

TRIPLE CREEK

ARCHITECTURAL REVIEW GUIDELINES

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SECTION I – INTRODUCTION

Statement of Purpose & Objectives of the Design Review Guidelines

The Triple Creek Homeowners Association, Inc. (the “**Association**”) of the Triple Creek Community (the “**Community**”) is desirous of establishing an aesthetically pleasing and functionally convenient community. These guidelines give residents consistent standards to follow as the foundation to use in planning any improvements and modifications to their Lots, including structures, landscaping, and other items. The Association authorizes the creation of an Architectural Review Board (“**ARB**”). It sets forth its jurisdiction, powers, obligations, and rules and regulations under which the ARB will review proposed modifications and exterior improvements. Statements in this document (hereinafter, these “**Architectural Guidelines**”) are intended to condense, amplify, or clarify provisions of the Declaration. Unless otherwise defined herein, all capitalized terms shall have the meanings set forth in the Declaration. In the event of a conflict between the Architectural Guidelines and the Declaration, the provisions of the Declaration will prevail. If there is a conflict between the Architectural Guidelines and the Use Restrictions, the Architectural Guidelines will prevail, as stated in the Declaration.

The Association has exclusive authority to administer and enforce architectural controls and to review, approve, or disapprove all residential units and related improvements constructed on each Lot. The ARB is established to review and act upon requests for approval on behalf of the Association as it relates to all exterior modifications, additions, renovations, or reconstruction of any improvement or dwelling requested to be made by a Lot Owner after the initial construction of a dwelling on their Lot. The Association may (i) revoke the reviewing authority of the ARB at any time and (ii) veto any ARB decision that it determines, at its discretion, to be inappropriate or inadvisable for any reason.

Written ARB approval must be obtained for, but is not limited to, construction of, or modification to, the exterior of any dwelling; any outbuilding, decks, terraces, patios, courtyards, driveways, parking areas, swimming pools, greenhouses, walls, fences, exterior lighting; types and colors of any exterior surfaces or materials; and landscaping, cut and fill operations, and drainage.

The development philosophy for the Community is rooted in a commitment to design quality, ensuring that materials enhance natural beauty. In all instances, the Association has a determination and desire to create an ideal living environment for generations to come through the preservation of the natural character of the Community.

The Association Board of Directors shall have the sole and absolute right to amend these Architectural Guidelines from time to time, regardless of any reviewing authority delegated to the ARB.

The standards, specifications, and procedures outlined in these Architectural Guidelines, and any subsequent amendments hereto, shall be applied and enforced prospectively to any new work or improvements requested from the date these Architectural Guidelines are initially implemented by the Association as shown herein or as of the date of any subsequent amendment. Any modification or improvement previously approved and made to a Lot by a Builder or Lot Owner before implementing these Architectural Guidelines or any amendment hereto, which would otherwise be in nonconformance with these Architectural Guidelines, shall be deemed approved and conforming for purposes hereof. However, if and when any such “grandfathered” nonconforming modification shall be modified or replaced, all such work must comply with the standards and specifications set forth herein.

Owners are responsible for repairs to existing structures, landscape, paint, turf grass, additions, etc... No application is needed for restoration to the original condition. If you are unsure or have questions, please contact the ARB or HOA Board of Directors regarding whether an application is required.

Please retain a copy of this document as part of your permanent papers to refer to now and in the future. These guidelines should also be made available to prospective buyers of your home. Please read and follow these guidelines. Hillsborough County has jurisdiction over the process to ensure compliance with County permitting requirements. Compliance with all federal, state, and local laws and regulations is the homeowner's obligation. Written approval from the ARB is required prior to the start of any exterior changes and is also required by Hillsborough County before any permits will be issued. Do not commit to labor or materials until you have received this written approval.

This document applies to all alterations, repairs, additions, or any other type of change on a homeowner's Lot that affects the exterior appearance. This document is not all-inclusive. It is the homeowner's responsibility to become familiar with all the controlling documents for the Community.

SECTION II - ARCHITECTURAL REVIEW BOARD (ARB)

A. Purpose

The ARB and the architectural review process are established to provide, govern, and maintain aesthetic standards for construction within the Community, including examining and approving, or disapproving, any proposed or modified exterior improvements for Lots.

B. Objectives

Architectural and design review shall focus on, but not be limited to, the following purposes:

1. To ensure that the location and configuration of the proposed improvements are visually harmonious with the context.
2. To ensure that the architectural design of proposed improvements and their materials and colors visually enhance and coalesce the overall appearance of the Community.
3. To ensure that the plans for landscaping are visually pleasing within their settings on the Lot and adjoining or nearby Lots and blend harmoniously with the natural landscape.
4. To ensure that any proposed improvements comply with the provisions of these Architectural Guidelines and the Declaration.

C. Enforcement Powers

1. The ARB reserves the right during the construction of the proposed improvements, as a part of its approval process, to enter the Lot to inspect the proposed changes to ensure their compliance with the approved plans and specifications. The Association will do its best, when appropriate, to provide at least 24 hours' notice prior to entering the Lot.
2. If any proposed improvements are completed without the approval of the ARB, or are not in compliance with the approved plans and specifications, the Lot Owner shall be subject to potential fines and legal action, up to and including the removal of unapproved improvements and restoration to their original condition. The Lot Owner shall bear all costs and expenses of such restoration or removal, including costs and reasonable attorney fees of the Association.
3. If the Lot Owner has not removed or restored, or commenced to remove or restore, the unapproved improvements within the allotted time frame, Management shall notify the Board of Directors of the Association, who shall then determine whether there is a non-compliance. If the Board of Directors deems non-compliance to exist, the Lot Owner shall remedy or remove the same within ten (10) days of the announcement of the Board's determination. If the Lot Owner does not comply within such time, the Board shall have the right to (1) have removed or otherwise remedy the non-complying improvement and be reimbursed by the Lot Owner for the costs of removal and remedy; (2) levy a fine against the Lot Owner; or (3) to institute an action to recover sums due for damages or to seek injunctive relief to require the Lot Owner to cease, remove, or restore the unapproved improvements.
 - i. All the remedies set forth herein are cumulative. No delay, failure, or omission by the ARB or Board of Directors in exercising any right, power, or remedy provided shall be construed as an acquiescence or a waiver of the right to enforce its rights, powers, or remedies.
 - ii. No right of action shall accrue, nor shall any action be brought or maintained by anyone whatsoever against the ARB, the Board of Directors, the Association, or any Lot Owner on account of any failure to bring any action on account of any violation or breach of the provisions of these Architectural Guidelines.
 - iii. In all enforcement actions, the Association shall be entitled to reimbursement for its attorneys' fees and costs incurred in mediation, in arbitration, in preparation for and at trial, in preparation for and on appeal, and during any post-judgment collection, bankruptcy, or probate proceedings.

D. Basis for Decision

Approval shall be granted or denied by the ARB based on the standards and guidelines promulgated by the Association Board of Directors from time to time, including:

1. Compliance with the provisions of these Architectural Guidelines.
2. The harmony of external design with the surroundings.
3. The effect of the construction on the appearance of surrounding property.

4. Such other factors, including purely aesthetic considerations, in the sole opinion of the ARB, shall affect the desirability or suitability of the construction.

E. Limitations of Responsibility

The primary goal of the ARB is to review the application, plans, materials, and samples submitted to determine if the proposed structure, improvement, or addition conforms in appearance and configuration with the Architectural Guidelines and does not assume responsibility for the following:

1. Structural adequacy, capacity, or safety features of the proposed structure.
2. Soil conditions or erosion requirements.
3. Compliance with all building codes, safety requirements, governmental laws, regulations, or ordinances.
4. Performance or quality of work by any contractor.
5. Any Lot Owner making, or causing to be made, any proposed improvement agrees and shall be deemed to have agreed that such Lot Owner and their heirs, personal representatives, and successors assign to hold the ARB, the Association, and all other Lot Owners harmless from any liability, damage of property, and from expenses arising from the construction and installation of any proposed improvements or in any way relating to the subject matter of any such reviews, acceptances, inspections, permissions, consents, or required approvals, whether given, granted or withheld. Such Lot Owner shall be solely responsible for the maintenance, repair, and insurance of any proposed improvement and assuring that the proposed improvement is in full compliance with all local, state, and federal laws, rules, and regulations. In addition, the Lot Owner is, and shall be, solely responsible for any drainage issues that might occur because of the addition or improvement.
6. The Lot Owner is responsible for getting any approvals required by the CDD.
7. The Association and ARB are not responsible for Common Areas or Amenities within the Community. Any variance requests or other reasonings referencing these areas will not be considered.

F. Membership

The Board of Directors shall appoint the ARB and it shall have the duties and functions described in the Declaration. The ARB shall consist of a minimum of three (3), but not more than five (5), volunteer Triple Creek Homeowner representatives appointed by the Board of Directors and may also include non-owner professionals such as architects, engineers, or similar professionals. These non-owner professionals may be compensated in such a manner and amount as determined by the Board.

G. Community Manager or Administrator

The Association Board of Directors may appoint the Community manager or an administrator (the "**Manager**") to handle the day-to-day responsibilities of processing submissions, coordinating with Lot Owners, and other administrative tasks including, but not limited to the following:

1. Review of Architectural Guidelines.
2. Providing pre-design conferences to consider existing data relating to a particular Lot, adjacent or planned homes, easements, setbacks, etc.
3. Scheduling of all meetings and member notification.
4. Review job progress, schedule ARB inspections and review completed project in person or via photos, and issue applicable ARB correspondence.

H. Requests for Changes to Guidelines

1. Homeowners may submit requests for changes to the Guidelines by submitting written proposed changes and reasoning for the change, including why it will benefit the Community. These requests are to be sent to the Association's Manager.

SECTION III – ARCHITECTURAL CHANGE REQUESTS; PROCEDURES

A. Application; Plans and Specifications

All persons wishing to make any addition, alteration, or modification to a Lot or any improvement existing thereon shall be required to submit an application for architectural change ("**Application for Architectural Change**"), along with the following: plans, specifications, and information, as applicable, to the particular work desired to be completed:

1. A Site Plan or Boundary Survey is required for any Architectural Change Requests indicating horizontal and vertical improvements with pertinent dimensions, setbacks, easements, all adjacent streets and walkways, finished floor elevations, fences, pools, decks, drives, and all other exterior improvements.
2. Written description
3. Brochures or pictures of the desired improvement/modification
4. Color samples
5. Contractor contact information
6. Permits
7. CDD approval

8. Architectural Change Requests that require the use of the following, but not limited to, heavy equipment, cranes, excavating, dredging, digging, or boring equipment must provide:
 - i. Contractor's company name
 - ii. Contractor's contact information
 - iii. License to transact business for which they were hired (if required by Florida)
 - iv. Contractor's proof of insurance
9. Landscape plan and landscaping additions or removals

B. Submittals

All Architectural Change Applications and supporting documentation may be submitted via email, or directly uploaded to the ARB's management software platform (CiraNet). Architectural Change Applications and inquiries should be directed to:

E-Mail: TripleC@ciramail.com

Website: <https://www.ciranet.com/ResidentPortal>

Phone: 1-866-4RealService (1-866-473-2573)

The Association will retain all applications, plans, and specifications as part of the Association's records for the Lot.

All submitted documents must be legible in order to be reviewed. If a Homeowner does not have the capability to digitize their submittals, please request assistance from the Community Manager or utilize the Triple Creek Amenity Center's services. Pictures of documents are discouraged. Applicants are encouraged to use PDF scanners to facilitate capturing documents with mobile devices (e.g., Adobe Scan – [Google Play Store](#); [Apple App Store](#)). Failure to submit legible or coherent documents may result in denial of the application.

C. ARB Variance Requests

Homeowners may submit a variance request to have their project deviate from the Architectural Guidelines. All variance requests must be made in writing to the Association's Manager and contain supporting documentation.

Variances granted by the ARB shall be considered unique to that specific Lot and shall not set a precedent for future ARB decisions.

D. Fees

The Association reserves the right to implement a review fee (“**Application Review Fee**”) and a compliance deposit (“**Architectural Change Compliance Deposit**”) to be collected with each Application for Architectural Changes, but at this time, has waived any review fees and compliance deposits.

E. Failure to Submit an Architectural Change Application

If a Lot Owner completes an exterior modification without submitting an Architectural Change Application and/or receiving ARB approval, the Lot Owner may be assessed a One-Hundred Dollar (\$100.00) non-submittal fee (“**Non-Submittal Fee**”) upon subsequent submission of the Architectural Change Application. The new Architectural Change Application shall still be subject to approval by the ARB and payment of the Non-Submittal Fee does not guarantee application approval.

F. Modifications Not Requiring Applications

Some modifications may be allowed without ARB approval within this Guidelines document. These allowances are still subject to compliance review by the Association.

Modifications found non-compliant will either be required to be changed to meet the requirement or an application be submitted to request a variance.

G. Meetings

Meetings of the ARB are open to the community, and any resident may attend should they desire. Attendance at an ARB meeting does not guarantee that your application will be reviewed during that meeting.

H. Notification

Any individual or entity who submits an Architectural Change Application (an “**Applicant**”) will be notified of the ARB's determination in writing within forty-five (45) days after receipt of a completed application. Approved Architectural Change Applications are valid for one (1) year from the approval date. After one (1) year, approval expires and becomes invalid for uncompleted projects. If the Applicant wishes to proceed with the project after the approval expiration date, the Applicant must apply for a new approval. Deletions, modifications, or changes to the project must be submitted for separate approval.

Upon completion of review by the ARB, the result of the application shall be stated in the following manner:

- **Approved**

The entire application submitted is approved in total.

- **Approved with Stipulations**

The application submitted is partially approved or approved with conditions. An Owner may only proceed with the work to be performed if it complies with all conditions set forth in the letter from the Reviewing Body, or on or in any document enclosed with the letter.

- **Request for Additional Information**

The application submitted may fit one or more of the following: does not include the necessary information to determine the scope of work to be completed, is missing necessary documents, or is illegible.

- **Not Approved (Denied)**

The entire application submitted is not approved and no work shall commence.

I. Project Completion and Inspection

After completion of any given project for which an application was submitted, the Owner must notify the Manager that the project is ready for inspection. An inspection will be made within seven (7) days of the notification of completion.

If all the approval requirements have been met, as documented in the review letter and the approved application, any performance deposits will be approved for refund.

J. Appeals

If an Application has been denied, or the approval is subject to conditions that the Applicant feels are unacceptable, the Applicant may request, in writing, a hearing before the Board of Directors.

- i. Written appeal to the Board of Directors must be received by the Manager within 15 days after receipt of a decision.
- ii. The date and time of the appeal is established by the Board of Directors. A majority decision of the Board of Directors is required to reverse an ARB decision.

K. Additional Requirements

These Architectural Guidelines have been adopted to assist Lot Owners in the Community with the architectural approval process. These are merely guidelines, and the ARB and Board of Directors will have the right to waive any of the requirements or will have the right to require additional or more stringent requirements.

Owners are responsible for verifying the effect of any proposed modifications against any existing warranties for nullification concerns.

It is the responsibility of each Owner to comply with all requirements of these Guidelines in addition to the Declaration and any applicable Supplemental Declarations.

L. Governmental Requirements

Each Lot Owner is responsible for complying with all governmental requirements and obtaining all necessary permits and approvals from the appropriate federal, state, county, or municipal governmental agencies before beginning approved work on a project. The Lot Owner shall provide copies of any required permits or approvals to the ARB if requested.

The governmental requirement shall prevail if that requirement is more stringent than those found in these Architectural Guidelines or the Declaration. To the extent that the governmental requirement is less stringent than these Architectural Guidelines, or the Declaration, the Declaration and these Architectural Guidelines shall prevail.

SECTION IV - LANDSCAPE & IRRIGATION GUIDELINES/STANDARDS

A. Introduction

The goal of the ARB is to promote the preservation of the indigenous Florida environment by encouraging an ongoing planning program to re-establish a primarily native landscape character. The Lot Owner will be encouraged to include plants and planting arrangements that align with the site's character. To this end, Owners and their designers are strongly encouraged to retain as much of the existing vegetation on their site as practically possible.

B. Design Requirements

1. ARB approval is not required for most plantings (those not listed on the Florida Invasive Species list) or most natural colored landscape bed ground coverings (e.g., mulch) as long as the existing dimensions of the landscape bed are maintained. In the case of landscape bed ground coverings, only natural colors are permitted that blend into the landscape scheme of the property. If in doubt, please submit an application for review by the ARB.
2. Renovation or replacement of turf grass with the same type/variety of grass does not require ARB approval. Homeowners are prohibited from using invasive types of grasses (such as Bermuda or Zoysia). Only St. Augustine grass is permitted. (Invasive in this instance is not referring to the species, but to the growth type.)
3. A "from seed" replacement of the grass over the entire yard is prohibited. Replacing the grass of the entire yard (front and/or back) requires sod planting.
4. Changes to the existing dimensions of landscape beds, or significant changes to the overall landscaping scheme (such as building new mulch beds, new retaining walls, etc.) require ARB approval.
5. The ground surfaces of all Lots, except those occupied by hardscape or structures, shall be covered with a combination of landscaping, sodded grass lawn, planted ground cover, and

approved mulch or rock materials. The sodded grass lawn area shall not be less than 50% of the total ground surface area unless otherwise approved. If a living ground cover is proposed in place of the sodded lawn, approval shall be secured from the ARB prior to the commencement of work. For the purpose of these Design Guidelines, topsoil or decomposed granite shall not be considered ground cover material. Ground cover or inert material shall not be used to spell out names, nicknames, names of states, city athletic teams, slogans, states, emblems, geometric patterns, or any other communication.

6. To prevent soil erosion and to maintain positive drainage, the original grades of the Lot shall be maintained during landscape and sod installation. In the event that the original grading is determined to not be sufficient for proper drainage, an Application is required to make permanent grading or drainage changes.
7. Dead or terminally diseased plantings shall be promptly removed and replaced.
8. Plants, flowers, shrubs, and trees shall not be planted in a swale such as to obstruct storm drainage along the side yards of the Lot.
9. Street Trees/Street Frontage/Right-of-Way Landscaping Requirements

Street trees shall be placed at the intersection of the right-of-way line and the side yard lot line for single-frontage Lots. Trees installed according to this Section shall be utilized to conform to **Hillsborough County Guidelines**. Refer to **Exhibit J** for further County references and requirements. For double-frontage lots (typically corner lots), see **Section V(2)(b)** below. Refer to **Exhibit B** for additional clarity. The requirements for street tree plantings are:

- i. Single-Frontage Lots require at least one (1) tree from the list of approved Hillsborough County Street Trees and shall be at a minimum height of six (6) feet upon planting.
- ii. Double-Frontage Lots require at least two (2), but up to three (3), trees from the list of approved Hillsborough County Street Trees and shall be at a minimum height of six (6) feet upon planting.
- iii. When replacing a street tree with certain types of palms from the approved list of Hillsborough County Street Trees, two (2) palms must be planted for every street tree removed. Refer to the County website (see **Exhibit J**) for specific details.
- iv. Planting, or removal, of any street tree requires ARB approval in addition to any applicable permits from Hillsborough County.

10. Irrigation Requirements

- i. **Irrigation Systems** - All developed home sites shall be required to have an automatic irrigation system covering the entire improved landscape and located entirely underground, with the exception of drip lines in the landscape bed areas. When using sprinklers, care should be taken to avoid overspray on patios, sidewalks, streets, driveways ("hardscape"), structures, windows, and adjacent properties.

- ii. **Wells** - The County water system shall supply irrigation water for all Lots and no well shall be dug or drilled on any Lot. The irrigation systems for the Lots shall not draw upon water from creeks, streams, ponds, lakes, retention or detention areas, or other bodies of water within the Community.
- iii. **Septic Tanks/Wastewater** - No septic tank may be constructed on any Lot, and no wastewater may be discharged on the open ground or into any pond, lake, marsh, or wetland.
- iv. **Modifications** - Modifications to Irrigation Systems shall not require ARB approval as long as they meet the above requirements. Homeowners are advised to notify the Association in case of extensive modifications or repairs where landscaping may be affected to avoid compliance issues.
- v. **Maintenance** - Irrigation systems are expected to be maintained to prevent over-saturation of the Lot. Homeowners notified of system failures should disable applicable zones until repairs are made. Homeowners should conduct regular inspections to ensure heads and drip lines are operating correctly. Failure to maintain the system where damage to surrounding Lots or Common Areas occurs shall be remedied at the homeowner's expense.

11. Home Site Requirements

- i. **Lot Trees** - The number and type of trees required on each Lot vary and are based on the requirements of the Hillsborough County Land Development Code. The trees installed pursuant to these Architectural Guidelines and the trees required on the home sites shall satisfy the requirements dictated by the Hillsborough County Land Development Code. At least one of the required trees must be located in each Lot's front yard, including landscaping beds. Tree types shall be selected according to the Hillsborough County Approved Tree and Hedge Materials list. Planting, or removal, of any Lot tree requires ARB approval in addition to any applicable permits from Hillsborough County. Street trees do not constitute a "Lot tree."
 - ii. **Fruit Trees** - Lots may contain no more than four (4) fruit-bearing trees at any time. The location and type of fruit-bearing tree shall be subject to ARB review. All fruit-bearing trees must be maintained in good condition, which shall include fertilizing, pruning, and harvesting of fruit as proscribed by the **University of Florida's Institute of Food and Agricultural Sciences** division as well as the consistent removal and disposal of fruit that has fallen from the fruit-bearing trees.
 - iii. **Plants/Shrubs/Flowers** - Landscaping changes that involve plants, shrubs, flowers, or other vegetation (excluding trees) not listed as invasive species on the Florida invasive species list, are exempt from ARB approval. The Florida invasive species list referenced shall be the most current version provided by the relevant authorities and the ARB shall maintain an updated copy of the Florida invasive species list and refer to it when assessing plant species within the community.
1. Homeowners may proceed with the following landscaping changes without ARB approval, provided the chosen plants are not listed on the Florida invasive species list:

- a. Planting or replacing ornamental flowers, grasses, or non-invasive plant species.
 - b. Adding or removing non-invasive shrubs or hedges.
 - c. Installing seasonal decorations or potted plants.
2. Homeowners are responsible for ensuring that the chosen plants are not listed as invasive species before proceeding with any landscaping changes. The ARB retains the right to review and make recommendations on landscaping changes that are exempt from approval under this section if they believe it is necessary to maintain the aesthetics, property values, or harmony of the community. In situations where a dispute arises regarding whether a plant is listed as an invasive species, the ARB shall consult with relevant authorities or horticultural experts to make an informed decision. Any plant species listed as invasive on the Florida invasive species list shall be subject to removal. The removal of invasive plant species shall be the responsibility of the homeowner and failure to comply with the removal requirements may result in enforcement actions and associated penalties as outlined in the HOA's fining policy.
- iv. **Gardens** - All gardens and their locations shall be submitted to the ARB and are subject to approval by the ARB. Gardens may only be installed in the rear yard in the least visible location from the road, Common Area, or adjacent Lots, and the approval of a garden may come with requirements to screen said gardens from the view of the road, Common Area, or adjacent Lots. The ARB may also limit the size of gardens based on the size of the Lot. The Owner will also be required to maintain the garden in a neat and attractive manner. If the Owner no longer wants or needs a garden, the Owner shall be required to remove the garden and re-sod and irrigate the garden's location.
- v. **Landscape Bed Ground Cover Material & Borders**
- 1. All changes to the shape and size of a Lot's landscape beds are subject to review and approval by the ARB.
 - 2. All landscape beds in the Community are required to have natural bark, mulch, pine straw, or natural rock. Artificially colored bark, mulch, stone, and synthetic materials, including rubber mulch, are prohibited from use.
 - a. Natural rock refers to non-artificial stones, pebbles, or rocks used for ground coverage.
 - b. Natural bark/mulch refers to organic mulch derived from pine tree bark, commonly used for ground cover and moisture retention.
 - c. Pine straw refers to the fallen needles of pine trees commonly used as mulch or ground cover material.
 - d. Homeowners who are using natural colored bark, mulch, pine straw, or natural rock, do not need to seek ARB approval to replace or change existing material as long as natural, non-artificial color and material is used and the size of the landscaping bed is unchanged.

- i. This exemption applies exclusively to natural colored bark, mulch, pine straw, and rock and does not extend to other landscaping materials, structures, or modifications.
3. All landscape bed borders are subject to review and approval by the ARB. Concrete landscape curbing is encouraged as a border for landscape beds in front, side, and back yards. Concrete landscape curbing must be of neutral and harmonious colors that blend seamlessly with the natural environment and community aesthetics. Bright or vivid colors that detract from the overall visual appeal of the community are not permitted. Other border materials will be approved on a case-by-case basis.

SECTION V - ARCHITECTURAL STANDARDS

A. Architectural Character

The architectural character of the Community is envisioned to be consistent with the qualities of West Central Florida, with reverence given to the natural environment, sensitivity to creating walkable and aesthetic streets, and an emphasis on the Florida vernacular and style. Ultimately, the goal is to provide architecture in the Community relevant to the area's climate, history, and culture. Typically, the standard historic domiciles are slab-on-grade or off-grade, constructed of wood-framed and clad in brick, stucco, horizontal or vertical board and batten siding with primarily horizontal-based proportions enhanced with vertical elements and vertically proportioned openings. Full brick walls may be used in localized areas or features. The following criterion defines the minimum required standards to achieve this goal.

B. Building Context

All buildings and architectural elements along a street or within a given area shall be unified in theme and character. Each home or building should strive to be unique and designed to blend in with the natural character and layout of the Community. The exterior color and material palette shall be evaluated such that at least one (1) Lot/home on the same side of the street are between another Lot/home of a similar color/material palette. Additionally, the Lot/home directly across the street may not be of a similar color/material palette.

C. Building Types

Only one-story and two-story homes shall be permitted in the community, and they shall adhere to the following general specifications.

1. **One-Story** - The one-story building type organizes living spaces on one floor. It utilizes primarily forward-facing gable roof volumes combined with an intersecting gable(s) to provide hierarchy to the street façade. Entry porches and porticos are encouraged. Building heights typically range from 20 to 30 feet, with a first-floor plate height between 9'-0" and 10'-6".
2. **Two-Story** - The two-story building type organizes living on two floors in the main volume. The second floor living space in this Florida-style home would typically be subordinate in scale to the ground floor, frequently tucked into the roof structure by utilizing dormers, gables, and/or

similar roof designs. Entry porches and porticos are encouraged. Building heights range from 25 to 35 feet with a first-floor plate height between 9'-6" and 10'-6".

D. Outbuildings, Storage Structures, and Storage Containers

1. Sheds

- a. Sheds are permitted provided they do not exceed eight (8) feet in height at apex, must be compliant with any applicable County requirements, and must be reviewed and approved by the ARB. Sheds must be consistent in appearance with the exterior façade of the home (e.g., similar design, paint color, etc.), and may not be installed in the front yard. Sheds must be properly anchored into the ground.

2. Gazebos, arbors, pergolas, and trellis structures

- a. Gazebos, arbors, and pergolas are permitted provided they do not exceed ten (10) feet in height at apex, must be compliant with any applicable County requirements, and must be reviewed and approved by the ARB. These structures may not be installed in the front yard and must be properly anchored into the ground.
- b. Trellis structures may not exceed six (6) feet in height at apex and cannot be used as fencing.

3. Storage Containers

- a. Temporary storage containers (e.g., PODS) to facilitate moving, and dumpsters to facilitate waste collection from home repairs/renovations, are permitted to be stored in the driveway for up to seven (7) days. Management may grant extensions on a case-by-case basis.

E. Exterior Treatments

1. Approved materials for exterior walls

- i. Painted cement fiber siding (in clapboard, board and batten, and/or shingle applications). Vertical panel siding will only be permitted with the written approval of the ARB.
- ii. Smooth "medium sand finish" stucco. (Troweled or highly textured stucco is permitted with the written approval of the ARB.)
- iii. Brick veneer (entirely brick buildings are not permitted).
- iv. Stacked-type field stone (including appropriate cultured stone products).
- v. Vinyl or aluminum siding is not permitted in the Community in any application on any building elevation.

- vi. The exterior walls of each residence shall be limited to a maximum of three materials. (1) board & batten with stucco, (2) Lap siding with stucco, and (3) 18" masonry base is an acceptable combination example.

F. Roofs

1. **Materials** - Only architectural asphalt shingles are permitted.
2. **Roof Replacement** - Any Lot Owner replacing their roof must submit an application to the ARB for approval if they change the color or material from what was initially installed on the home. If a Lot Owner is replacing the roof with identical color and material roofing, then the Lot Owner is not required to submit for ARB approval.
3. **Emergency Approvals** - In emergency situations, the ARB may approve roof replacements as part of repairs due to damage outside of normal meeting cadence. The Lot Owner should contact Association Management to escalate the application.
4. **Damage and Tarps** - Tarps are permitted on roofs when damage occurs, but must be maintained and not become tattered, torn, or otherwise dilapidated. Tarps are not an acceptable sustained roofing material, and all tarps shall only be in place until appropriate repairs are scheduled with the insurance company and licensed contractor. The Association may request proof of ongoing insurance claims while the tarp is in place.

G. Gutters and Downspouts

The location, type, and color of all gutters, downspouts, splash guards, and gutter guards shall not require approval by the ARB as long as they meet the below criteria. Any variations from the below must be approved by the ARB **prior** to installation.

1. **Gutters** - All gutters shall be seamless and constructed of aluminum. All aluminum gutters should match the color of the roofline trim.
2. **Splash Guards** - All splash guards (installed on gutters to prevent overrun) shall match the color of the gutters and be constructed of aluminum.
3. **Gutter Guards** - All gutter guards shall match either the color of the shingles or the gutters and be constructed of aluminum.
4. **Downspouts** - All downspouts shall be seamless (unless a break or angle in the downspout is required) and constructed of aluminum. The preferred dimensions for all downspouts are 3"x 4". All aluminum downspouts shall match the color of the surface to which they are affixed or the surface to which they are adjacent (color of home or exterior trim). The Lot Owner should make every effort to prevent downspouts from being installed on the front of the home. The preferred location for downspouts shall be the sides and/or back of the home.
 - i. Downspouts on the front of the home need prior ARB approval and require recommendation from the gutter installation company.

5. **Splash Blocks** - All splash blocks, which are installed at downspout outlets to prevent erosion, should be placed or screened in such a way as to not be visible from the road and should blend in with the landscaping or color of the home.

H. Windows

1. Aluminum, vinyl, and other metal screen frames may be used. Frames must match the window frame color and screen material may only be charcoal in color.
2. No reflective foil, reflective glass, or other reflective materials shall be installed or maintained on any windows of a home.
3. The portion of the drapes, blinds, or other window treatments visible from the outside of the home shall be a solid (non-patterned) color. Solid white is the preferred color.

I. Decorative Exterior Shutters

1. Shutters may be used both for doors and window elements and at porches.
2. Vertical lap and louvered shutters are acceptable.
3. Shutters must be painted an accent color, complementing exterior finish materials and trim used on the home.
4. Double shutters shall be full sash height and half the sash width of the window or door they adjoin. Single shutters are to be full sash height and width for the window or door they adjoin.
5. Shutter material shall be composite or wood.
6. Acceptable hardware finishes include iron, nickel, stainless steel, bronze, oil-rubbed bronze, black, gold, or brass. The hardware should complement exterior finish materials and trim.
7. Decorative exterior shutters are not to be confused with corrugated metal shutters designed as hurricane protection systems.

J. Doors

1. Main entry doors shall be a solid color that is compatible to the house colors and must be approved by the ARB.
2. Screen and storm doors at exterior passages fronting streets shall be permitted only by ARB approval. The color of the storm door trim must match the color of the door or adjacent trim.
3. Side lights at front entry doors are permitted.
4. The door material should be wood, prefinished fiberglass, or prefinished decorative metal.

5. Decorative door glass is permitted with ARB approval. Door glass may be beveled, frosted, or stained.
6. Acceptable hardware finishes include iron, nickel, stainless steel, bronze, oil-rubbed bronze, black, gold, or brass. The hardware should complement exterior finish materials and trim.

K. Fireplaces & Chimneys

1. Fireplaces with chimneys are not permitted.

L. Screened Enclosures and Lanais

1. Screened enclosures and lanais are permitted within the Community, provided they do not conflict with the building setback for each home site and comply with all applicable building code requirements.
2. Screened enclosures and lanais are permitted only along the rear elevation of the residence.
3. Screened enclosure and lanai framing shall be dark bronze unless otherwise approved by the ARB.
4. Screening may only be charcoal in color.
5. The ARB must approve screened enclosures, porches, and lanais extending outside the existing structure. Under-wall screen enclosures/lanais are permitted without ARB approval if they meet the above requirements.

M. Garages

1. General

- i. A two-car garage must be provided for each residence, either as two separate (8' wide) doors or a single (16' wide) two-bay door. Three-car garages shall only be permitted on Lots sixty feet (60') in width or larger.
2. **Garage Doors** - All garage doors are required to have trim detail and fenestration appropriate to the Old Florida character. Typically, the garage door should be dark in color and have a paneled face. The following outlines the requirements:
 - i. Doors should have a multiple-panel design or applied trim to complement the house's features.
 - ii. Addition or replacement of hardware accents do not require ARB approval. Homeowners are encouraged to select accents that are compatible with the architectural style and aesthetics of their home and should not create a visual disruption.

- iii. The design, material, color, pattern, and features of proposed garage doors and changes to existing garage doors, other than installation of hardware accents, require review and approval by the ARB.
- iv. Garage door screens may be permitted if the trim matches the garage door trim, the screen color is charcoal, and the screen is only visible when the garage is actively in use. The screen system shall not be used as a replacement for traditional garage doors. Temporary screens are not permitted, such as the screens held up by Velcro. Garage door screens require review and approval by the ARB.
- v. The installation or replacement of garage door keypads on homes does not require prior approval from the ARB. While ARB approval is not required, homeowners should choose keypads that blend harmoniously with the overall appearance of the property and do not create a visual disruption.

N. Fences

Fences are permitted only on the rear and rear portions of the side yard of Lots, as follows:

1. Fence Location

- a. Fences shall not be installed any closer to the street than the side building setback line and no closer than twenty (20) feet from the front corner of the house. The front corner is determined where the house's first floor, continuous side elevation, ends on each side of the home. This does not include front porches that are built into the home.
- b. If fencing is placed on property lines, it must be contiguous to any existing neighboring fence – no double fencing between homes is allowed. Double fencing is two parallel lengths running on adjoining Lots.
- c. Fences on corner lots require coordination with the ARB due to their unique layout and concerns for vehicle visibility/safety and compliance with existing easements and County building code setback requirements. Corner lots may be subject to more stringent rules regarding setbacks in order to preserve vehicle visibility and community safety.
- d. It is not recommended that fences be installed within easements. However, if the ARB may approve a fence to be installed within an easement, it is the responsibility of the Owner to correct any changes in drainage on the Owner's Lot or adjoining Lot(s) at the Owner's expense. Any fence installed within an easement shall be installed at the Owner's risk. Neither the Association, the County, nor any other such party having rights or obligations to conduct maintenance or repairs within the easement shall be responsible to the Owner for damage to any such fence which occurs during the course of any such maintenance or repairs, or to reinstall any such fence or portion thereof caused to be removed in connection therewith.
- e. Under no circumstance may a fence be installed past any conservation (wetland or other) setback lines on any Lot within the Community.

2. Fence Height and Lot Restrictions

- a.** Fences in a Lot's rear yard that abuts the central lake (Boggy Creek Lake) shall be black aluminum material, be picket-type construction, and be four (4) feet high for all sections.
- b.** All other Lots may install fences consisting of either black aluminum picket, or white vinyl picket or privacy style fence, to a minimum height of four (4) feet and a maximum height of six (6) feet. Combining aluminum and vinyl fence on the same Lot is not permitted.
- c.** All Lots abutting any conservation area (wetland or otherwise), or other body of water, shall be limited to a maximum height of four (4) foot picket-style fencing for the rear yard portion of the fence (the property line parallel to the abutment). In such instances, a transition section shall be used to bring the higher fencing down to match the rear portion of the fence.
- d.** Fence transition sections from a lower section to a higher section shall be gradually sloped at the top over a length of six (6) feet.
- e.** All fences abutting a common area or Association/CDD maintained fence or wall, as determined by the Association, shall not be higher than the Association/CDD fence/wall at the intersection of the two structures.

3. Fence Material Specifications

a. Aluminum Fences

- i.** Aluminum fences shall only be black in color.
- ii.** Aluminum fences shall be “flat top” picket constructed. Exposed finials (e.g.,spears) or picket tops are not permitted.
- iii.** A “puppy guard,” or “short picket” option, permanent or removable, is allowed for all aluminum fences - this is double picketing on the lower portion of the fence. Removable puppy guard fencing shall be integrated as part of the fence, i.e. no chicken wire or other similar material shall be placed along the fence.
- iv.** All gate and similar hardware shall be black for aluminum fences.

b. Vinyl Fences

- i.** Vinyl fences shall only be white in color.
- ii.** Vinyl fences shall be “flat top” picket or privacy constructed as determined by Lot location and orientation above. Individual panels mixing picket, decorative, or lattice-type and privacy elements are not permitted. Exposed picket tops are not permitted.

- iii. Post caps shall be pyramid-type only. Spiked or large decorative caps are not permitted. It is recommended to secure post caps with either glue or screws to prevent them from blowing off during severe storms and hurricanes.
 - iv. Post caps featuring built-in lights require ARB approval and are subject to the general guidelines of the Exterior Lighting section.
 - v. All gate and similar hardware shall be black or white in color for vinyl fences.
4. No paints or stains are permitted on fences after installation.
 5. Refer to **Exhibits C, D, and E** for additional information.

O. Exterior Colors

1. All exterior painting projects that include a change from existing colors or shades of existing colors require approval from the ARB. The application must explain, in detail, for each paint color: the manufacturer, the sheen, and the location on the home where the color will be applied. Paint swatches must be included with the application, and it is suggested that exterior paint colors be selected from the Sherwin Williams “Historic Collection” palette or the builders original color palettes.
2. The ARB reserves the right to further designate an official color palette and color scheme for the neighborhood. Primary and trim colors should be consistent with the community and homeowners may not repeat color schemes of the homes on either adjacent side, as well as the home directly across the street.

The Association has worked with Sherwin-Williams to curate the pre-approved colors on their website. You can find the Sherwin Williams HOA Color Archive here:

<https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/hoa>

(FL > Riverview > Triple Creek)

P. Skylights, Solar Panels, and Solar Shingles

Skylights, solar panels, and solar shingles shall be fixed to the roof systems of the home. Photovoltaics are subject to review by the ARB and may be integrated as part of the roof cladding system (solar tiles) or solar panels. The following guidelines shall apply:

1. Solar panels, including those used to heat water and those that provide photovoltaic energy, or skylights must be submitted to the ARB for review and approval. Ground-mounted panels are not permitted.
2. All installations are to be completed on the back of the dwelling roof and in a manner that will cause the least adverse visual impact to neighboring properties, while still allowing an

acceptable amount of exposure to the sun. All components of the system, including electrical wiring, must be completely concealed from view.

3. The orientation to adjacent homes, Common Areas, lakes, and streets will be considered when approving solar panels and skylight locations. Solar panels are not permitted on street-facing elevations of the house unless acceptable exposure cannot be achieved elsewhere, and such is confirmed in writing by the installation contractor.
4. Solar panels and skylights must blend with the color of the roof as much as practical.
5. Solar shingles must match existing shingles as much as practical.
6. Exposed conduit and piping to solar panels, electrical or water heating, that are fixed to exterior walls shall be painted the color of the body of the house. Homeowners should ensure that labels required by code are not painted over. This may include, but is not limited to, warning or disconnect labels.

SECTION VII - SITE ELEMENTS

A. Flagpoles and Flags

1. Homeowners may erect a freestanding flagpole no more than twenty (20) feet high on any portion of the Lot as long as the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement or conservation setback.
2. Homeowners may further display, in a respectful manner, from that flagpole one official United States flag, not larger than four and a half (4-½) feet by six (6) feet and may additionally display one other flag permitted under Section 720.304(2)(a) of the Florida Statutes as amended from time to time. Such additional flags must be equal in size to, or smaller than, the United States flag.
3. 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. Flagpoles must be submitted to the ARB for review, including location and height.
4. Homeowners are permitted to install one (1) house-mounted flagpole so long as the pole is a maximum of six (6) feet in length and is mounted inside a pole bracket that is properly anchored to the home. Installation of a house mounted flagpole requires ARB approval.
5. Homeowners may display, in a respectful manner, up to two (2) of the portable, removable flags, not larger than four and a half (4-½) feet by six (6) feet, as listed in Section 720.304(2)(a) of the Florida Statutes as amended from time to time.
6. Garden type flags are not subject to these regulations.

B. Service Equipment

Air conditioning, water treatment, natural gas tanks, and pool equipment may be located within a residential side yard, provided it is fully screened from view from the adjacent Lot and/or public Right-of-Way (ROW). Appropriate screening may consist of a continuous landscape hedge, screen wall, or fence consistent with the fence guidelines outlined in this document. The minimum height of any such screening shall be the height of the improvement or equipment it is screening.

1. Water treatment equipment, such as water softeners, do not require prior approval from the ARB as long as they meet the screening requirements outlined above.

C. Outdoor Kitchens

1. Outdoor kitchens and built-in barbeques shall be subject to approval by the ARB and may be placed in the rear yard only, adjacent to the house or patio, and shall not extend laterally past the side wall of the house.
2. The exterior surround shall match the color and finish of the house walls.
3. Lot Owners installing cooking equipment under a patio roof or inside a screen or glass enclosure must consider requirements for exhaust ventilation. Installation of roof-mounted equipment is not permitted.

D. Walks & Driveways

1. All pedestrian walks within the Right-of-Way (ROW) shall be constructed of concrete with a light broom finish.
2. Alternative paving materials are encouraged for walks and driveways on the residential property and outside the ROW, consisting of concrete pavers or clay bricks. All concrete pavers or bricks must be traditional in shape.
3. Pedestrian walks serving the front porch and entry door will be a minimum of three (3) feet in width to ensure compliance with the Americans with Disabilities Act (ADA-compliant).
4. Driveways can be extended no wider than two (2) additional feet on each side of the original driveway and must not extend beyond the home. Extensions may be composed of poured concrete or concrete pavers. All extensions require ARB approval.
5. Driveway variances will be reviewed on a case-by-case basis, and the ARB will consider home design and elevation and whether the home has a two (2) or three (3) car garage.
6. No additional parking places may be constructed on any lot.
7. Sidewalks are the property of Hillsborough County. Any sidewalks requiring replacement or repair must be made to the County's specifications. At the intersection between sidewalks and driveways, the sidewalk material shall take precedence over the driveway material (sidewalks may not be replaced with pavers). Sidewalks shall be constructed across driveways as a

continuous element. Homeowners are required to perform basic sidewalk maintenance with their Lot, such as weeding and cleaning.

8. If custom materials (e.g., pavers) and patterns are used on the driveway, a design plan and pictorial samples must be submitted to the ARB for approval.
9. Bright or multi-color paving, contemporary shaped unit pavers, or alternatives such as stamped or stained concrete or asphalt is not permitted without ARB approval.
10. In all cases, the driveway alignment must be designed to protect and avoid any and all existing trees and Common Area improvements.
11. Asphalt driveways are prohibited.

E. Fountains and Garden Ornaments

Individual personalities and preferences can be distinguished through the placement of garden ornamentation. Before purchasing these items, homeowners must apply for and receive approval from the ARB. Homeowners must make a studied design approach to selecting and placing such ornamentation to ensure a pleasing scale, mass, arrangement, and balance – free of clutter and haphazard placement. No more than a total of four (4) lawn or garden ornaments will be permitted on any Lot in the Community.

1. Garden ornamentation includes such things as statuary, globes, planter pots, trellis and landscape structures, plant bed edging materials, rockwork, sundials, sculpture, pedestals, benches, raised planter beds, bird-feeders and houses, and other similar elements.
2. All ornamentation elements require approval by the ARB, including bird baths, bird feeders, trellises, statues, etc., or any other structures over four (4) feet tall.

F. Clotheslines

Posts, ropes, cables, and any other structure or material used for drying clothes (collectively “**Clotheslines**”) may only be installed in the rear yard and are only permitted in areas of a Lot that are completely screened from view from adjacent Lots, streets, and Common Areas. Clothes, towels, and rugs should not be hung on any porch railing or fencing visible from the Common Areas or streets in the Community.

G. Generators

1. Whole-house, storm-recovery, or backup generators must be installed either on the side of a home or at the rear of the home, and on a poured-in-place slab or modular pavers. Generators installed on the side of a home shall be screened from view with fencing consistent with the fence guidelines, a screen wall, or a continuous landscape hedge, of a height sufficient to screen the generator and pad fully when viewed from the street or an adjacent Lot.
2. No portable generators are permitted in the Community except for short-term temporary emergencies.

3. The request to install a generator must be submitted for review and approved by the ARB.
4. Generators may be run for testing and maintenance between the hours of 9:00 AM and 5:00 PM, and may not have a noise level in excess of seventy-one (71) decibels. During a power outage, there will be no restriction on usage.

H. Exterior Lighting

1. No lighting shall be located or angled to interfere with vehicular traffic or become a nuisance to neighbors by adversely affecting the nighttime environment of adjacent properties. Fixtures shall keep the home's overall aesthetic, and various types of fixtures shall be similar in color and style.
2. **Carriage Lights**
 - i. Carriage lights (exterior wall light fixtures) require ARB approval for both new and replacement fixtures. Colored and color-changing bulbs are permissible; permitted programmatic functions are not a nuisance.
3. **Flood Lights** - The installation or replacement of flood lights on homeowners' property requires prior approval from the ARB and shall meet the below criteria.
 - i. Proper positioning and angling of flood lights should be considered to focus the light on the intended area and minimize light pollution.
 - ii. Homeowners are responsible for ensuring that the floodlights are used responsibly, avoiding any undue inconvenience or annoyance to neighboring Lots, including audible alerts or announcements that may be integrated with the fixture.
 - iii. Homeowners should consider timers, motion sensors, or other means of controlling the activation and duration of the flood lights to minimize unnecessary illumination. They should not be triggered by cars passing by the property in the Right of Way.
4. **Landscape Lighting** - Landscape lighting may be installed with ARB approval as long as it meets these requirements in addition to those listed above.
 - i. Landscape lighting is defined as small, low-output lighting that serves the purposes of accenting landscaping plants and trees or for pedestrian guidance and safety. Bright spotlight type lighting for trees, homes, or other accents shall fall into the "Other Exterior Lighting" category.
 - ii. Both solar and hard-wired types of lighting are permitted.
 - iii. Both highlight and decorative lighting are allowed. Colored and color-changing bulbs are permissible as long as programmatic functions are not a nuisance. Decorative lighting for holidays is covered elsewhere in these Guidelines.

- iv. Fixtures need to be kept in working order. Broken fixtures should be removed or replaced.

5. Permanent LED Holiday Lighting - Permanent holiday lighting installation requires ARB approval and must meet the following requirements.

- i. Lighting shall be installed along the soffit area of the home only.
- ii. Any visible hardware shall match the trim and soffit colors to not be noticeable during the day.
- iii. All wiring shall be hidden and not exposed. Any required electrical conduit runs shall be painted to match the home's exterior.
- iv. Programmatic operation of the lighting system shall not be a distraction or nuisance (e.g., strobing effects and rapid chase or transition). Colors should be appropriate for the season or holiday.

6. Other Exterior Lighting

- i. All other decorative or landscape lighting requires approval from the ARB. This includes, but is not limited to, the following.
 - a. Permanent string or rope lighting that is visible from adjacent properties.
 - b. Lighting installed on screen enclosures and cages.
 - c. Any lighting installed on fences, including post-top lights.
- ii. The requirements shall be derived from the above requirements in this Exterior Lighting section as applicable to specific applications.

I. Security Systems

- 1. Exterior-mounted security system devices require approval by the ARB, including, but not limited to cameras and sensors.
 - i. Basic floodlights without cameras are covered under Section VII.H.
 - ii. Doorbell cameras are covered under Section VII.N.
- 2. Applications must include a site plan showing the location, height, and viewing direction of the cameras. Camera direction can be identified with an arrow or a triangle indicating the direction and field of view. Cameras that show clear line of sight to neighboring Lots may require approval of such neighboring Lot Owners.

3. Exterior audible alarms are not permitted, including security cameras that provide audible notifications of active recording as they have proven to be a nuisance to neighbors. Doorbell cameras are excluded from this requirement permitted that it cannot be heard outside of the local entryway.
4. Cameras and other devices should attempt to match the surrounding color of the installed location as much as possible.
5. External wiring should be minimized as much as possible, and any wiring runs, in or outside of conduit, should be painted to match the surrounding section of the home.
6. It is the responsibility of the homeowner to ensure that all cameras do not infringe upon the privacy of other residents or violate any local, state, or federal laws. Cameras are prohibited by law to monitor public spaces such as playgrounds and parks.
7. Neighbors that feel their privacy is being violated by installed cameras may contact the Association for review of the cameras in question and the homeowner may be required to change their camera angle, relocate it, or provide other measures to ensure privacy.

J. Holiday Decorations and Lighting

1. Holiday decorations and lighting are allowed without ARB approval up to thirty (30) days before, and fifteen (15) days after, a publicly observed holiday or religious observance, so long as they are unobtrusive and are installed only during the appropriate season.
2. The ARB reserves the right to require the removal of any such decorations which it deems to (A) be excessive in number, size, or brightness relative to other Lots in the area; (B) draw excessive attention or traffic; (C) unreasonably interfere with the use and enjoyment of neighboring properties; or (D) cause a dangerous condition to exist. The Association shall have the right, upon fifteen (15) days prior written notice, to enter upon any Lot and summarily remove exterior lights or decorations displayed in violation of this provision. The Association, and the individuals removing the lights or decorations, shall not be liable to the Owner for trespass, conversion, or damages of any kind except intentional misdeeds and gross negligence.
3. Installation of permanent holiday lights mounted to the home requires ARB approval and shall be subject to the same regulations as non-permanent holiday lighting (see Section VII.H.5 above).

K. Boats, Recreational Vehicles, and Trailers

1. Lot Owners may not store boats, recreational vehicles (RV's, ATV's, golf carts, jet-skis, etc.), or trailers in driveways or the yard. Twenty-four (24) hour exceptions may be granted by Management or the Board of Directors to facilitate loading/unloading and/or general cleaning/maintenance.

2. Boats, recreational vehicles, or trailers may be stored in Owner’s garages if possible.
3. Owners shall have no right to attach docks, anchor or store boats, canoes, or other watercraft, or otherwise disturb vegetation between a Lot or Common Area boundary and a pond, lake, marsh, or wetlands.

L. Play Equipment and Sports Equipment

1. **General** - Play or sports equipment requires an application and must be reviewed by the ARB. Approvals for permanently installed play equipment are based on lot orientation, structure size, lakes, neighboring homes, Common Areas, and proposed screening.

- i. Play equipment shall be located in the rear yard at least ten (10) feet from any neighbor’s property line. Landscaping shall be provided to adequately screen play equipment from neighbors and the rear of the property except on Lots facing natural areas, conservation lands, or similar conditions.
- ii. Large, inflatable structures are prohibited from permanent installation.
- iii. All play equipment must be maintained in a neat and attractive condition. Broken, rusted, or dilapidated play equipment must be repaired or removed from the Lot upon notice by the Association.

2. Play Equipment

- i. Play equipment shall be in natural brown, gray, and/or green tones.
- ii. Play equipment height shall be limited to ten (10) feet above grade.
- iii. All trampolines must obtain approval from the ARB.

3. Sports Equipment

- i. Permanent basketball goals are not permitted within the Community, either mounted on the façade of a home or garage or installed in the ground. Temporary portable basketball goals are permitted, provided they are maintained in good condition & working order.
- ii. The placement of portable basketball goals on sidewalks or the right-of-way is not permitted when not in use.
- iii. If intended as permanent, putting surfaces, pitch/chip mats, batting cages, and similar “netted” and enclosed training apparatus must be approved by the ARB, and may only be installed in the rear yard of the home.
- iv. If intended as permanent, badminton, volleyball, bocce, lawn bowling, horseshoes, and other courts must be approved by the ARB, and may only be installed in the rear yard of the home.

M. Satellite Dishes

1. Applications to the ARB for satellite dishes are not required; however, the below requirements must be adhered to and will be enforced.
2. The **preferred location** of a satellite dish installation is on the back or the side of the home as far back towards the rear corner of the dwelling unit as possible and tucked under the roof's eaves.
3. **Ground/Pole mounted satellite dishes are highly discouraged**; however, if a homeowner intends to install a satellite on a pole, it must be in the back or side yard. Unless otherwise required by law, satellite dishes are **strictly prohibited** in the front yard.
 - i. Side yard satellite dish pole mounts must be located within the back third (1/3) of the shell of the home, tucked in as close to the side wall as possible, and well screened from the road and Common Areas by tall shrubs or privacy screening.
 - ii. Backyard satellite dish pole mounts must be screened from the view of Common Areas and adjoining Lots by shrubs. Screening shall require an application to be submitted to and approved by the ARB.
4. Satellite dishes must not exceed one (1) meter (39.37 inches) in diameter based on the standards of the Federal Communications Commission Over-the-Air-Reception Devices (OTARD) rule as outlined in the Telecommunications Act of 1996.
5. Dishes must be dark gray, dark brown, or black.
6. Satellite dishes no longer in use or in disrepair must be removed.
7. See **Exhibit H** for further clarification.

N. Doorbells

1. Installation or replacement of doorbells or video doorbells on homeowners' property do not require prior approval from the ARB.
 - i. While ARB approval is not required, homeowners shall select video doorbells that blend harmoniously with the overall appearance of the property and do not create a visual disruption.
 - ii. It is the responsibility of the homeowner to ensure that a video doorbell installation does not infringe upon the privacy of other residents or violate any local, state, or federal laws.

O. House Numbers

House numbers are required and should be legible, but of a size and material which is appropriate for the style and size of the house. Oversized numbers are not allowed. House numbers should be located such that they will be illuminated by front entry lights. All modifications relating to house numbers must be approved by the ARB.

P. Hurricane Protective Systems (Hurricane Shutters)

1. Hurricane protective systems, such as hurricane shutters, shall be used as protection systems only in the event of an incoming tropical weather system and are not to be confused with decorative shutters. Any system may not be installed earlier than seventy-two (72) hours prior to a tropical weather system's arrival and must be removed and stored no later than seventy-two (72) hours after the tropical weather system passes. The Board may waive, or extend, the time hurricane protective systems can remain installed in the event of a declared State of Emergency.
2. All permanent hurricane protective systems (such as roll down shutters, or accordion shutters) require prior approval from the ARB.
3. Any exposed hardware must be painted to coordinate with the existing house/trim color.
4. If necessary, plywood may be used as temporary storm protection and for temporary repair.

Q. Home Additions and Modifications

Any external home additions or modifications require prior written approval from the ARB before work is performed. Additions and modifications must compliment the current structure and design.

R. Fire Pits and Outdoor Fireplaces

1. All permanent fire pits or outdoor fireplaces require ARB approval.
2. Permanent fire pits are permitted in the rear of the yard, may not extend into the side yard lot setbacks, and shall be located at least ten (10) feet from any neighbor's property line and twenty-five (25) feet from any structure. Permanent fire pits may require county permits.
3. All fire pit types, permanent and movable, must conform with [Hillsborough County Open Burning Restrictions](#), summarized as follows:
 - a. No permit is required if you have a small fire pit, like those sold at home improvement or other stores.
 - b. Burn only clean, dry wood.
 - c. Must be a minimum of twenty-five (25) feet from any structure.
 - d. Only use for keeping warm or cooking.
 - e. All fires must be completely extinguished before they are left unattended. No fire may be left unattended for more than fifteen (15) minutes.

S. Swimming Pools

1. General Guidelines

- i. All pools and associated equipment and features require approval by the ARB.
- ii. Baby barrier fences are not approved as perimeter fencing for pools, only as an additional safety feature. All baby barrier fences must be black and depicted on the pool plan.
- iii. All pool equipment must be fully screened as defined in Section VII.B for Service Equipment.
- iv. Above-ground swimming pools are prohibited in the Community.
- v. The pool design, location, and layout must demonstrate avoidance of live oak trees and their root system(s) during site preparation and construction, if applicable.
- vi. All construction-related activity, including damages to neighboring properties, including sidewalks, Common Areas, and adjacent Lots are the responsibility of the homeowner. Any damages are the responsibility of the homeowner to repair to the original condition.
- vii. Draining of water from the pool during construction, which is directed to a lake or curb drain, must be clean filtered water only. The pool contractor must thoroughly clean and remove any staining or rust discoloration on curbs, gutters, sidewalks, or streets resulting from such draining during construction.
- viii. Pools are not allowed in front or side yards.
- ix. Approval from the CDD is required as part of the ARB application for pools. The CDD will verify Common Area access requirements by the contractor, if any, and may levy a security deposit for use of such areas.
- x. Above-ground spas, hydro-therapy and hot tubs are only permitted under a roofed patio or within screen enclosures attached to the home and are subject to review by the ARB for approval. All screen enclosures must meet the requirements specified in these guidelines.

2. Application Process and Requirements

- i. Applications for pools must include a site plan and elevation and must include all applicable Architectural Change fees and deposits, if any. The site plan must show the following:
 - a. Location of the pool and all other associated features, landscaping, screen enclosures, pool equipment, fences that are intended to be part of the project, as well as all existing structures, landscaping, or other items to remain existing.
 - b. Contractor access path to the staging area and construction site. Access that may interfere with neighboring Lots requires signed permission from the Lot owner for use, including CDD approval for Common Areas.
 - c. Tree protection provisions must be included in pool and landscape plan submissions if applicable.
 - d. Staging area for building materials and equipment.

- e. Pool design dimensions; at least three (3) feet setback from the rear property line.
- f. Pool design specifications including tile color, paver or decking material, and color.
- g. Pool contractor's information.
- ii. Associated screen enclosures must accompany applications for pool construction as a complete package. Screen enclosures must meet the requirements as specified within these Guidelines.
- iii. Associated perimeter fences must accompany applications for pool construction as a complete package. Fences must meet the requirements as specified within these Guidelines.
- iv. Associated new or replacement landscaping must accompany applications for pool construction. Landscaping changes must meet the requirements as specified within these Guidelines.
- v. It may be required that the pool location and rear and side property lines be staked by the pool contractor and/or a registered surveyor as part of the application review and approval process by the ARB.

EXHIBIT A - PREFERRED PLANT LIST

Canopy Trees:

Live Oak
Sweetbay Magnolia
Drake Elm
Sweet Bay
River Birch
Dahoon Holly

Palms:

Cabbage Palm
Sylvester Palm

Buffer Trees (full to ground):

Little Gem Magnolia
Eagleston Holly
East Palatka Holly

Flowering Trees:

Magnolia ssp.
Crape Myrtle
Redbud
Dogwood

Accent Trees:

Red Maple
Crape Myrtle
Ligustrum (Patio Tree form)
Little Gem Magnolia
Nellie Stevens Holly
East Palatka Holly

Palms

European Fan Palm
Chinese Fan Palm
Windmill Palm

Plant Bed Material (Earth Tone)

Mulch
Pine Straw
Pine Bark

Shrubs

Wax Myrtle
Gallberry (Ilex glabra)
Azalea sp.
Florida Anise
Gardenia
Schillings Holly
Ligustrum (shrub form)
Indian Hawthorne
Podocarpus
Muhley Grass
Spartina
Fakahatchee Grass
African Iris
Lily of the Nile
Burford Holly
Lorapetulum
Viburnum suspensum
Indian Hawthorn
Liriope

Groundcovers

Mexican Heather
Lantana
Dwarf Asian Jasmine
Confederate Jasmine
Shore Juniper
Mondo Grass

Ground Covers/Grasses/Accents

Shore Juniper
Sand Cordgrass
Liriope sp.
Daylily
Dwarf/Asiatic Jasmine
Mondo Grass

Turfgrass/Sod

St Augustine Grass 'Floritam'

NOTE: *This list is to be used as a recommendation and is not an all-inclusive list. All plants must comply with Hillsborough County requirements.*

EXHIBIT B – TYPICAL STREET TREE LAYOUT

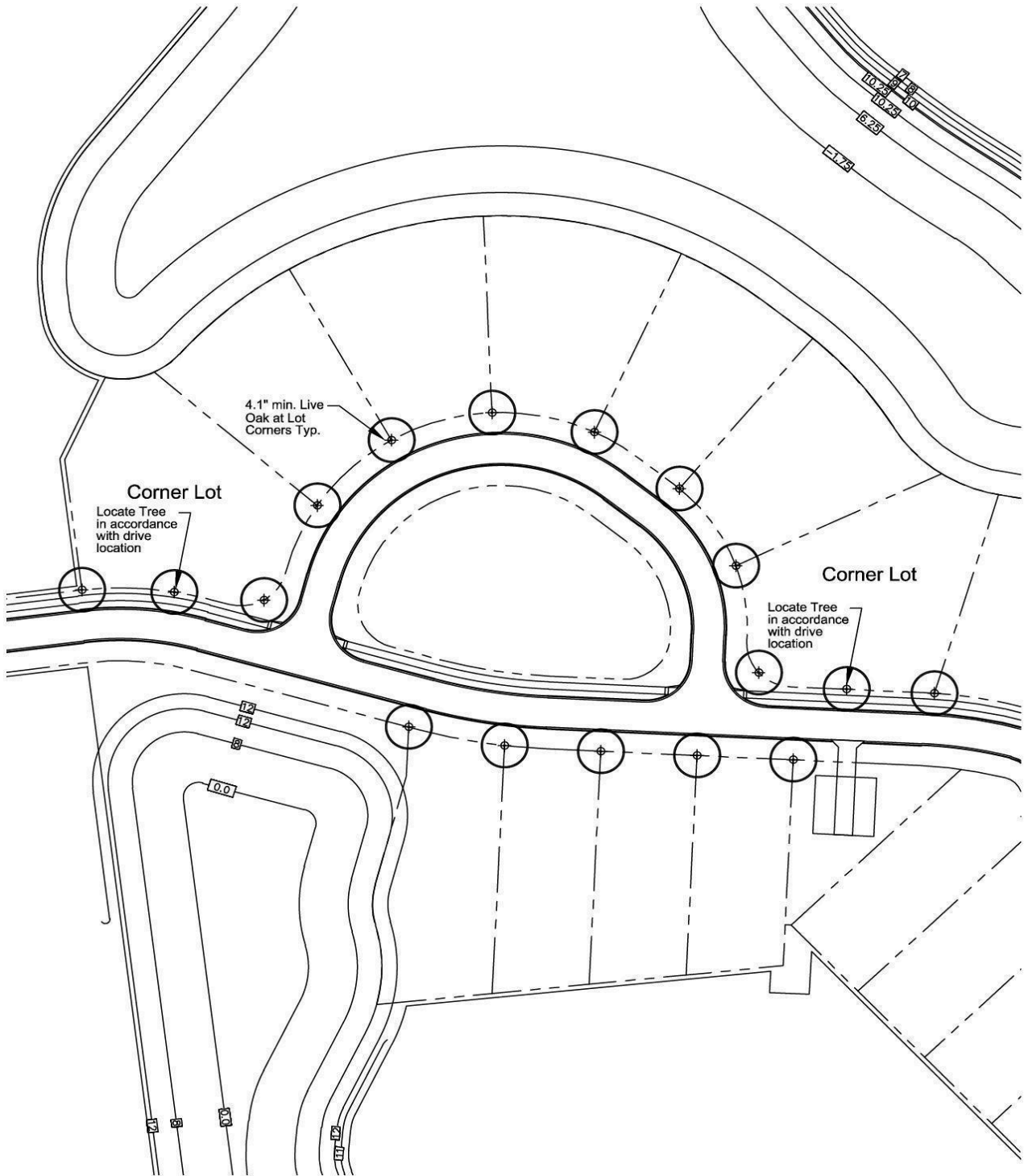
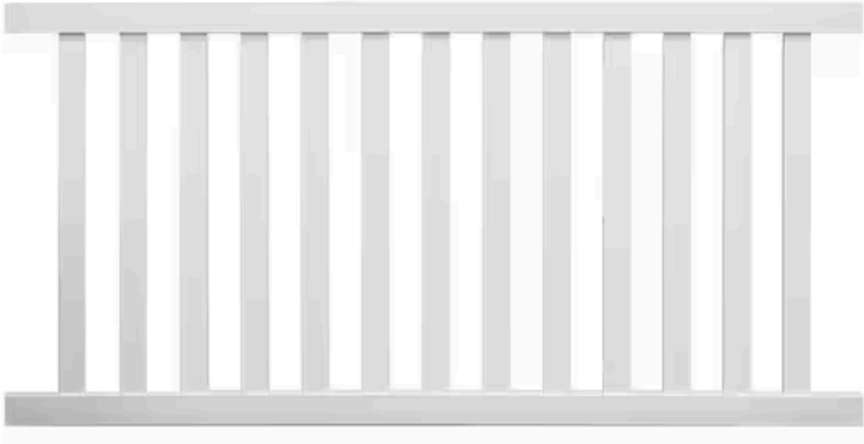


EXHIBIT C – FENCE SPECIFICATIONS

Four (4) Foot White Vinyl Picket Fence



Six (6) Foot White Vinyl Fence



Four (4) Foot Black Aluminum Fence

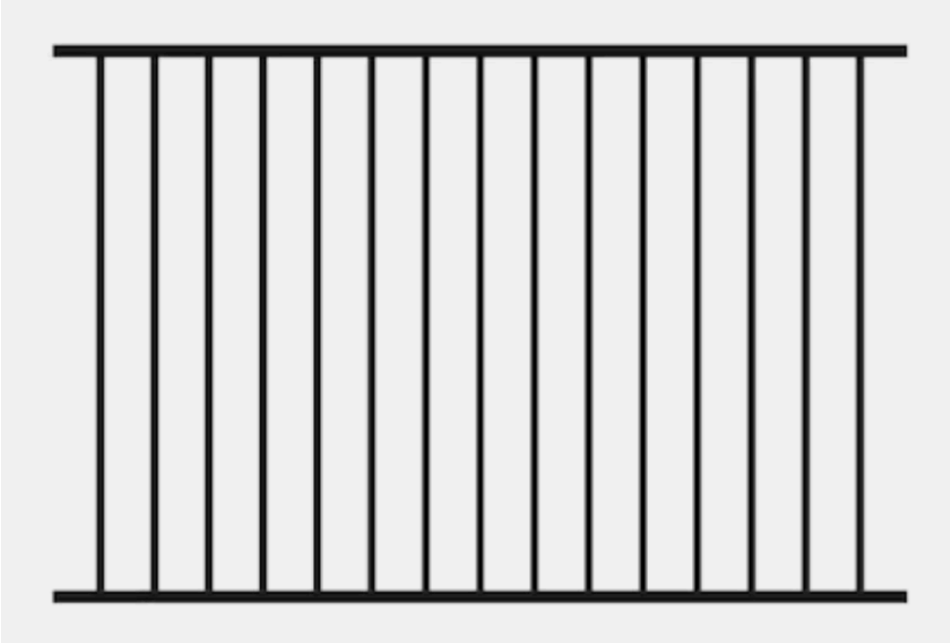


EXHIBIT D – FENCE LOCATION – NON-CORNER LOT CONDITION

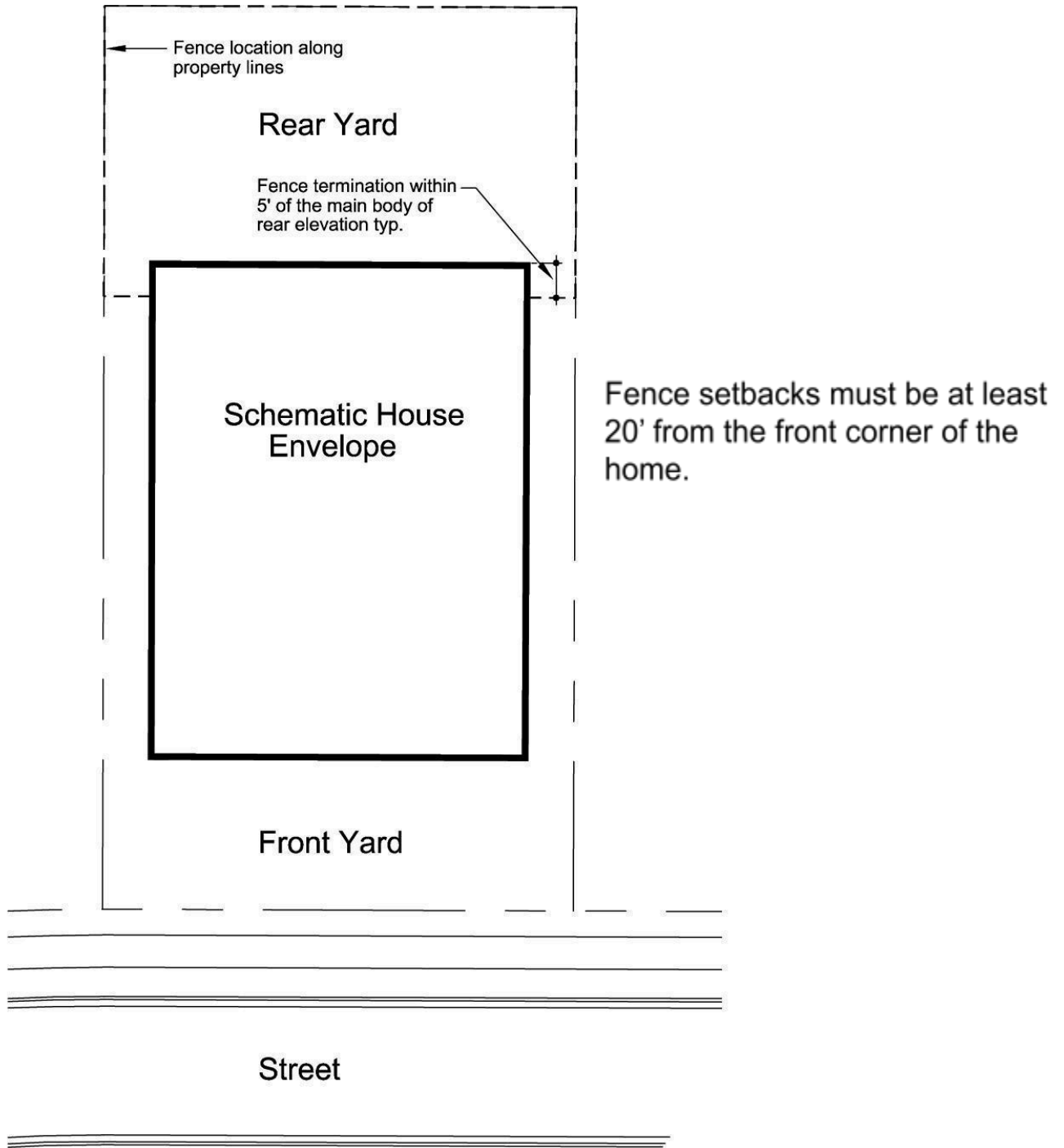


EXHIBIT E – SIDE YARD BUFFER CONFIGURATION – CORNER LOT CONDITION

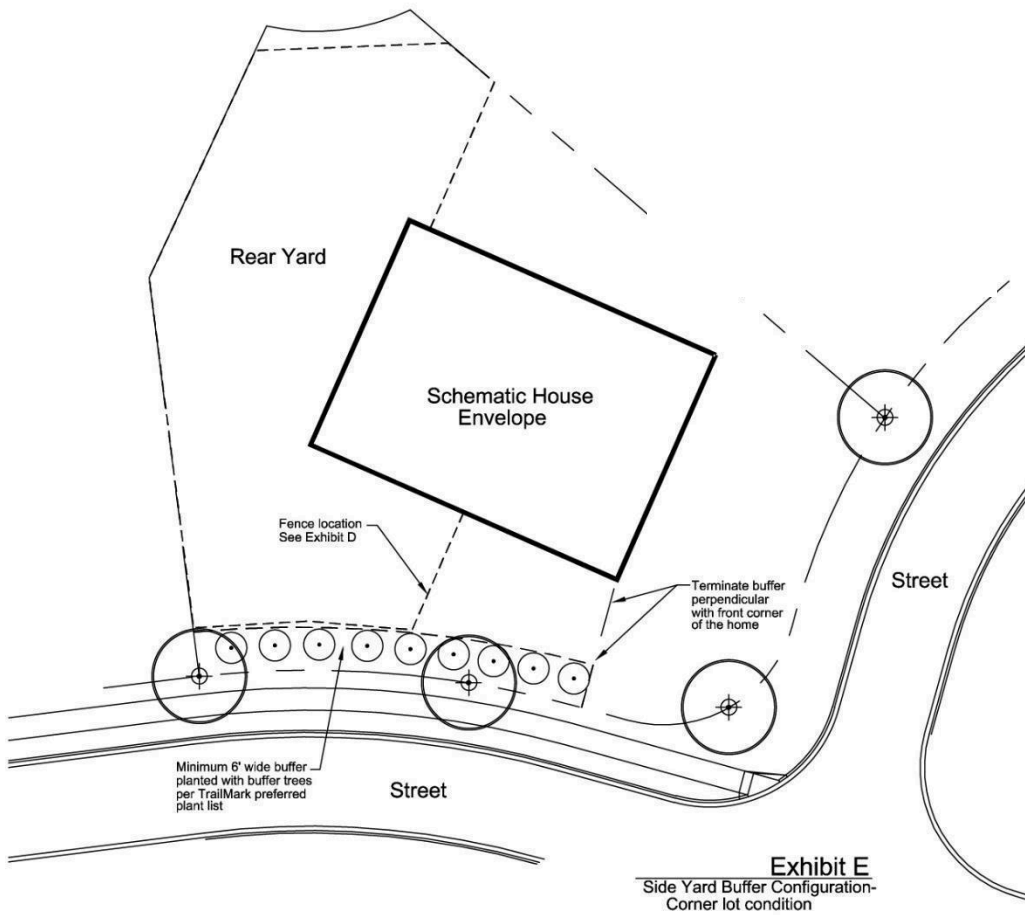


EXHIBIT F – FENCE LOCATION CORNER LOT CONDITION

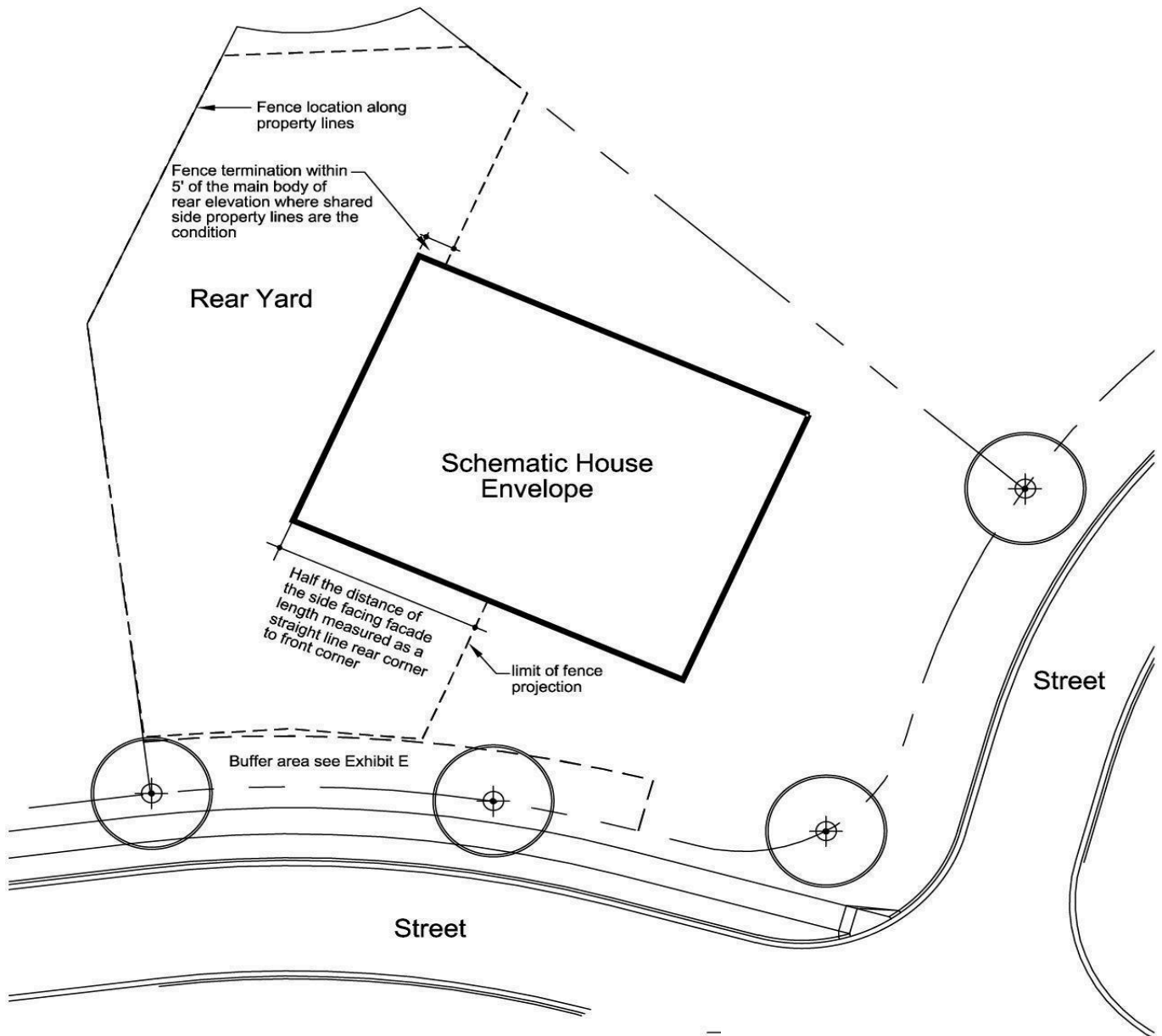


EXHIBIT G – REAR & SIDE YARD BUFFER CONFIGURATION – NON-CORNER & CORNER LOT CONDITION

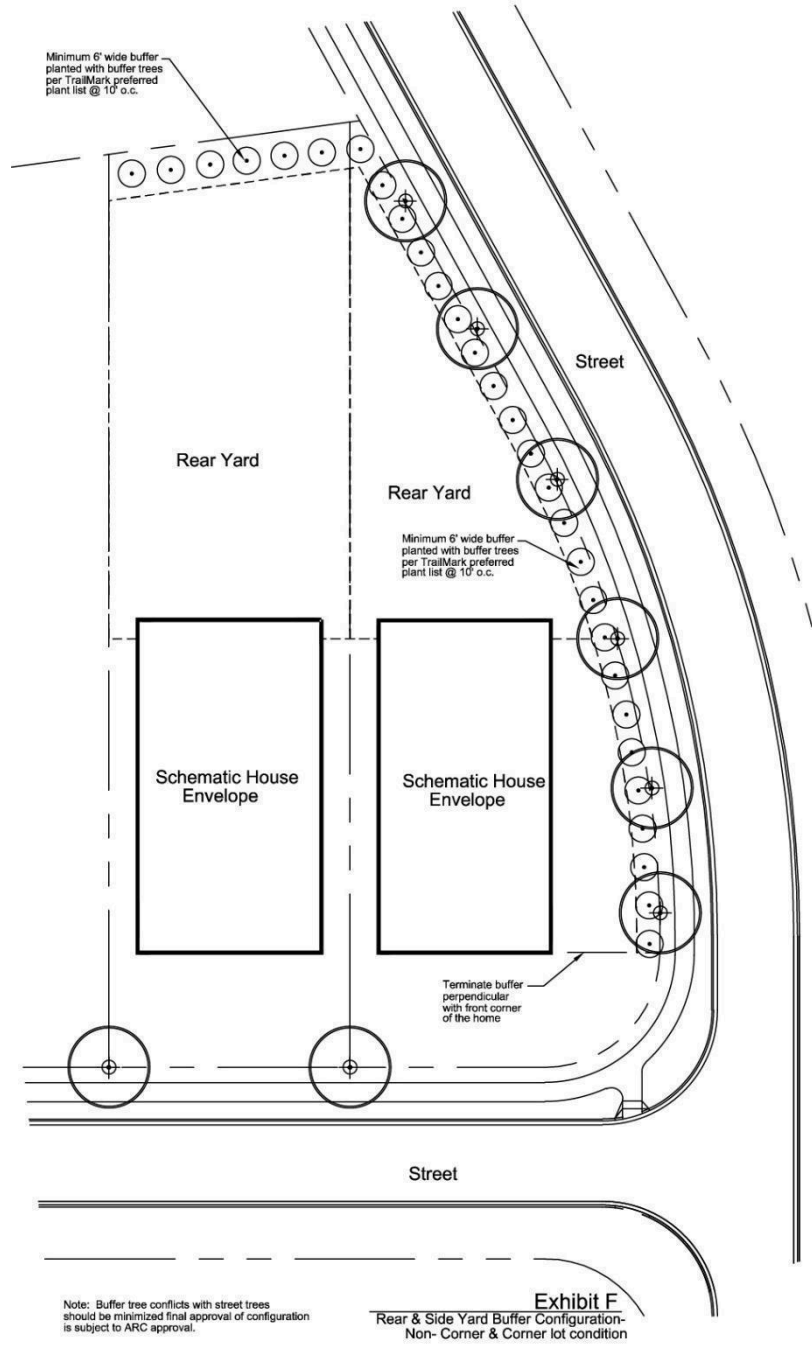


EXHIBIT H – SATELLITE DISH GUIDELINES

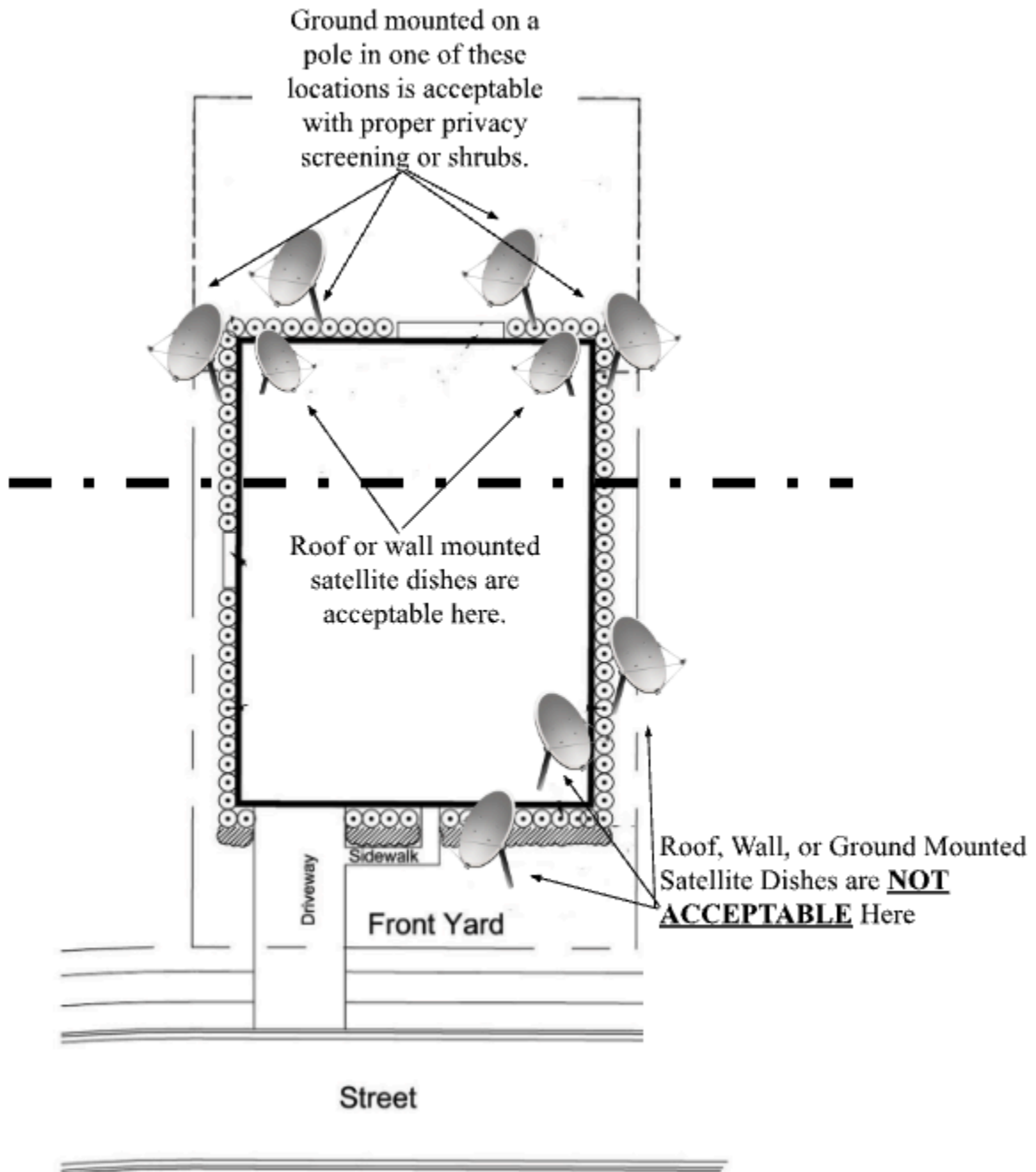


EXHIBIT I – INVASIVE PLANT SPECIES

Florida Invasive Plant Species (NOT PERMITTED)

Scientific Name	Common Name
<i>Abrus precatorius</i>	rosarypea
<i>Acacia auriculiformis</i>	earleaf acacia
<i>Adenantha pavonina</i>	red beadtrees
<i>Agave sisalana</i>	sisal
<i>Albizia julibrissin</i>	mimosa
<i>Albizia lebbek</i>	woman's tongue tree
<i>Alstonia macrophylla</i>	deviltree
<i>Alternanthera philoxeroides</i>	alligatorweed
<i>Antigonon leptopus</i>	coral vine
<i>Ardisia crenata</i>	coral ardisia
<i>Ardisia elliptica</i>	shoebutton ardisia
<i>Ardisia japonica</i>	Japanese ardisia
<i>Aristolochia elegans</i>	elegant dutchman's pipe
<i>Asparagus aethiopicus</i>	Sprenger's asparagus fern
<i>Asystasia gangetica</i>	Chinese violet
<i>Bauhinia variegata</i>	mountain ebony
<i>Begonia cucullata</i>	clubed begonia
<i>Bischofia javanica</i>	Javanese bishopwood
<i>Broussonetia papyrifera</i>	paper-mulberry
<i>Bruguiera gymnorhiza</i>	red mangrove
<i>Callisia fragrans</i>	basketplant
<i>Callistemon viminalis</i>	bottlebrush
<i>Calophyllum antillanum</i>	Antilles calophyllum
<i>Casuarina cunninghamiana</i>	river sheoak
<i>Casuarina equisetifolia</i>	Australian-pine
<i>Casuarina glauca</i>	gray sheoak
<i>Cecropia palmata</i>	trumpet tree
<i>Cenchrus polystachios</i>	mission grass
<i>Cenchrus purpureus</i>	elephant grass
<i>Cenchrus setaceus</i>	crimson fountaingrass
<i>Cestrum diurnum</i>	day jessamine
<i>Chamaedorea seifrizii</i>	Seifriz's chamaedorea
<i>Cinnamomum camphora</i>	camphortree
<i>Clematis terniflora</i>	sweet autumn virginsbower
<i>Cocos nucifera</i>	coconut palm

<i>Colocasia esculenta</i>	coco yam, wild taro
<i>Colubrina asiatica</i>	Asian nakedwood
<i>Crassocephalum crepidioides</i>	redflower ragleaf
<i>Cryptostegia madagascariensis</i>	Madagascar rubbervine
<i>Cupaniopsis anacardioides</i>	carrotwood
<i>Cyperus involucratus</i>	umbrella plant
<i>Cyperus prolifer</i>	miniature flatsedge
<i>Dactyloctenium aegyptium</i>	crowfootgrass
<i>Dalbergia sissoo</i>	Indian rosewood
<i>Dalechampia scandens</i>	spurgecreeper
<i>Deparia kaalaana</i>	serpent fern
<i>Deparia petersenii</i>	Japanese false spleenwort
<i>Dioscorea alata</i>	winged yam
<i>Dioscorea bulbifera</i>	air-potato
<i>Eichhornia crassipes</i>	common water hyacinth
<i>Elaeagnus pungens</i>	thorny olive
<i>Elaeagnus umbellata</i>	autumn olive
<i>Epipremnum pinnatum cv. aureum</i>	golden pothos
<i>Eugenia uniflora</i>	Surinam cherry
<i>Eulophia graminea</i>	Eulophia ground orchid
<i>Ficus altissima</i>	council tree
<i>Ficus microcarpa</i>	Chinese banyan
<i>Flacourtia indica</i>	governor's plum
<i>Hemarthria altissima</i>	limpoglass
<i>Heteropterys brachiata</i>	Beechey's withe
<i>Hydrilla verticillata</i>	hydrilla
<i>Hygrophila polysperma</i>	miramar weed
<i>Hymenachne amplexicaulis</i>	West Indian marsh grass
<i>Hyparrhenia rufa</i>	jaraguagrass
<i>Imperata cylindrica</i>	cogongrass
<i>Ipomoea aquatica</i>	swamp morning-glory
<i>Ipomoea carnea ssp. fistulosa</i>	gloria de la manana
<i>Jasminum dichotomum</i>	Gold Coast jasmine
<i>Jasminum fluminense</i>	Brazilian jasmine
<i>Kalanchoe pinnata</i>	cathedral bells
<i>Kalanchoe x houghtonii</i>	hybrid mother of millions
<i>Koelreuteria elegans</i>	flamegold
<i>Landoltia punctata</i>	dotted duckmeat
<i>Lantana strigocamara R. W. Sanders</i>	lantana
<i>Leucaena leucocephala</i>	white leadtree

<i>Ligustrum lucidum</i>	glossy privet
<i>Ligustrum sinense</i>	Chinese privet
<i>Limnophila sessiliflora</i>	limnophila
<i>Livistona chinensis</i>	fountain palm
<i>Lonicera japonica</i>	Japanese honeysuckle
<i>Ludwigia peruviana</i>	primrose-willow
<i>Lumnitzera racemosa</i>	black mangrove
<i>Luziola subintegra</i>	watergrass
<i>Lygodium japonicum</i>	Japanese climbing fern
<i>Lygodium microphyllum</i>	old world climbing fern
<i>Macfadyena unguis-cati</i>	catclaw-vine
<i>Macroptilium lathyroides</i>	wild bushbean
<i>Manilkara zapota</i>	sapodilla
<i>Megathyrsus maximus</i>	guineagrass
<i>Melaleuca quinquenervia</i>	melaleuca
<i>Melia azedarach</i>	chinaberry
<i>Melinis minutiflora</i>	molassesgrass
<i>Melinis repens</i>	natalgrass
<i>Merremia tuberosa</i>	Spanish arborvine
<i>Microsorium grossum</i>	serpent fern, wart fern
<i>Microstegium vimineum</i>	Japanese stiltgrass
<i>Mikania micrantha</i>	mile-a-minute
<i>Mimosa pigra</i>	catclaw mimosa
<i>Momordica charantia</i>	balsamapple
<i>Murraya paniculata</i>	orange jessamine
<i>Myriophyllum spicatum</i>	Eurasian water-milfoil
<i>Nandina domestica</i>	sacred bamboo
<i>Nephrolepis brownii</i>	Asian swordfern
<i>Nephrolepis cordifolia</i>	narrow swordfern
<i>Neyraudia reynaudiana</i>	burmared
<i>Nymphoides cristata</i>	crested floating heart
<i>Paederia cruddasiana</i>	sewer vine
<i>Paederia foetida</i>	skunk-vine
<i>Panicum repens</i>	torpedograss
<i>Passiflora biflora</i>	twoflower passionflower
<i>Phoenix reclinata</i>	Senegal date palm
<i>Phyllostachys aurea</i>	golden bamboo
<i>Pistia stratiotes</i>	water lettuce
<i>Pittosporum pentandrum</i>	Taiwanese cheesewood
<i>Platynerium bifurcatum</i>	elkhorn fern

<i>Praxelis clematidea</i>	praxelis
<i>Psidium cattleianum</i>	strawberry guava
<i>Psidium guajava</i>	guava
<i>Pteris vittata</i>	ladder brake
<i>Ptychosperma elegans</i>	ptychosperma
<i>Pueraria montana var. lobata</i>	kudzu
<i>Rhodomyrtus tomentosa</i>	rose myrtle
<i>Richardia grandiflora</i>	largeflower Mexican clover
<i>Ricinus communis</i>	castorbean
<i>Rotala rotundifolia</i>	roundleaf toothcup
<i>Ruellia blechum</i>	Browne's blechum
<i>Ruellia simplex</i>	Britton's wild petunia
<i>Salvinia minima</i>	water fern
<i>Sansevieria hyacinthoides</i>	iguanatail
<i>Scaevola taccada</i>	beach naupaka
<i>Schefflera actinophylla</i>	octopus tree
<i>Schinus terebinthifolius</i>	Brazilian peppertree
<i>Scleria lacustris</i>	lakeshore nutrush
<i>Scleria microcarpa</i>	tropical nutrush
<i>Senna pendula var. glabrata</i>	valamuerto
<i>Sesbania punicea</i>	red sesbania
<i>Sida planicaulis</i>	sida
<i>Solanum diphyllum</i>	twoleaf nightshade
<i>Solanum tampicense</i>	wetland nightshade
<i>Solanum torvum</i>	turkeyberry
<i>Solanum viarum</i>	tropical soda apple
<i>Spermacoce verticillata</i>	shrubby false buttonweed
<i>Sphagneticola trilobata</i>	Bay Biscayne creeping-oxeye
<i>Sporobolus indicus var. pyramidalis</i>	West Indian dropseed
<i>Stachytarpheta cayennensis</i>	cayenne porterweed
<i>Syagrus romanzoffiana</i>	queen palm
<i>Syngonium podophyllum</i>	American evergreen
<i>Syzygium cumini</i>	Java plum
<i>Syzygium jambos</i>	Malabar plum
<i>Talipariti tiliaceum var. tiliaceum</i>	sea hibiscus
<i>Tectaria incisa</i>	incised halberd fern
<i>Terminalia catappa</i>	tropical almond
<i>Terminalia muelleri</i>	Australian almond
<i>Thelypteris opulenta</i>	jeweled maiden fern
<i>Thespesia populnea</i>	portia tree

<i>Tradescantia fluminensis</i>	white-flowered spiderwort
<i>Tradescantia spathacea</i>	boatlily
<i>Triadica sebifera</i>	Chinese tallowtree
<i>Tribulus cistoides</i>	Jamaica feverplant
<i>Urena lobata</i>	Caesarweed
<i>Urochloa mutica</i>	paragrass
<i>Vernicia fordii</i>	tungoil tree
<i>Vitex rotundifolia</i>	beach vitex
<i>Vitex trifolia</i>	simpleleaf chastetree
<i>Washingtonia robusta</i>	Washington fan palm
<i>Wisteria sinensis</i>	Chinese wisteria
<i>Xanthosoma sagittifolium</i>	arrowleaf elephant's ear

EXHIBIT J – HILLSBOROUGH COUNTY NATURAL RESOURCES

The following are reference links to the Hillsborough County Natural Resources Page regarding Trees, Hedges, and Plants.

1. **Primary County Tree Resource Page:**
<https://www.hillsboroughcounty.org/en/businesses/permits-and-records/natural-resources/tree-resources>
2. **Approved Tree & Hedge List:**
<https://www.hillsboroughcounty.org/library/hillsborough/media-center/documents/development-services/permits-and-records/permits/natural-resources/approved-tree-and-hedge-materials-list.pdf>
3. **Approved Shade Trees:**
<https://www.hillsboroughcounty.org/businesses/permits-and-records/natural-resources/approved-shade-trees>
4. **Approved Street Trees:**
<https://www.hillsboroughcounty.org/businesses/permits-and-records/natural-resources/approved-street-trees>
5. **Approved Ornamental Trees:**
<https://www.hillsboroughcounty.org/businesses/permits-and-records/natural-resources/approved-ornamental-trees>
6. **Invasive Plants List:**
<https://www.hillsboroughcounty.org/en/businesses/permits-and-records/natural-resources/invasive-plants-in-hillsborough-county>
7. **Land Development Code (LDC) Tree Requirements per Lot Size:**
https://library.municode.com/fl/hillsborough_county/codes/land_development_code?nodeId=ARTVIDESTIMRE_PT6.06.00LAIRBURE_S6.06.03GESTGU
8. **Land Development Code (LDC) Section for Street Trees:**
https://library.municode.com/fl/hillsborough_county/codes/land_development_code?nodeId=ARTVIDESTIMRE_PT6.06.00LAIRBURE_S6.06.05STTR
9. **Pruning Guide:**
<https://www.hillsboroughcounty.org/library/hillsborough/media-center/documents/development-services/permits-and-records/permits/natural-resources/hillsborough-county-pruning-guide.pdf>
10. **Tree Removal Guide:**
<https://www.hillsboroughcounty.org/library/hillsborough/media-center/documents/development-services/permits-and-records/permits/natural-resources/hillsborough-county-tree-removal-guide.pdf>
11. **Tree Removal Permit:**
<https://www.hillsboroughcounty.org/businesses/permits-and-records/natural-resources/action-folder/apply-for-a-tree-removal-permit>

12. Reporting Violations:

<https://www.hillsboroughcounty.org/en/businesses/permits-and-records/natural-resources/report-a-natural-resources-code-violation>