(1) Ensuring that the construction site, community properties and roadways are kept clean and free of all debris and waste materials, and that stockpiles of unused materials are kept in a neat and orderly fashion.

(2) Prohibiting the consumption of alcoholic beverages, illegal drugs or other intoxicants that could hamper the safety or well being of other personnel on the site.

(3) Any contractor or installer, other than the record titleholder of the Lot, shall provide the Association with an insurance certificate listing the Association as a name insured prior to commencing work. Insurance shall meet the following minimum limits: Contractor's General Liability (including completed operations): statutory minimum amount. Worker's Compensation: statutory minimum amount. In the absence of statutory minimum amounts, these amounts may be established by the Board.



#### **Final Inspection – Step 4**

1. The ACC shall have the right to enter upon and inspect any property at any time before, during, or after the completion of work for which approval has been granted.
2. Upon completion of the improvement the Owner shall give notice to the ACC. At this time it will be reviewed for compliance with these Guidelines and the approved Alteration Application.
3. Owner shall make certain any damage to streets, curbs, drainage inlets, sidewalks, street signs, walls, community signage, landscaping, irrigation, etc. is repaired or the damage will be repaired by the Association and such costs will be charged to the Owner.
4. Application approvals are valid for a period of six (6) months and a new Alteration Application must be submitted after that time has elapsed if the approved project has not commenced.

#### **Express Approval**

The following items may be approved outside of the Committee meeting unless the Owner receives a notice of disapproval within ten (10) days after submitting the Alteration Application with all applicable documentation:

- Re-paint house exteriors and trims in the identical color previously approved by the ACC.
- Re-surface existing driveways and sidewalks in the identical color/material previously approved by the ACC.
- Replace existing screening with identical screening materials previously approved by the ACC.
- Replace existing exterior doors with identical style exterior doors previously approved by the ACC.

All references in the paragraph to “identical” shall mean that such item shall be replaced with an item that is identical in all respects to the existing item (*i.e.*, the identical style, texture, size, color, type, etc.).

#### **Change or Modifications Made Without Approval**

Owners making changes in advance of receiving approval from the ACC will receive a letter from the Community Manager. Owner will have fifteen (15) days from receipt of the letter to submit a completed Alteration Application or remove the change. The Alteration Application is not considered complete unless it is accompanied by the applicable processing fees, materials list, final survey and all those required supporting documents listed on Page 18.

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

## **Reconstruction**

In the event that a residential structure or any part thereof is destroyed by casualty or natural disaster, the Owner must notify the ACC and commence reconstruction within 60 days. The ACC will make every effort to accommodate the Owner in the application process in order to repair or rebuild in a timely manner.

## **Sale of Property**

Owners who offer their house for sale shall first advise the Community Manager and bring their house and property into full compliance with all provisions and requirements of the latest edition and revisions of these Guidelines. The Community Manager will issue a certificate of compliance. Non-compliance with this provision must be disclosed on the estoppel letter, which could result in a lower sales price or delay of closing.

## **Administrative Fees and Compensation**

As a means of defraying its expense, the ACC may institute and require a reasonable filing fee to accompany the submission of plans and specifications. No additional fee shall be required for re-submissions. If special architectural or other professional review is required of any particular improvement, the applicant shall also be responsible for reimbursing the ACC for the cost of such review.

## **Appeals Process**

In the event that the ACC disapproves any plans and specifications, the applicant may request a rehearing by the ACC for additional review of the disapproved plans and specifications. The meeting shall take place no later than 45 days after written request for such meeting is received by the ACC, unless applicant waives this time requirement in writing. The ACC shall make a final written decision no later than 45 days after such meeting. In the event the ACC fails to provide such written decision within 45 days, the plans and specifications shall be deemed disapproved.

Upon final disapproval by the ACC, the applicant may appeal the decision of the ACC to the South Hampton Board of Directors within 45 days of the ACC's written review and disapproval. Review by the Board shall take place no later than 45 days after receipt of the applicant's request for review. The Board shall make a final decision no later than 45 days after such meeting. In the event the Board fails to provide such written decision within 45 days after such meeting, such plans and specifications shall be deemed disapproved. If the Board fails to hold such a meeting within 45 days after receipt of the request for such meeting, then the plans and specifications shall be deemed approved. The decision of the ACC, or if appealed, the Board, shall be final and binding.

## SITE IMPROVEMENT STANDARDS

NOTE: These Architectural Guidelines are supplemental Guidelines for the recorded Amended and Restated Declaration of Covenants Conditions and Restrictions for South Hampton Town Home Association, Inc. Additional requirements may be contained in the recorded documents. Applicants are encouraged to review the Covenants in addition to these Guidelines prior to submitting an Alteration Application.

### A. Additions

1. Rain water from a new addition roof or new grade of house terrain must not run on neighboring property in a manner that creates a nuisance.

### B. Air Conditioners

1. No air conditioners shall be mounted through a window, door or hung on a wall.
2. Replacement of air conditioner components shall be installed in their original location.

### C. Antennae

1. All outside antennas, antenna poles, antenna masts, electronic devices, satellite dish antennas or antenna towers are subject to the approval of the ACC.
2. The ACC requires that all such items be screened from view and that the installation of the antenna comply with all applicable safety restrictions, including any restrictions as to location and height of antenna as imposed by applicable fire codes, electrical codes, zoning codes, and building codes.
3. All satellite dishes must be no more than 37 inches in diameter.
4. All antennae and satellite dishes should be either ground mounted or mounted on the rear wall or sidewall of the house, below the roof line and no lower than 8 feet from the ground. Owners are discouraged from mounting satellite dishes on top of roofs since this is a maintenance responsibility of the Association. NOTE: Installation of a satellite dish on the roof may void builder's warranties and limit the Association's responsibilities for maintenance and repair. Owners may also be held responsible for any damages sustained by other Owners within in the building as a result of the installation.
5. Satellite dishes that are ground mounted shall be installed at no greater distance than 8 feet from the house and shall be located in a mulched bed at least 36 inches in diameter and preferably in a screened area located at the rear of the home.
6. All installations shall meet the minimum wind load requirements of the Southern Building Code (latest edition) concerning wind resistance and

other applicable requirements and must be professionally installed by a licensed contractor.

7. Owners shall not permit their antennae and satellite dishes to fall into disrepair or to become a safety hazard, and shall be responsible for their maintenance, repair and replacement, and the correction of any safety hazard.

8. If antennae or satellite dishes become detached, Owners shall remove or repair such detachment within seventy two hours of the detachment. If the detachment threatens safety, the Association may remove the antennae or satellite dish at the expense of the owner, without prior notice.

9. Any damage caused to a Home by the installation of such equipment by an adjacent Owner shall be repaired at the sole cost of the Owner installing such equipment.

#### **D. Architectural Character**

1. The architectural design of any and all alterations and renovations to the exterior of any existing house shall strictly conform to the design of the original house in style, detailing, materials and color.

2. All additions to homes shall be built within the building setback lines originally established for South Hampton or as modified by the Declarant regardless of any more lenient requirements of any local governmental agency.

3. All materials used in maintenance, repair, additions and alterations shall match those used by the Declarant or Builder as to color, composition, type, and method of attachment. The ACC may allow substitute materials if they deem these materials to be compatible with the theme of the community.

4. No additions, alterations or renovations shall be permitted if it is determined to have a material adverse impact on neighboring properties and/or the community.

5. When any additions, alterations or renovations are performed to an existing house, the established lot drainage shall not be altered. Any Owner or Occupant who changes the existing grading or drainage shall be liable for all costs and expenses of repairing such changes, or any costs, liabilities, damages or causes of action arising out of such changes.

#### **E. Awnings**

1. No awnings (metal, fabric, wood, plastic or other materials) shall be permitted.

## **F. Barbecues/Smokers/Grills/Fire pits**

1. Barbecue grills and smokers may be located or permitted upon the patio of a house. They may not be located on a grassy area.
2. If not screened from view of the neighboring property by a fence or screen enclosure, they must remain covered when not in use.
3. Built-in barbecue units shall be located within the rear lanai area, and designed as an integral part of the house. Their location must be carefully planned to minimize smoke or odors affecting neighboring properties.
4. Outdoor wood burning is prohibited except in a fire pit kept on the patio. Non-wood burning fire pits may be used within the screened enclosure area of a house. The fire pit must have a wire screen mesh, be freestanding and kept in good working condition. Storage of firewood will not be permitted.
5. Caution is urged for all users of grills, smokers and fire pits. These items should be operated by adults or with adult supervision and used according to the instructions provided by the manufacturer.

## **G. Canopies**

1. The installation of a canopy (fabric gazebo) will be allowed for parties only. It may be erected the day before the party and must be removed within twenty-four (24) hours after the party. An application must be submitted to the ACC prior to installation and the following criteria must be complied with:
  - a) Canopies may be installed only in the rear yard of a house or on the patio.
  - b) All safety installation instructions by the manufacturer of the product must be followed.
  - c) Dimensions may not exceed 8' x 10' x 10' (at peak height).
  - d) Canopy must be a solid neutral color such as white or tan. No bright colors or obvious stripes and patterns will be approved.
  - e) No other type of tent or canopy cover will be approved.

## **H. Car Covers**

1. Car covers including tarps are not permitted.

## **I. Carriage Lights**

1. Replacement carriage light sizes and locations must harmonize with the front elevation of the house. A picture with color and dimensions shall be attached to the Alteration Application. Lights shall be as close to the originally installed carriage lights as possible. If an exact match cannot

be obtained, an application must be submitted to the ACC and a picture of the proposed replacement must be included with the application.

**J. Clotheslines**

1. Clotheslines may be used on an enclosed patio or within a closed garage. They may not be visible from a street.
2. They shall be retractable, displayed only when in use, and used for the shortest possible time to accomplish drying of the clothes.

**K. Dog Homes, Kennels and Runs, Invisible Fences**

1. Outside dog homes, kennels, runs and invisible fences will not be permitted.
2. Pet owners are responsible for assuring that their pets do not run free. Pet owners are liable for any damage to persons or property caused by their pets.

**L. Doors**

1. Doors may be replaced with doors that are the same in style and composition as the original doors. Requests for replacement doors shall be submitted including pictures and color choices. Leaded glass or doors containing glass inserts or panes will not be approved.

**M. Driveways and Entrances to Garage**

1. All driveways and entrances to garages shall be concrete and of uniform quality.
2. No driveway expansion shall be permitted beyond the external side lines of the garage.
3. Painting, stamped designs, pavers and tiles on walkway and driveway surfaces are not permitted.

**N. Elevations (change in Facade) including reconstruction**

1. Changes in the outside appearance of the façade will not be permitted.
2. All reconstruction including decorative design features and roofs shall be of the same or substantially similar material, colors, etc. as the original construction of the house.

**O. Elevations (change in Grade)**

1. No owner shall excavate or extract earth (dirt) from a Lot for any business or commercial purpose.
2. No elevation changes shall be permitted which materially affect surface grade of surrounding Lots.

**P. Encroachment and Plantings on Common Grounds**

1. No extension of the landscaping of home sites will be permitted on Association common grounds, including pond banks.
2. Residents shall not put trees, bushes, plantings, bird baths, lawn ornaments, planters, bird feeders, flower pots, picnic tables, furniture, fences, walks, hedge enclosures and other types of groupings on common grounds or Association property.

**Q. Exterior Painting**

1. Owners are permitted to touch up paint on the exterior of the home when necessitated by repairs. Paint colors are to be matched so that the colors are identical to the surrounding paint.
2. At the time that a building within the community is in need of exterior painting, Owners in the building will be given notice. A majority of all Owners of Homes within the building must collectively submit to the ACC a color plan and samples showing the color of all exterior surfaces.
3. The ACC shall have final approval of all exterior color plans. They shall determine whether the color plan and materials are consistent with the Homes in the surrounding areas and that they conform to the color scheme of the community.

**R. Fences**

1. One fence panel may be installed between interior units. The design to be used is referred to as "Hollingsworth". The height will not exceed six feet (6') and the length may not exceed eight feet (8').



**S. Flags - Federal, State, Military**

1. In accordance with Florida Statutes 720.304, any homeowner may display one portable, removable official flag not larger than 4 ½ feet by 6 feet, United States flag or one official flag of the State of Florida in a respectful manner, and one portable removable official flag not larger than 4½ feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard or a POW-MIA flag.
2. Flagpoles may be mounted to the house directly to the left or right of the front door or on the garage centered in the middle of the garage above the garage doors. Flagpoles attached to the house may not exceed 5 feet in length and may not obstruct pedestrian traffic.
3. When mounted on the house, flags must be flown on a pole in an outward fashion from the house. The American flag, state of Florida flag, Military Service or MIA flags which are no larger than 4½ feet by 6 feet, attached to the house in the above locations shall be permitted without ACC approval.

4. A free standing flag pole, not to exceed twenty feet (20') in height, may be installed in a location that does not interfere with the line of sight at an intersection, is not within an easement and does not present a hazard to drivers or pedestrians. The pole must be constructed of high pressure fiberglass or anodized aluminum and be bronze or black in color. Based upon South Hampton's geographic location, the flag pole must be able to withstand constant or steady wind speeds of 130 mph. An alteration application must be submitted to the ACC showing the location of the installation, color and material composition of the flag pole and the wind speed specifications for the pole chosen. The pole must be installed per the instructions provided with the pole and must be concreted into the ground.

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

6. No other flag of any sort may be displayed along with the United States flag or in lieu thereof except for State of Florida, Military, and POW- MIA flags. They shall be no larger than the American flag nor shall they be flown above the American flag.

7. Flags shall be replaced if faded, tattered, or in poor condition

8. Flag poles and flag attachments will be kept in a clean and maintained condition.

#### **T. Front Entryway**

1. No front entryway shall be screened.

2. No front entryway shall be used for storage.

3. Wicker, wood, or wrought iron tables and chairs are permitted in the entryway but must be sized appropriately for the space. Plastic stackable furniture is not permitted.

#### **U. Garage**

1. No garage shall be enclosed or converted into a living area and must at all times be used as a garage for car storage or storage of Owners personal property.

2. No screening is allowed, temporarily or permanently, on garage door openings.

3. Garage doors shall remain closed when the garage is not in use.

4. Replacement of garage doors shall meet current County codes at the time of replacement. If there is more than one (1) garage door, all must be replaced at the same time. The new doors must match or coordinate with the style and color of the existing garage doors on the building.



#### **V. Garbage and Trash - Screening of Containers and HVAC Equipment**

1. All garbage cans and other garbage containers shall be kept inside the garage except on the day of collection. Hint: Placing one or two plain charcoal briquettes inside the garbage container after each pick up day will cut down on odors and assist in controlling insects.
2. Garbage cans shall not be placed outside for pick up earlier than 6 pm the night before and empty containers shall be removed from sight the same day as pick up. All food refuse shall be placed in a covered receptacle to avoid attack from animals. Placing plastic bags at curbside is not acceptable.
3. Please do not place garbage and re-cycling containers on a grassy or landscape area, keep containers on a concrete area in order to prevent damage to the grass and plants.
4. Trash may not be accumulated or stored on the exterior of the house.
5. Open burning of garbage and other refuse is not permitted.

#### **W. Garden Hoses**

1. Garden hoses must be stored out of sight from the street, common grounds or nearby neighbors.

#### **X. Gas Tanks (Propane and/or Natural)**

1. Preferable installation is to have gas tanks buried. Gas tanks installed above ground shall meet Hillsborough County building code requirements and shall be concealed by landscaping.
2. Owner shall install no less than four (4) plants to screen tank from view of the street and other properties. Plants shall be the same height when planted as those planted by the builder at the A/C unit. Plants shall be allowed to grow to the height of the gas tank, then properly trimmed and maintained at that height. Any dead plants shall be replaced immediately with the same type of plant of similar height.
3. Approval will be contingent upon the individual Lot. Not all Lots will accommodate the installation of a gas tank.

#### **Y. Generators**

1. Permanent or hard wired generators may be installed and mounted on a concrete pad outside of the house. These generators are normally hard wired to the house's electrical system and run off of propane.
2. The generator shall be installed in the rear of the house.
3. Generators shall be screened from view from the street with shrubs or other landscaping under the same guidelines as those for screening other equipment.

4. The generator may only be operated when there is a power outage or for the briefest possible time to test it as required by the manufacturer.
5. Portable generators shall be stored in the garage and only placed outside during periods of power outage. They shall be operated in accordance with manufacturer's directions and located as far as possible from all adjacent homes.
6. Approval will be contingent upon the individual Lot. Not all Lots will accommodate the installation of a generator.

## **Z. Gutters and Solar Collectors**

1. All gutters must match the exterior building color, trim color or window frame color.
2. Gutter down spouts must not concentrate water flow onto neighboring properties.
3. Solar collectors must be flush mounted on the roof and located on the rear roof of the house and should not be installed so as to be visible from the street. No yard mounted solar collectors are allowed. Roof mounted solar equipment (excluding the solar panels) must match the roof color.

Note: Roof mounted solar collectors and equipment may void that portion of the roof warranty where the panels are installed and may limit the Association's responsibilities for maintenance and repair. Owners may also be held responsible for any damages sustained by other Owners within the building as a result of the installation.

## **AA. Holiday Decorations**

1. Holiday displays in the front entryway and on the front door, along with traditional holiday lighting do not require approval from the ACC.
2. Holiday lights and decorations shall not create a nuisance to the adjacent residents or the community.
3. Holiday lights to celebrate Christmas, or similar holiday, may be installed commencing on Thanksgiving and shall be removed not later than January 15<sup>th</sup> of the following year. Brackets, clips and other holders for holiday lights that are installed on a house must be removed at the time that the lights are removed.
4. No more than 1 individual inflatable display item is permitted for any holiday.
5. Any holiday displays other than those defined here will require the approval of the ACC.

[Please refer to chart on next page.]

<b>Holiday</b>	<b>Installation</b> (no earlier than)	<b>Removal</b> (no later than)
Valentine's Day	15 days prior	5 days after
St. Patrick's Day	15 days prior	5 days after
Easter	15 days prior	5 days after
Memorial Day	15 days prior	5 days after
Independence Day	15 days prior	5 days after
Halloween	15 days prior	5 days after
Veteran's Day	15 days prior	5 days after
Thanksgiving Day	15 days prior	5 days after
Hanukkah	15 days prior	15 days after
Christmas	Thanksgiving Day	15 days after

**BB. House Numbers**

1. To aid emergency personnel, delivery people and to conform to Hillsborough County ordinances, each house shall have a readily visible number permanently attached to the front of the house.
  
2. The numbers shall be located over the garage door in a location clearly visible from the street.
  
3. Periodically you may receive solicitations to paint your house numbers on the concrete curbing of the street. The literature is formatted in a manner to make it appear that the contractor has permission to do this work and is performing a valuable service. Please be advised that the Association did not and will not hire a contractor to perform these services.

**CC. Irrigation**

1. Irrigation system for all Homes will be the responsibility of the Association and will be used in accordance with SWFWMD and Hillsborough County guidelines.
  
2. Irrigation systems have not been installed in rear yards in compliance with Hillsborough County ordinance; however, there are drip lines installed in all rear and side planter beds.

**DD. Landscaping**

1. The addition or removal of any landscaping is a landscape change and requires the approval of the ACC. Owners are responsible for any changes that are made to the original landscape design installed by the builder.
  - a) Owners are responsible to comply with these Guidelines and all applicable Hillsborough County Ordinances.
  
  - b) Association maintenance responsibilities of the lawn and landscaping shall mean upkeep, maintenance and preservation of that which was initially installed by the builder.

c) Any Owner who wishes to modify and change the landscaping installed by the builder must first obtain approval from the ACC.

d) Any changes and additions of landscaping materials and/or plant beds will be the responsibility of the Owner to maintain and must be maintained to the published community standards.

## 2. In General

a) Certain areas have been designated as open space, wetland or preserve within the Declaration and shall be maintained as required by regulatory authorities and as described in specific permit conditions and in the Declaration. No Owner or Occupant may mow, trim, remove vegetation, fertilize, apply chemicals to, maintain, alter or modify any area not owned by the Owner, including areas set aside as open space, wetland or preserve.

b) Proposed changes to landscaping require detailed plans indicating any removal and relocation of trees, additional planting of trees and shrubs. Quantity, approximate size and types of plants shall be identified. The landscaping plan must detail the location of beds and planting materials to be used. Be sure that plantings are not in area of underground wiring, cables or irrigation pipes. Any required changes to the irrigation system will be at the homeowner's expense. Call Diggers hotline at 1-800-432-4770.

c) The home builder will be installing on each residential lot a landscape package. This landscape package may not be altered, removed or otherwise destroyed. If original plantings die, they shall be replaced by the Association in substantially the same form and size.

d) Plantings must conform to current County requirements. No Owner or Occupant shall plant annuals, shrubs or trees that are considered invasive or prohibited to be planted in this County or State.

e) Some general recommendations for effective landscaping include:

(1) Minimize the number of different plants used;

(2) make mass groupings of the same plant – avoid the variegated look of alternating plant types;

(3) Consider the ultimate size of each plant; its mature scale, cold hardiness;

(4) Plan for efficient watering by grouping plants with similar water requirements together; and

(5) Plan for proper Maintenance

f) Shrubs shall not be planted any closer than 5 feet from any property line unless approved by the ACC.

g) Shrubs that restrict sight lines for vehicular traffic shall be trimmed back or removed.

h) Landscape architectural features may include such items as planters, yard lights, etc. as an integral part of a landscape design. Drawings must be provided which clearly show the location, size and materials planned for these features. In addition a photograph of the house and the relationship of the feature to the existing or proposed landscape must accompany the submittal. Landscape architectural features will be located only in the planting beds originally installed by the builder.

i) With the exception of dead plants that were planted by the Owner, no landscaping shall be removed without the prior written approval of the ACC.

j) No changes in landscaping shall alter the approved drainage plans for the Owner's lot or any adjoining property.

k) Minimum Quality and Grade: All plant materials shall equal or exceed the standards for Florida No. 1 grade as given in "Grades and Standards for Nursery Plants", Parts I and II, State of Florida, Department of Agriculture current edition and any amendments thereto.

l) All plant materials shall also be true to name, size, genus, species and variety as established by the American Joint Committee on Horticultural Nomenclature publication Standard Plant Names and as per the recommendations and requirements of ANSIZ60.1, American Standard for Nursery Stock.

m) Originally installed landscape beds shall not be altered as to width, curvature and the like. Originally installed trees and plant materials may not be replaced without approval.

### **3. Edging or Landscape Borders**

a) Poured concrete curbing and concrete edging blocks will not be approved. Wire, decorative plastic, resin and wood borders will not be approved.

b) Black or green plastic landscape edging (standard roll edging) may be installed as long as the landscape plants cover 90% of the edging.

c) Edging will be allowed around mulched areas along the perimeter of the house only.

d) Edging shall not be installed around individual trees, lampposts, along driveways, side or rear property lines.

e) No railroad ties will be permitted.

**4. Islands & Planter Beds**

a) Addition of landscaped islands and planter beds may be approved for rear yards only and may not be located in an area that will interfere with the services provided by the landscape maintenance contractor.

**5. Landscape Lighting/Flood Lights**

a) Landscape lighting, solar or wired, may only be installed in landscaping beds and along the walk from the front door to the driveway. It may not be installed along the sides of the driveway, adjacent to the sidewalk or between the sidewalk and the street. Individual lights shall be black, white, or natural metal in color (silver, gold, bronze, copper).

b) Lights shall not be spaced closer than 30 inches on center.

c) Post mounted lights shall not exceed 12 inches in height, hanger mounted lights shall not exceed 24 inches in height from the top of the light fixture to ground level. Lights may not interfere with lawn maintenance.

d) Lighting shall be low level and recessed to shield the source of the light. Low voltage fixtures shall be located and aimed carefully. Tree mounted lights are not allowed.

e) Junction boxes and other lighting hardware shall be placed below grade or screened by landscape material to minimize daytime visibility.

f) Lights may not shine onto other properties or onto the sidewalk or street.

g) Rope lighting is only permitted for holiday use.

h) Following are examples of low level landscape lighting that may be approved.



**6. Minimum Size Requirements – Plants and Trees**

- a) Shrubs for border landscaping 3 gallon minimum
- b) Shrubs and Perennials 1 gallon minimum

**7. Mulch, Rocks, Stones**

- a) Pinebark is the only approved mulch for landscape beds.
- b) No decorative rock shall be permitted as ground cover except as installed by the Association.
- c) Stones, rocks and boulders shall not be used as bed-edging material and are not permitted on turf areas.
- d) Rocks and boulders may not be used as decoration in a landscape bed.
- e) Each shrub or vine shall have a mulch bed that has a minimum radius of twelve inches measured from the foliage of the plants.
- f) Shrubs or groundcover planted in mass shall have a continuous mulch bed. All mulch installation shall be a minimum of three inches in depth.

**8. Plant Material – Acceptable**

- a) Individual plantings of annuals which are seasonal in nature, planted within the original planting bed(s) installed by the builder and do not exceed thirty-six (36") in height, do not require the approval of the ACC. However, plans for all other modifications to any existing landscaping beds or additional landscape beds must be submitted to and approved by the ACC.
- b) Plant materials should be selected and grouped to reflect ultimate growth, maintenance requirements, texture and structural contrast and seasonal color.
- c) Plants shall be grouped together in drifts or masses whenever possible rather than being spaced equally around the property.
- d) Plants must be able to stand up to the rigors of the Florida climate. Tender plants such as Ixora, Croton, Hibiscus, Acalapha, etc., will be allowed as accent plants only, not as base plantings.
- e) Some plants are toxic to children and pets. You should research these issues carefully before selecting plant materials.
- f) **Shrubs** – the following are some of the shrubs that are normally used in the South Hampton area:
  - (1) Azaleas Rhododendron spp.
  - (2) Buford Holly Ilex Opaca

(3) Camellia	Camellia spp
(4) Firecracker Plant	Russelia quisetiformus
(5) Florida Anise	Illicium floridana
(6) Gardenias	Gardenia spp.
(7) Golden Dewdrop	Duranta repens
(8) Hibiscus	Hibiscus rosa sinensis
(9) Indian Hawthorne	Rhapiolepis indica
(10) Jasmines	Jasminum spp
(11) Lorapetalum	Lorapetalum chinense
(12) Oleander	Nerium oleander
(13) Philodendron Dwarf	Philodendron xanadu
(14) Plumbago	Plumbago capensis
(15) Podocarpus (Yew)	Podocarpus macrophylla
(16) Scheffelera Dwarf	Sheffelera arbicola
(17) Schilling Holly	Ilex vomitoria 'schillings'
(18) Silverthorn	Eleangus pungens
(19) Texas Sage	Leucophyllum frutescens
(20) Viburnum	Viburnum suspensum spp
(21) Wax Leaf Privet	Ligustrum japonicum
(22) Yaupon Holly	Ilex vomitoria spp

g) **Ground Covers, Bulbs, Tropicals, etc.**

(1) African Iris	Moraea iridioides
(2) Cast Iron Plant	Aspidistra elatior
(3) Confederate jasmine	Trachel.jasminoides spp.
(4) Coontie Palm	Zamia inegrifolia
(5) Daylily	Hemerocallis spp.
(6) Holly Fern	Cyrtomium falcatum
(7) Juniper	Juniperus spp.
(8) Lily of the Nile	Agapanthus africanus
(9) Lily Turf/Liriopr	Liriope musicari spp.
(10) Mondo Grass	Ophiopogon japonicus spp.
(11) Oyster Plant	Rhoeo spathacea 'nana' Dwf
(12) Peace Lily	Spathiphyllum spp
(13) Purslane	Portulaca
(14) Spider Lily	Hymenocallis spp.

h) **Ornamental Grasses**

(1) Fakahatchee Grass	Tripsacum actiloides
(2) Florida Gamma Grass	Tripsacum floridana
(3) Fountain Grass	Pennisetum spp.
(4) Muhley Grass	Muhlenbergia capiensis
(5) Sand Cordgrass	Spartini bakeri

9. **Plant Material – Unacceptable**

a) Certain plant species shall not be permitted at South Hampton because of their nuisance characteristics, exotic origin, pest



problems, or high maintenance concerns. The following shrubs, groundcovers, etc. are prohibited for use in the landscape:

(1) Air plant	Catopsos berteroniana
(2) Air Potato	Dioscorea bulbifera
(3) Angel's Trumpet	Datura spp.
(4) Barberry	Barberis spp.
(5) Bromeliads	Aecmea spp.
(6) Cactus	Cereus spp.
(7) Cattail	Typha latifolia
(8) Century Plant	Agave Americana
(9) Coral Vine	Antigonon leptopus
(10) Euphorbia/spurge	Euphorbia spp.
(11) Firethorn	Pyrocantha coccinea
(12) Glorybower	Clerodendrum
(13) Kudzu	Pueraria lobata
(14) Pampas Grass	Cortaderia selloana
(15) Potato vine	Ipomoea spp.
(16) Psychic Nut	Jatropha curcas
(17) Vitex	Vitex spp.
(18) Yucca	Yucca spp.

b) Homeowners should exercise care and not plant any plants, vines, etc. that are known to be invasive or non-friendly to this area. For further information, please check out:

<http://plants.ifas.ufl.edu/education/district4.html>

#### 10. Ponds and Waterfalls

a) A plot plan (lot survey) showing the location of the pond and/or waterfall must be submitted with the application. If the pond is being constructed from a kit, a picture would be helpful.

b) Design of these features should discourage creation of stagnant pools of water.

c) Ponds and waterfalls shall be located in a back yard and situated in a manner that does not permit sounds from the pond, waterfall or its equipment to be heard by neighbors.

#### 11. Trellises, Lattice and Arches

a) No more than one trellis will be permitted and will not be allowed to be placed on the front façade of the house.

b) Trellises for supporting plants shall be placed within the roof overhang on the side or rear of the house.

c) Trellises must be constructed of weatherproof material, such as PVC and will be kept in good repair.

d) Free-standing trellises are prohibited.

e) Attaching trellises to the house may void applicable warranties from the home builder. Homeowners are advised and encouraged to consult with the builder before attaching anything to the house walls, fascia, roof, etc.

f) Trellises must remain plumb, level and structurally sound.

g) Arches, pergolas and similar structures are prohibited.

## **12. Vegetable and Herb Gardens, Compost Bins**

a) Herbs may be grown in the rear yard of the Home, out of view from the public streets and common areas. Vegetable gardens are not allowed.

b) Gardens shall be maintained regularly to prevent excessive weed growth.

c) Gardens shall be properly maintained during the growing season and thereafter, all dead plants shall be removed.

d) Composting is not permitted.

## **JJ. Lawn Furnishings**

1. Lawn furniture shall be located in the rear of the house on a concrete patio or within a screen enclosure and not visible from the street in front of the house. Lawn furniture is not permitted on a grassy area.

2. For safety reasons all lawn furniture shall be removed from an open patio when residence is unoccupied for a period of 7 days or more unless prior arrangements have been made with a neighbor.

3. All lawn furniture located on an open patio shall be removed upon issuance of any storm warnings of a Tropical Storm Warning or higher.

## **KK. Lighting**

1. All exterior lighting shall be consistent with the character established in South Hampton and be limited to the minimum necessary for safety, identification, and decoration.

2. Owners may not install security spotlights or flood lights unless activated by a motion sensor.

3. No spot lights, flood lights, or other high intensity lighting will be placed or utilized upon any house so that the light is directed or reflected on neighboring property.

4. Bollard light fixtures are not permitted.

5. Enclosures of light fixtures shall be designed to conceal the lamp bulb. Light bulbs may not exceed the manufacturer's recommendation for bulb wattage.

6. Fixtures may be incandescent, metal halide, mercury vapor, or high pressure sodium lamps. Colored lamps are not allowed.
7. No lighting shall be permitted that constitutes a nuisance or hazard to any owner or neighboring resident.
8. Post mount light fixtures shall be permitted in the rear of the house and not visible from the street in front of the house.
9. Rope lighting is only permitted for holiday use.

#### **LL. Ornaments**

1. Ornaments or decorative embellishments include those on lawns, landscape beds, entryways and those mounted on the house that are visible from the street or common area.
2. Ornaments shall not exceed thirty (36) inches in any dimension.
3. Ornaments of a solid color shall be white, dark green, brown, natural concrete or stone color. If made of metal, they may be the natural color of that metal.
4. Painted or glazed ornaments shall be as close as possible to the natural color(s) of the subject that they are depicting.
5. A maximum 6 ornaments and 6 potted plants are permitted as follows:
  - a) No more than 3 ornaments and 3 potted plants in front of the house.
  - b) No more than 3 ornaments and 3 potted plants in the rear of the house.
6. Lawn ornaments include, but are not limited to:
  - a) bird baths
  - b) bird feeders
  - c) bird or squirrel houses
  - d) decorative flags (including holiday, sports, etc.)
  - e) fountains
  - f) patriotic display items (yellow ribbons, decals, etc)
  - g) personal items other than furniture are considered lawn ornaments
  - h) plants on hooks
  - i) plaques
  - j) potted plants
  - k) statues
  - l) stepping stones within a landscape bed
  - m) sun dials
  - n) tiki torch (each counts as one lawn ornament)

7. For safety reasons all lawn ornaments shall be removed when residence is unoccupied for a period of 7 days or more unless prior arrangements have been made with a neighbor.
8. All lawn ornaments shall be removed upon issuance of any storm warnings of Tropical Storm Warning or higher.
9. No ornaments shall be hung from trees.
10. Bird feeders shall be mounted 5 feet above ground level.
11. Bird and squirrel homes shall not be mounted to exceed the roof eave in height. Multiple bird dwellings, i.e. bird coops are not allowed.
12. Ornaments shall not be placed down driveway perimeters, on street catch basins or on utility boxes.
13. Decorative buckets to catch air conditioner water are permitted as long as they are aesthetically pleasing (plastic paint buckets and the like shall not be used).
14. One American flag, one POW and one Military flag and door wreaths (one per door) are not counted as ornaments.
15. Flower pots containing dead plants and empty flower pots shall be removed from public view immediately.
16. Artificial plants/trees or flower arrangements are allowed on screened lanais only.
17. Ornaments and flower pots displayed in sets of two or more will be counted individually. For example, a ceramic duck with two (2) ducklings is three (3) ornaments.

**MM. Outbuildings, Sheds and Storage Containers**

1. Sheds, storage containers, car canopies, and the like are not permitted.

**NN. Patios**

1. All patios shall be in the rear yard of the Lot and not visible from the street in front of the house. Some Lots may not be conducive to installation of a patio.
2. All patios shall be solid poured concrete and shall not exceed eight feet (8') in depth and ten feet (10') in width. Tiles in an earth tone color to complement the color palette of the house may be installed on the concrete.
3. The size of patios shall be determined by the available space per Lot. In no case shall they exceed eight feet (8') in depth or ten feet (10') in

width. Lots with a retaining wall may not install a patio closer than four feet (4') to the retaining wall.

4. Construction of patios shall not adversely affect any designed and approved drainage pattern for this or any other Lot.

5. Owner is responsible for obtaining all necessary permits and for the behavior of the contractor and his representatives while working within South Hampton.

6. Owner shall obtain written agreement from neighbors and Association if contractors and materials must pass over property owned by neighbors or Association. Any damages that are a result of construction to property owned by others and property owned and/or maintained by the Association must be repaired at the Owner's expense.

7. Owner will notify the Association one week prior to start of construction so that the Association's landscape maintenance contractor can move and/or cap irrigation lines that will be affected by the construction project. Once the project is completed, Owner will notify the Association so that the irrigation system can be reconfigured for optimal irrigation. Owner will be responsible for all charges to the Association for this additional service.

8. Owner will be responsible for contacting HomeTeam Pest Defense at (813) 886 - 4700 to have Sentricon stations relocated. This will be at the expense of the Owner.

9. Owner is responsible for replacing and/or reinstalling any plants and/or turf damaged by the construction. If Owner desires for the Association to provide this service, the request must be made at the time of requesting the irrigation system shut off. Owner will be responsible for all charges to the Association for the additional service and the cost of replacement plant materials and sod.

10. Owner is responsible for having all utility lines located and flagged prior to construction and will take the appropriate actions to have utilities restored should a line be damaged.

**OO. Play Structures, Recreational Equipment and Toys**

1. No exterior play and recreational equipment, including swing sets, jungle gyms, soccer goals, trampolines, basketball equipment (portable or in-ground) or the like may be installed upon any Lot.

2. Tree houses and skateboard ramps are not permitted.

3. All children's toys must be located on patios or inside screen enclosures and must be removed from public view when not in use. Under no circumstance can they remain on grassy areas.

**PP. Rain Barrels**

1. Rain barrels designed for the purpose of capturing rain from the gutters systems may be used on the rear of the house. Screening may be required.
2. Barrels shall be placed within a landscape bed and screened from public view.
3. Barrels may not exceed three (3) feet in height and shall be earth tones in color.

**QQ. Reflectors**

1. Reflectors are not allowed.

**RR. Roofs**

1. No changes will be permitted on any roof.
2. In the event that heat and/or plumbing vents need to be replaced or additional ones installed, the Owner will be responsible for the installation. Such installation must be done by a professional installer and must be installed per Hillsborough County building codes.
3. Such vents and roof edge flashing shall be painted the same color as the roof.
4. A sample of the material to be used, including the color of the material must be submitted with the application.
5. At the time a building is scheduled for roof replacement, an application and samples shall be submitted for approval to the ACC indicating color and materials to be used.

NOTE: Installation of new vents or maintenance of existing vents may void the Builder's Warranty and limit maintenance obligations of the Association. Owners may also be held responsible for any damages sustained by other Owners within the building as a result of the installation.

**SS. Roof Extensions/Covering**

1. No roof extensions (carport or overhang) for a car, boat, equipment or any other purpose will be permitted.

**TT. Screen and Storm Doors**

Screen doors, security doors and storm doors will not be approved.

**UU. Screen Enclosures**

1. For newly installed patios, the concrete slab can be no more than eight feet deep by ten feet wide (8' X 10') - size will be determined by the location of the home – slab cannot be higher than six inches (6") above grade level at any point and cannot extend beyond the privacy fence that

may be located between units. If built on a lot with a retaining wall, the slab cannot be closer than four feet (4') from the retaining wall.

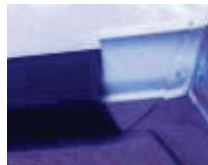
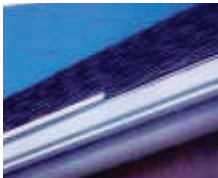
2. Frame of the screen enclosure must be white anodized aluminum.

3. Screens will be charcoal in color and may not be opaque or have decorative elements

4. Installation will meet all county and state building codes for homes within "C" Wind Exposure Zones and be designed and built to withstand 130 mile per hour winds

5. All support cables, screws and fasteners shall be of a non-corrosive material such as stainless steel

6. White structural gutters may be installed but where necessary, must be adjusted to tie into existing home gutters – runoff must be directed in a manner that will not negatively affect neighboring property or common property



Example of gutter tie-in

7. Frame shall have a half mansard roof and may not extend beyond the first floor of the home in height. The flat roof will begin at an approximate height of 9.5 feet and the dormer portion of the roof will have an approximate 2 foot slope, making the shortest wall of the enclosure approximately 7.5 feet high.



Example of approved design showing support cables

8. Kick plates will not be allowed on the enclosure walls however a small kick plate no higher than eight inches (8") will be allowed on door

9. Doors will be installed on the back wall of the enclosure and off-set to the side opposite the air conditioning unit for all interior units. End units will have the door installed on the side by the building wall.

10. For end units where the lanai has not been screened by the builder, screen panels will be installed. Doors may not be installed in this area. All materials will match the screen enclosure.

11. To protect the screen from damage from routine landscape maintenance, a twelve inch (12") mulch border that matches the mulch used in the landscaping beds will be installed around the outside of the finished screen enclosure on end unit walls. Interior units will be required to mulch between the side wall of the screen enclosure and the fence on either side of their unit. Owner may plant annuals or perennials in this area but will be responsible for maintenance of any plants. Plants other than annuals will require approval of the Architectural Control Committee. There will be a four inch (4") inset of the back wall to provide a buffer from landscape maintenance equipment.

12. Owner is responsible for cleaning and maintaining the screen patio enclosure. Upon notice from the Community Manager that maintenance is needed, the Owner must comply within two (2) weeks.

13. The screen enclosure area may NOT be used for storage purposes.

15. Owner is responsible for obtaining all necessary permits and for the behavior of the contractor and his representatives while working within South Hampton.

16. Owner will notify the Association one week prior to start of construction so that the Association's landscape maintenance contractor can move and/or cap irrigation lines that will be affected by the construction project. Once the project is completed, Owner will notify the Association so that the irrigation system can be reconfigured for optimal irrigation. Owner will be responsible for all charges to the Association for this additional service.

17. Owner will be responsible for contacting HomeTeam Pest Defense at (813) 886 - 4700 to have Sentricon stations relocated. This will be at the expense of the Owner.

18. Owner is responsible for replacing and/or reinstalling any plants and/or turf damaged by the construction. If Owner desires for the Association to provide this service, the request must be made at the time of requesting the irrigation system shut off. Owner will be responsible for all charges to the Association for the additional service and the cost of replacement plant materials and sod.

19. Owner is responsible for having all utility lines located and flagged prior to construction and will take the appropriate actions to have utilities restored should a line be damaged.

NOTE: The Association has no responsibility for maintaining this addition to your home, or for pressure washing and painting the area of the home located within the screen enclosure.



## **VV. Signs**

1. One "For Sale" or "For Rent" sign is permitted.
2. The sign may be displayed in the front yard only. It can be printed on both sides. Sign background is hunter green. Logo designs and lettering are white. No tags or tubes may be attached to the sign and sign post.
3. The sign will be mounted on a black welded metal frame. The approximate size of the sign and frame is 24" H x 18" W with a 48" overall Height.



4. The signs will be in conformity with these community standards and in new condition. Signs may be obtained through Creative Mailbox & Sign Designs (813) 818 – 7100. Alternate vendors may be used providing that the specifications are substantially followed.
5. "Protected by alarm" signs, "No Trespassing", Beware of Dog" type signs are authorized in landscaping near the front and rear door. Signs shall not exceed 6 inches by 6 inches and must have approval of the ACC.
6. No other signs are permitted, including contractor signs for patio additions and the like. A "permit board" displaying a building permit from the applicable governmental agency is allowed if that agency requires it to be posted conspicuously.

## **WW. Skylights**

Skylights will not be approved.

## **XX. Storm/Hurricane Shutters**

1. Permanently installed shutters may be accordion or roll-up style and must be approved by the ACC.
2. Temporary shutters include lexan panels or similar, aluminum panels and fabric panels. While not advised, if using plywood panels they should be marine grade and  $\frac{3}{4}$ " thick.
3. Shutters may be closed or installed upon announcement of a Hurricane Watch in Hillsborough County and must be removed no later

than two weeks after the watch/warning is lifted. Should the panels not be removed, the Association is granted an easement to the property to remove the panels and the cost of labor shall be charged to the Owner. The Association is not responsible for any damages caused by the removal or for the costs of storage of the panels.

4. In the event of an actual storm event causing substantial damage to the house, homeowner may request in writing, for an extension to this time period if the repairs and restoration of the house require that the panels remain attached for a longer period of time.

5. Shutters may not be closed or installed at any time other than a storm event as described above.

6. Under no circumstances may storm shutters or protective panels be used as a routine security measure.

**YY. Swimming Pools, Spas and Jacuzzis**

Swimming pools, spas and Jacuzzis will not be permitted.

**ZZ. Water Softeners**

1. Approval of the ACC is required. Installation may require a permit from Hillsborough County. Please check with the County Building Department.

2. Discharge from water softeners shall be routed to an open air sanitary waste line or it may dump into a laundry tub or sewer line with a "P" trap. It shall not drain to the outside open areas.

3. Water softeners shall be screened from view from the street with shrubs or other landscaping.

**AAA. Windows - Replacement, Tinting and Treatments**

1. Originally installed windows may be replaced with windows of similar style. Replacement window frames shall match existing window frames.

2. Owners may request to install energy conservation films on windows. Window tinting film applied to the interior of the windows shall be gray in color with no more than 21% solar reflectance and no less than 30% light transmittance.

3. The degree of darkness allowed for non-reflective tinting shall remain with the ACC on a case by case basis. All tinting requests must be accompanied by a brochure or manufacturer's description. All requests must include a sample of the material to be used. This sample will remain with the application and will not be returned.

4. No silver, gold or bronze reflective colors are allowed. No reflective tinting or mirror finishes (to include aluminum foil) will be permitted.

5. Window treatments shall consist of drapery, blinds, decorative panels or other tasteful window covering. Any window treatments visible to a

street shall be white, off-white or other neutral color (i.e. interior shutters in a wood tone).

6. Sheets or other temporary window covering may be used for periods not exceeding 1 week after an Owner or tenant first moves into a house or when permanent window treatments are being cleaned or repaired, but in no case may they be in place for longer than one (1) week.