

**ARCHITECTURAL GUIDELINES  
STANDARDS & CRITERIA**

*Cascades*

AT

*Southern Hills*

**RESIDENTS' ASSOCIATION, INC.**

**Revised and effective 6.1.2019**

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**ARCHITECTURAL GUIDELINES  
STANDARDS & CRITERIA  
CASCADES AT SOUTHERN HILLS RESIDENTS' ASSOCIATION, INC.**

6.1.2019

**Step One: Read the Association's Documents first!** *"Any request by an Owner for approval by the ACB for any addition, alteration, improvement, or change to a lot or any structure constructed thereon shall be in writing and shall be accompanied by plans and specifications or other details as the ABC shall deem reasonably necessary in connection with it's determination as to whether or not it will approve same."*

**INTRODUCTION**

The intent of the contents of this guide, as well as the existence of an Architectural Control Board (ACB), is to provide the guidelines 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 Documents for *the Cascades at Southern Hills Residents Association, Inc*, the design standards are binding on all parties having interest in any portion of the Cascades at Southern Hills, 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 documents. It is the intent that this document is a guide and may be changed or modified as the need occurs.

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, 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 ACB be construed as meeting the requirements of the City of Brooksville or any governmental agency required for approval.

**The ACB has the sole and exclusive right to modify, revise, add, delete or make any changes to this manual without notification or approval of any party with oversight by the Board of Directors.**

## **APPLICATION FOR ARCHITECTURAL APPROVAL**

### **GENERAL**

Architectural approval is required for “any addition, alteration, improvement, or change to a lot or any structure constructed thereon”. Work generally falls into one of three categories:

**Maintenance Work:** Architectural approval is not required for maintenance work that does not require a permit or alter approved elements to the lot or structure.

Examples of work not requiring Architectural approval include owner directed or performed maintenance work such as cleaning, pressure washing, caulking, minor paint touch-up in the approved color, changing annual flowers in approved planter beds and routine pruning and trimming.

**Simplified Process:** Architectural approval under the simplified process is required for minor non-structural work that will be completed in a short period. The simplified process involves;

- (1.) Submitting a fully completed application on the form approved by the ACB.
- (2.) Provide all supporting documentation and samples as required. The ACB may request additional documentation in order to complete the review.
- (3.) Approval by the ACB.
- (4.) Notification to the Management Company of completion of the work.

Work conducted under the simplified process must be completed within 60 days of commencement unless otherwise specified. Approval for any work not completed within the specified time, expires, and requires reapplication prior to commencement or resumption.

Examples of work that can proceed under the simplified process include additions or alterations to landscaping design, repainting in the same or a different approved color, installation of gutters, screens, fence, front door, screen door, flagpole, landscape lighting, architectural elements not requiring a permit, and pavers and hardscape not requiring a permit.

**Full Process:** Architectural approval under the full process is a 4-step procedure:

- (1.) Initial Review.
- (2.) Submission of Plans.
- (3.) Construction Commencement.
- (4.) Inspection.

Thorough and timely submission of the Alteration Application and supporting documentation as well as adherence to the guidelines set forth in this process will prevent delays and minimize frustration of all parties involved. Questions concerning interpretation of any matter set forth in the Guide should be directed to the ACB.

Examples of work that requires the full process include, without limitation: additions or other structural work to the improvements on the lot, major maintenance requiring a permit such as re-roofing, concrete or stucco work, swimming pools, screen enclosures and related structures.

## 1. Initial Review

- a. Requires a fully completed Alteration Application with all supporting documentation including materials, colors and project design.
- b. Survey Plan showing the approximate location and dimensions of all improvements, including driveway, irrigation, swimming pools and the improvements to be made.
- c. Floor Plans – If applicable
- d. Exterior Elevations (all sides) – If applicable
- e. Concept Landscape Plans - if it involves any modification to the current landscape including but not limited to the addition of any hardscape such as sculpture, stone or wood features.
- f. And any other information, data, and drawings as may be reasonably requested by the ACB.

The ACB shall review the information and accompanying documents within 30 days and indicate its approval, disapproval, or recommendations for change to the plan.

**No construction or structural improvement, 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 approval by the ACB.**

It is our goal to approve all requests in an expedient fashion. **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.

## 2. Submission of Plans to the Building Department

Following the approval of the ACB Application by the ACB, the owner may submit their plans to the Building Department, or the required agencies, which have jurisdiction for, required permits. Changes required by the said agencies must be re-approved by the ACB.

## 3. Construction Commencement

A copy of the building permit may be requested by the ACB prior to the Owner beginning construction. If the request is in the nature of not requiring a building permit, all materials utilized in the improvement must be approved by the ACB before Commencement. Any modification to the original application for any reason must also be re-approved.

#### 4. Final Inspection

The ACB 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. Upon completion of the improvement the Homeowner shall give notice to the Management Company.

Any damage to streets, curbs, drainage inlets, sidewalks, street signs, walls, community signage, landscaping, irrigation, etc., must be repaired or the damage will be repaired by the Association and such costs will be charged to the owner.

**NOTE:** 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 home site. The responsibilities include but are not limited to the following:

- a. Ensuring that the construction site and 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.
- b. Restoration of any damage to common areas.
- c. Re-routing of irrigation and restoration of landscaping and sod if necessary.
- d. Alteration or reconstruction of drainage swales or grading as required due to construction or alteration of the home site.
- e. Repair, re-routing or alteration to utilities including service laterals and irrigation main lines or control components.
- d. 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.
- f. Insuring the safe operation of vehicles used by construction personnel within the community.
- g. Providing access to the community as required by deliveries, construction personnel, inspectors and others associated with the work.

All work conducted under the full process will be approved for commencement and completion within a specified time. Construction should commence within 60 days of full permit approval and be completed within 180 days. Completion of the work will be evidenced by inspection and certification of the Management Company. Approval for any work not completed within the specified time, expires, and requires reapplication prior to commencement or resumption.

## **SITE IMPROVEMENT STANDARDS**

### **1. Exterior Maintenance**

Exterior finishes, surfaces and materials of dwellings shall be maintained in a first class condition and free of decay, deterioration, stains, rust, mold mildew, peeling or fading paint, and similar conditions. Maintenance shall include routine cleaning, repainting and repair of deteriorating surface and sub surface materials including, but not limited to, stucco, columns, railings, fascias, soffits, dormers, gable ends and roofing.

### **2. Painting**

Repainting in the original color requires an application for approval stating that the original color is being reused. A sample of the colors being custom mixed to the original or the manufacturer color chip must be submitted with the application.

If the homeowner does not have a record or sample, of the original color combination, a new approved color combination, must be chosen.

Painting a new approved color combination, requires an application with complete detail of areas to be painted and the colors. There are NO exceptions to the combination of colors within each approved color combination.

The same color combination will not be used on adjoining lots or directly across the street. Directly across the street means lots that overlap by more than 50% of the width of the lot based on the extension of a line from the lot corners at a right angle to the centerline of the road (tangent on curves).

Painting must be completed within 60 days of Approval, please plan accordingly.

### **3. Fences**

No fence or wall or other structure shall be erected, except as approved by the ACB or as installed by the developer or builder. Each fence must be approved as to location *and cannot extend forward of the rear corner of house.*

It is the homeowner responsibility to ascertain that the area to be fenced does not encroach over property boundaries. It is the homeowner responsibility to obtain a property survey or any required permits prior to installation. Additionally the homeowner is responsible for any relocation or damage to irrigation lines.

Fences installed along the rear lot line only or a side line where the lot adjoins a common area, will not be considered an enclosed area so long as access by maintenance equipment is not obstructed or limited.

All homeowners installing a fence that encloses the yard in such a way as to obstruct or limit access for lawn maintenance equipment or that creates a gated enclosure releases the builder, developer, and the

Residents' Association from any responsibility for maintenance of the turf, landscaping and irrigation located within such area that is gated or otherwise inaccessible for maintenance equipment.

All gated, enclosed or otherwise inaccessible areas will be maintained by the homeowner to a standard and on a schedule consistent with the maintenance performed by the Residents' Association.

Fence material is Black Powder Coat Aluminum. Further described as:

- a. Flat Top, 3 Rail, 48 inch height. Height may be adjusted to meet Code requirement for pool installation if left unscreened.
- b. Single Gate - Width, 36 inch minimum to 48 inch maximum.
- c. Rails - 1 inch square, Section Posts - 2 inch square.
- d. Pickets -5/8 inch square, spaced 3 7/8 inch apart.

#### **4. Patios and Decks**

Patios and Decks are permitted on the rear of the home or within the building setbacks on the side of the home. Patios and decks require submittal with a site plan and specifications for materials and finish. Patios and decks requiring a building permit will be subject to the Full Process application described in these guidelines.

Patios may be constructed of concrete in natural finish or with an approved decorative surface. They may be constructed of pavers applied to a properly prepared base and finished with a concrete coping. Pavers matching those used for the front driveway and walk are acceptable however; other patterns or colors require specific approval.

Decks are subject to approval on a case-by-case basis but in all cases, they should specify full skirting and landscaping of any support structures or crawl spaces and deck material should be a stable manufactured product of plastic, PVC, fiber cement or similar engineered decking material.

#### **5. Porches**

Porches are covered areas either constructed as a part of the home or added to the home. The addition of a porch requires the Full Process application. Porch additions require permitting. Porch additions should be designed using architectural design, supports, fascia, soffit and roofing of the same type and material used in the original design, color and construction of the home.

METAL FRAME OR METAL ROOF PORCH ADDITIONS ARE NOT ALLOWED. Generally, a porch addition will be done in conjunction with a patio addition. If a porch is added to an existing patio, the foundation must be certified by the architect or engineer as compliant with applicable building codes and wind regulations.



## **6. Porch Screens and Vinyl Windows**

**FRONT PORCH SCREENS ARE NOT ALLOWED.** Porch screens are permitted on the rear of the home or within the standard building setbacks on the side of the home. Porch screens are described as screen panels that enclose the area under a covered porch roof that is a part of the home or is being added as an approved addition to the home.

All porch screen frames will be of dark bronze or black pre-finished aluminum framework and black or charcoal screen. Vinyl windows are allowed on rear, covered porches provided that: they are located on the inside of the screen, match the frame color of the screen and the vinyl material conforms to the requirements for window tint materials.

All porch screens will have a 16” kick plate and mulched landscape bed such that there is no necessity that a string trimmer be used immediately against the screen or kick plate. All maintenance and repair of screens and vinyl windows is the responsibility of the homeowner and they shall be maintained in good condition.

## **7. Screen Enclosures**

Screen enclosures are allowed. They require permitting and the Full Process application described herein. Screen enclosures may enclose a pool, patio, deck, planter area or a combination of the preceding. Enclosures will not exceed the height or width of the residential structure and will conform to all governmentally required setbacks.

All screen enclosures will be of dark bronze or black pre-finished aluminum framework and black or charcoal screen. Where gutters are a part of a screen enclosure system, they shall match the enclosure material. Down spouts shall match the enclosure material when attached to the enclosure framework. All screen enclosures will have a 16” kick plate.

All maintenance and repair of screen enclosures is the responsibility of the homeowner and they shall be maintained in good condition. Screen enclosures may NOT be used as storage space.

## **8. Door Screens**

Entry screen door frame must be painted to match the doorframe or entry door and be pre-approved by the ACB prior to installation. Entry screen doors are to contain a maximum of one bar, running horizontally across the center of the door. NO decorative grilles or bars are allowed.

The application must include a photo of the existing front entrance color combination and the new color chip chosen to paint the screen door. Final approval of requested color to be determined by the ACB. At any point in the future, a request is made to paint the house in a new color combination, the front entry screen door frame must be painted to match the new color combination and be approved by the ACB.

## **9. Garages**

All homes must have a functioning two-car garage and may additionally have a third car or golf cart garage. No home may be altered to not have a functioning two-car garage.

Garage doors shall be of a raised panel design and may have a decorative glass top panel in an approved design or match the original builder installed design and color. *Decorative hinges /handles are allowed but must match those as installed by the Builder and consistent within the Community.*

Replacement of garage doors shall meet current County codes at the time of replacement. If there is more than one (1) garage door, and only one door needs replacing, it must match the remaining door or both doors must be replaced at the same time. The new door(s) must match the color of the existing garage door and color scheme of the house.

## **10. Garage Screen Enclosures**

**GARAGE SCREEN ENCLOSURES ARE NOT PERMITTED.**

## **11. Roof Gutters**

- a. Gutters shall be of the continuous metal type, painted white, except as noted on Screen Enclosures, Standard 5.
- b. *Downspouts shall be of the continuous metal type, painted white or to match the body color of the home, except as noted on Screen Enclosures, Standard 5.*
- c. Splash blocks are required at the base of downspouts.
- d. Homeowner shall maintain and repair all gutters, downspouts, and splash blocks in perpetuity.
- e. Homeowner shall assure that drainage from downspouts is directed towards the natural drainage pattern causing no erosion or ponding in accordance with all applicable Building Codes.

## **12. Swimming Pools**

Any swimming pool to be constructed upon any home site shall be subject to the Full Process application as described on page 2, Application for Architectural Approval. The design must incorporate at a minimum, the following:

- a. Only in ground, permanent pools are permitted.
- b. The composition of the material must be thoroughly tested and accepted by the industry for such construction.

- c. Screening (Standard 5) or Fencing (Standard 1) of pools is required. Plans and design for the pool and enclosure must be submitted to the ACB for approval.
- d. Pool equipment must be screened from street view. Plans and design for the equipment screening must be submitted to the ACB for approval.

### **13. Solar Pool Heating Panels**

- a. Solar pool heating panels are allowed on the back ½ portion of the roof per measurement of plans.
- b. The panels must be black with all black piping and black hardware or matched to the shingle color on the home.
- c. Piping below the roofline must be painted the same color as the home.
- d. Any exterior equipment must be screened from street view with the appropriate landscaping.
- e. Homeowner to maintain in an aesthetic appearance.
- f. In the event solar panels are unable to provide effective operation when placed on the rear of home, an Owner shall submit a report from a Florida licensed "solar contractor", as defined by Section 489.105, Florida Statutes, with their ACB Application stating that the rear facing panels will be or are ineffective on the home and identifying all locations that allow for effective operation. "Effective operation" means satisfactory or adequate and does not mean optimum operation of the solar panels.

### **14. Roofing**

All roofing repairs and replacement shall be done in the original type, grade, style and color of shingles unless otherwise approved by the ACB. All roof work shall be permitted and performed in accordance with applicable codes and regulations.

### **15. Storm/Hurricane Shutters**

Temporary shutters are to be installed only in the event of a storm warning and must be removed no later than three days after the warning is lifted. Permanently installed shutters must be white or match the house color and approved by the ACB. Permanently attached "roll-up" or similar retractable storm shutters must be approved by the ACB. The exposed portions of the shutter system must match the color scheme of the home to which they are attached. Permanently attached shutters may be extended only in the event of a storm warning and retracted no later than three days after the warning is lifted.

## **16. Window Tinting**

All window-tinting additions must be perpetually maintained and cared for by the homeowner. Window tinting must have a percent of solar reflectance of less than 33%, and a percent of solar absorption below 45%. Tinting must be charcoal in color.

## **17. Awnings**

Exterior awnings are not permitted.

## **18. Lighting**

- a. Exterior Lighting: All exterior lighting shall be consistent with the character established in the community, and be limited to the minimum necessary for safety, identification, and decoration. Any changes or additions to current lighting must be approved by the ACB. A picture of the proposed lighting must accompany the application.
- b. Holiday Lighting: Holiday lights and decorations may not be installed more than thirty (30) days before the holiday and must be removed by the third weekend after the holiday. No holiday lighting or decorations may cover or exceed more than twenty-five percent (25%) of the property. No single light may exceed more than a 100-watt bulb or a total of all lights 2,500 watts for any holiday lighting scheme.

## **19. Landscape Lighting**

- a. Permanent Lighting (Up-lighting): Permanently installed landscape lighting shall be submitted for approval. Landscape lighting should not cause glare nor be directed off the property on which it is installed. Lighting design should indicate location, wattage, fixture type and area to be lighted for each fixture.

Fixtures shall be located in landscape beds and shall not interfere with landscape maintenance. The homeowner assumes all responsibility for maintenance and repair of lights including, but not limited to, damage during normal maintenance activities, by irrigation or chemicals.

- b. Walkway Lighting: Walkway lighting is allowed to be placed in the ground along the walkway, on the inside of a mulched bed(s). Walkway lighting is prohibited to be placed in the ground in the grass. Walkway lighting fixtures must be black or bronze in color and approved by the ACB. A picture of the proposed fixtures, number of fixtures and illustration of placement of fixtures must accompany the application.
- c. Power cables, lines, cords shall never be located over sidewalk and / or driving surfaces to avoid potential trip hazard concerns.

## **20. Security Lights and / or Security Cameras**

- a. Security lights / cameras mounted on the home are permitted. Homeowner shall obtain and pay for all permits if required by local authority having jurisdiction.
- b. Security lights / cameras shall be of the simple lamp holder type and not a decorative luminary.
- c. Lamp / camera holder and lamp / camera cover (if any) shall be white in color. The holder shall be mounted to the metal soffit under the eave or rake of the roof. Wall mounting not permitted. If a fixture is approved to be mounted to a component of a bronze or black screen structure, the holder shall match the component to which it is attached.
- d. Maximum of two lamps / cameras per holder at any one location. Maximum of four locations on home. Maximum wattage per lamp shall be 150 incandescent.
- e. Lamps / cameras shall be aimed so as not to illuminate or overlook adjacent neighbor's homes or private outdoor space. (Lanai, Front Porch, Patio, etc.)
- f. If security lighting causes glare when viewed from other properties, the homeowner shall re-aim or shield the fixture in such a manner as to minimize glare.

## **21, Planting Trees/Plants in Yard**

- a. No trees or plants will be planted within easements or drainage swales.
- b. No trees or plants are allowed in the area between the sidewalk and the street except as required by code or ordinance or as installed by the developer or builder.
- c. Any plants planted outside the existing bed line must be approved by the ACB. Seasonal plantings within an approved planting bed do not require additional architectural approval.
- d. Any tree required by code cannot be removed unless replaced by an approved tree meeting the code requirements. Any required tree or landscape element killed by heat, drought, cold disease or other cause must be replaced by the homeowner unless an altered landscape plan is approved.
- e. It is encouraged to use only Florida Friendly Landscaping materials. For detailed information on Florida Friendly Design and Landscaping Plant List please refer to [fyn.ifas.usl.edu](http://fyn.ifas.usl.edu).
- f. Mulch material will consist of natural pine bark nuggets only.
- g. All turf areas that are inaccessible with the normal equipment in use by the association, or within a fenced or enclosed area, are the responsibility of the homeowner to maintain in a manner and on a schedule consistent with the regular maintenance by the association.

## **22. Landscape Borders**

Landscape borders to be installed around bedding areas require the prior approval of the ACB. Decorative metal or plastic landscape fence is not permitted. Materials allowed are as follows;

- a. Continuous pour concrete curbing not to exceed six (6) inches wide by four and one half (4 1/2) inches in height and earth tone in color.
- b. Rectangular brick pavers not to exceed eight (8) inches by four (4) inches. White pavers are not permitted.

The application must include a photo of color, size and design if stamped, with a complete diagram of each area to be bordered. A sample may be requested.

The homeowner is responsible for any relocation or damage to the irrigation lines due to installation of borders. The Association or landscape company are not responsible for damage to borders while performing normal maintenance.

## **23. Statues, Hardscapes, Decorative Embellishments, Decorative Flags, etc...**

For the purpose of clarity, from this point forward “Statues, hardscapes, decorative embellishments, etc” shall be referred to as Hardscapes. With the proper application, hardscapes may be permitted. Hardscape elements are defined as any man made item that is located in gardens or landscaping, for the purpose of decoration or any other use. Hardscape elements include, but are not limited to sculptures, statues, fountains, decorative planters, Shepherd’s hooks, garden flags/banners, wind chimes and other freestanding or attached works. Shepherd’s hooks will only be permitted when in use to house live plants.

In front yards, two (2) hardscape elements will be permitted on the 51’ nominal Lots and three (3) on the 76’ nominal Lots.

Decorative flags are counted in the total number of allowable elements as defined above. The maximum size of a decorative flag is four and one half feet by six feet (4 1/2’ x 6’). Flagpoles for decorative flags must be mounted to the home directly to the left or right of the front door or the garage door. Approval is required for the mount and pole for decorative flags. All decorative flags shall be in well maintained condition and in colors and subject matter that is truly decorative as opposed to social message, advertising or political matter.

A homeowner may choose any combination of two (2) or three (3) pieces of hardscape elements, as defined above, to display on their property based on their lot size. Homeowner(s) will be required to remove any element(s) that exceed the allowable number permitted, based on lot size. The hardscape element(s) must be within existing bed lines. The base shall be no larger than two (2) feet by two (2) feet and a maximum of three (3) feet tall. The hardscape element(s) must be of “good taste”, not of an offensive subject or appearance, and not negatively impact any neighboring home environment.

Natural hardscape elements such as rock and wood are subject to approval. The owner assumes all risk of damage to hardscape elements and holds the association and their employees and contractors harmless for any damage that occurs during the course of lawn and irrigation maintenance activities.

## **24. United States Flags**

Any homeowner may display one portable, removable United States flag or official flag of the State of Florida in a respectable manner and one portable, removable official flag in a respectful manner, not larger than four and one half feet by six feet (4 1/2'x6') which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard or a POW-MIA flag.

Any homeowner may erect a freestanding flagpole no more than 20 feet high if the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement. The homeowner may further display in a respectful manner from the flagpole one official United States flag, not larger than four and one half feet by six feet (4 1/2'x6'), and may additionally display one official flag of the State of Florida or the United States Army, Navy, Air Force, Marines or Coast Guard or a POW-MIA flag. Such additional flag must be equal in size to or smaller than the United States Flag.

Freestanding flagpoles require full application and approval. No flagpole will be allowed for use for other purposes such as antenna or electronic devices.

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.

## **25. Potted Plants**

Potted plants will be allowed under the following conditions:

- a. Potted plants are permitted on the front porch of the home. Pots must be no greater than 2 feet in height and earth tone color, or the color scheme of the home. The plants must be maintained in good condition and pots must be removed when no longer in use.
- b. Potted plants are permitted in front landscape beds, however, pots in the front bedding area will be included in the total number of allowable hardscape elements as further described in Guideline Standard 19. Statues, Hardscapes, Decorative Embellishments, Decorative Flags etc. Pots must be no greater than two (2) feet in height and earth tone color, or the color scheme of the home. The potted plants must be maintained in good condition and must be removed when no longer in use. The maximum number of potted plants on a home with a 51 foot lot is two (2) and with a 76 foot lot is three (3). There will be no potted plants allowed in the grass, on the driveway or lead walk.
- c. Potted plants are permitted at the rear of home on porches and patios and within approved landscape beds as long as they are not visible from the road or front of the home. Pots must be no greater than two (2) feet in height and earth tone color, or the color scheme of the home. The potted plants must be maintained in good condition and must be removed when no longer in use.

The maximum number of potted plants located in the landscape bedding at the rear of a home with a 51 foot lot is two (2) and with a 76 foot lot is three (3).

- d. No temporary plastic plant holders are permitted to be housed or displayed in public view at any time.
- e. Potted plants are not permitted in turf areas or in locations that interfere with landscape or turf care.
- f. The owner assumes all risk of damage to pots and plants and holds the association and their employees and contractors harmless for any damage that occurs during the course of lawn and irrigation maintenance activities.

## **26. Exterior Mechanical Equipment**

This guideline applies to the installation of exterior mechanical equipment including, but not necessarily limited to, air conditioning compressors, water softeners, propane tanks, permanent outdoor generator, pool heaters, pool filters and related equipment.

- a. The location and installation of all such equipment shall comply with building codes and setbacks and shall be properly permitted by governmental agencies if required.
- b. The equipment shall not be located in swales or interfere with site drainage.
- c. Equipment shall be located adjacent to existing side or rear wall of home and placed upon a concrete slab or similar hard surface.
- d. Maximum height of equipment above ground shall be four (4) feet (not including vent pipes, controls or disconnects).
- e. Equipment shall be screened from street view by the installation of hedge like plants similar to existing landscape design.
- f. The Association will not assume any responsibility for maintenance or warranty for the equipment or shrubs.

## **27. Water Softeners**

All water softeners or refiners must be installed and kept within the garage or screened from street view by the installation of hedge-like plants similar to existing landscape design. Waste water from water softeners shall not be discharged onto the yard, swales or landscape areas and shall be disposed of in an approved manner. Any damage caused to shrubs from improperly discharged water is not the responsibility of the association.



## **28. Backflow Preventers**

Maintenance and “winterization of backflow preventers is the responsibility of the homeowner. Backflow preventers can be treated in more than one manner.

When there is a risk of freezing, backflow preventers can be covered with a temporary cover of wood or synthetic material, only as large as necessary to enclose the device. The temporary cover may be placed up to 24 hours of expected freezing temperatures and must be removed no more than 24 hours after the risk has passed. For the purposes of this section, the U.S. Weather Service or forecast or Hernando County freeze warning will be used to predict freezing temperatures.

*The device may be covered temporarily or permanently with a synthetic "Rock", as consistent within the Community, in natural earth tone color only with no additional embellishment displayed.*

The device may be permanently insulated with earth tone, black or green insulation wrap if it is screened from view toward the street and sides by approved landscaping materials. Insulation wrap materials shall be installed in a compact and neat application. Screening shall be installed to not obstruct drainage or access to the device, meter or other utilities that are co-located

## **29. Outbuildings, Storage Sheds and Storage Boxes**

Out buildings and storage sheds, whether permanent or temporary, are NOT allowed on any residential lot or on the common areas except for use by the Residents’ Association as determined by the ACB.

Storage rooms or closets that are designed and constructed as a part of the original construction of a home or as an addition thereto, shall be of the same architecture and material as the structure which they are a part of. Exterior doors shall be of similar design to the access doors on the structure.

Storage boxes are permitted on rear or side covered porches so long as they are of neat and orderly appearance, maintained in good condition and do not cause or attract a nuisance. No storage boxes are allowed on front porches, uncovered patios, planter beds or turf areas.

## **30. Signs**

Advertising and/or Political signs, are NOT permitted on any home site. A maximum of two security signs located in planter areas or on the structure, in the front of the home site, are permitted, not to exceed seven by ten inches (7" x 10").

One (1) For Sale or For Rent sign may be located no closer than fifteen feet (15') from the curb. The size of the sign may be no greater than eighteen inches by twenty four inches (18" x 24") not to exceed three (3) square feet overall.

### **31. Hose Reels**

Hose Reels will be permitted on the sides of the home. They shall be mounted no greater than three feet (3') from the ground. Hoses may be neatly coiled on the ground or in an earth tone color hose holder in the landscape bed behind shrubbery out of site from the street or nearby neighbors.

### **32. Garbage and Trash Disposal**

Garbage, refuse, trash or rubbish shall be stored in a fashion to protect it from the street or another Lot provided however, that the requirements from time to time of Hernando County for disposal or collection shall be complied with. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. All garbage placed out for collection must be in sealed garbage bags, covered plastic garbage cans, or such other containers supplied or approved by the garbage collecting authority. Trash, recyclables, and /or vegetation shall not be placed curbside earlier than 6:00 P.M. the evening before collection. Emptied receptacles or uncollected refuse shall be promptly removed from curbside by Owner.

### **33. Drives, Lead Walks, Porch Floors and Sidewalks**

- a. Driveways, lead walks and front porch floors shall be of rectangular pavers. Approval is required when not matching the existing pavers. The application must include the colors, manufacturer and photo.
- b. Homeowners shall maintain all paver areas in good condition on the Drives, Lead Walks and Porch Floors. Maintenance includes cleaning on a regular basis to keep free of mildew/mold.
- c. Homeowners are responsible for cleaning sidewalks on a regular basis to keep free of mildew/mold.
- d. Rear porches, patios, decks, pads and walks will be subject to approval by the ACB as to design, material and color.
- e. The Association will not assume any responsibility or warranty for drives, lead walks porches, patios, pads or decks.

### **34. Mailboxes**

Mailboxes shall be maintained, by the homeowner, in good condition, including but not limited to, cleaning, painting or replacement. Replacement mailboxes shall match the original box and stand in color and design.

### **35. Antennae / Satellite Dish**

No antennae may be installed except one (1) satellite dish that must be less than one (1) meter in size.

The location of the satellite dish should be planned to have the least possible visual impact from the street or other properties without compromising the function of the equipment.

*The suggested location is on the rear of the house or rear half side of the house, providing an acceptable quality reception, not necessarily the optimum reception.*

The Homeowner's Association will not assume any responsibility for damage to satellites or antennas.

### **36. Basketball Goals**

Temporary basketball goals are permitted but must be removed and stored in the garage when not in use.

### **37. Barbecues**

- a. Portable Barbecues shall not be stored on turf or in landscape areas. Portable barbecues may be kept outside in the backyard on a pad and must be covered when not in use.
- b. Permanent or built in barbecues require application and approval as described herein. Permanent barbecues should be located on rear porches, patios or pads constructed for that purpose.
- c. Visual impact on neighboring properties, community roads or common areas may require landscape screening or covering when not in use and will be determined on a case-by-case basis.

### **38. Yard Toys**

To include but not limited to, play gyms, swing sets, portable swimming pools, etc. are NOT permitted.

**These guidelines may be modified at any time.**

Previous approved ACB Applications would not be subject to future changes as long as the approved changes are continuous. If the modifications are damaged, destroyed, altered, modified; any replacement or repairs must comply with the new changes or at the option of the ACB remain the same.

Neither the builder, nor the Association will take any responsibility for maintaining additions/modifications to the home, or for damage done to any of the additions/modifications for any reason.

Any violation of these guidelines or any construction item or modification not conforming to the approved plans will be considered a violation of the conditions of the Documents, and any legal action necessary will be taken to correct the violation.

The Architectural Control Board Application may be obtained at the Community Center or from the Management Office:

Meritus Management  
2005 Pan Am Circle #300  
Tampa, Fl 33607  
813-397-5121  
813-873-7070 FAX