

COUNTRY PLACE

COMMUNITY ASSOCIATION, INC.

ARCHITECTURAL RULES

ALL PERSONS USING THIS ARE ADVISED:

1. This manual has been adopted for the purpose of establishing general guidelines for architectural approvals and does not supersede or replace the Association's Declaration of Covenants, Conditions and Restrictions. Please note you must also still be in compliance with all local, state or federal laws, codes, ordinances, and rules or regulations.
2. This manual is subject to amendment from time to time. Due to changing circumstances and technologies, matters prohibited or approved in the past may not necessarily be prohibited or approved in the future.
3. While this Manual is intended to establish consistency of appearance within the community, it should be remembered that because of factors such as location, neighborhood characteristics and proximity to common areas, water bodies, roads, and the like, various properties may be treated differently in order to reflect such factors.
4. As stated in the Association's governing documents, no approval hereunder shall constitute a warranty or approval as to, and neither the Association nor any member or representative thereof shall be liable for the safety, soundness, workmanship, materials or usefulness for any purpose of any improvement or alteration nor as to its compliance with governmental or industry codes or standards.
5. Random inspections will be made after the alteration has been completed to verify that the project was completed as approved by the Committee.

AIR CONDITIONERS

- Window A/C units **are not** permitted.

ANTENNAS & SATELLITE DISHES

- Exterior TV or radio antennae **are not** permitted except permitted pursuant to the Telecommunications Act of 1996.
- A satellite dish (“dish”) not to exceed one meter (39.37 inches) in diameter may be installed on a lot so long as it meets the following criteria:
 - Dish shall be placed where it is not visible from the street so long as this placement does not prevent reception of an acceptable quality signal or impose unreasonable expense or delay.
 - If the placement of the dish so it is not visible from the street would prevent reception of an acceptable quality signal or impose unreasonable expense or delay, then the dish shall be placed in a location as close to the rear of the home as possible even though it may be visible from the street.
 - If the placement of the dish to the rear of the home also would prevent reception of an acceptable quality signal or impose unreasonable expense or delay, then the dish shall be placed in a location on the property that minimizes the view from the street while at the same time allowing for an acceptable quality signal, and allowing for installation without unreasonable expense or delay.

BASKETBALL HOOPS

- Backboards and hoops attached to the dwelling or garage are not permitted.
- Portable hoops are allowed but shall be stored either close to the home or out of view when not in use. Portable Basketball goals shall be in good condition and not in disrepair and shall not cause a nuisance.

BOATS

- Shall be stored in an enclosed garage or shall otherwise be stored so that they shall not be visible from the street.

CONVERSIONS

- Per Country Place governing documents, conversions of garages to living or office space is NOT permitted. At all times, homeowners of Country Place are to have a minimum of a 2-car garage.

DRIVEWAYS & WALKWAYS

- Walkways from the driveway to the front door, front and rear patios, and porches may be considered by the Committee for resurfacing (tile, pavers, etc.).
- An architectural application with a survey and color picture sample of resurfacing material, plus any other information that the ARC may require, must be submitted to the ARC for approval prior to installation.
- Additional width to driveways shall not exceed 2 feet on either side added, and at all times requires approval by the ARC prior to installation..

EXTERIOR HOUSE LIGHTS

- All exterior lighting including coach lighting shall be consistent with the character established in Country Place and be limited to the minimum necessary for safety, identification, and decoration.
- Exterior lighting of buildings for security, decoration of buildings and/or landscaping shall be limited to

“up” lighting, down lighting or decorative lights and the style and type of lighting shall be compatible with the building design and materials.

- Except for holiday decorations, the source of lighting shall not be visible from streets and other common areas. Color lens or lamps are permitted during holidays.
- An Alteration Application with a survey, photo or sketch showing the location and a picture of the fixture, plus any other information that the ARC may require, must be submitted for approval prior to installation.
- Exterior lighting shall not cast light onto an adjacent property or into another home and such lighting shall not be a source of annoyance to residents or interfere with the peaceful possession and proper use of the property by residents, or otherwise constitutes a nuisance.

FENCES (ALL FENCES ARE SUBJECT TO COMMITTEE APPROVAL)

- Chain link fences are NOT permitted.
- Fences may not exceed 6 ft in height. Acceptable colors include: White, Almond, Black or Brown, and acceptable materials include Vinyl, Composite or Aluminum, Wood, Picket, semi-privacy or privacy fences may be permitted at the discretion of the ARC.
- Fence must not extend beyond the front of the front lower corner of the house.
- Due consideration should be given to any easements that may exist. No fence shall interfere with an easement. The owner will be required to remove the fence, either temporarily or permanently, if it becomes necessary to permit the holder of the easement to use or maintain the easement property.
- An Alteration Application with a survey showing the fence location and a picture of the fence, plus any other information that the ARC may require, must be submitted for approval prior to installation of any fence of any type or location whatsoever.
- At all times, the ARC will review fences on a case-by-case basis and weigh the aesthetics of the neighboring homes and overall “Country Place” aesthetic.

FLAGS

- Any resident may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and one portable, removable official flag, in a respectful manner which represents the United States Army, Navy, Air Force, Marines or Coast Guard, or a POW-MIA flag, regardless of any covenants, restrictions, bylaws, rules or, requirements of the HOA.
- Any homeowner may erect a freestanding flagpole no more than 20 feet high on any portion of the homeowner’s real property, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association, 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 that flagpole, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association, one official United States flag 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.
- Small decorative yard/seasonal flags are permitted and not subject to the above rules. However, these flags shall at no time be a nuisance to the community.
- Flags are permitted pursuant to Chapter 720 of the Florida Statutes, but still must be approved by the ARC.

GUTTERS & DOWNSPOUTS

- Gutter color must match the fascia of the house.
- Downspouts must match the color of the house or remain white.
- An Alteration Application with a survey or sketch showing the gutter location, plus any other information that the ARC may require, must be submitted for approval prior to installation.

HOUSE COLORS

- No dwelling shall be painted more than three exterior colors or shades consisting of one body color, one trim color, and one accent color, all of which must be approved by the ARC. Garage door and all other exterior doors, excluding the front door, must be painted either the body or trim color, as approved by the ARC. Accent color of each palette strip is for the front door only.
- Houses shall only be painted approved colors for the specific part of the house said colors are approved for (ex. body color, trim color and door).
- Approved colors may be found using the Architectural Form or by contacting the management company.
- House colors shall not be the same color as adjacent house(s).
- All painted must be approved by the ARC prior to painting..

HOUSE PAINT MAINTENANCE

- The exterior of the home may not have mildew or irrigation staining.
- The exterior of the home may not have chipped or peeling paint.

LANDSCAPING & PLANT MATERIAL

- Landscaping shall not be approved which may impede the use or access of any easement or utility. No landscaping shall be approved which may interfere with the use or function of any drainage easement or drainage infrastructure.
- No landscaping shall be approved which may interfere with the line of sight for traffic or pedestrians at any intersection. No landscaping shall interfere with any pedestrian use of any sidewalk.
- The installation of any Florida Friendly landscaping requires prior approval of the ARC.
- Landscaping plants (not including sod) may be replaced without prior approval so long as the plants are non-invasive, easily maintained, and are drought resistant. Mulch may be replaced with landscaping rocks without prior approval.

LANDSCAPE LIGHTING

- Wiring shall be buried and out of sight.
- Transformers shall be obscured from view.
- Landscape lighting must be, in the sole opinion of the Board of Directors, subtle, subdued reasonably inconspicuous and in harmony with the design of the structure and landscape. Such lighting shall be removed if the landscape lighting does not meet these criteria and/or if such lighting is a source of annoyance to residents or interferes with the peaceful possession and proper use of the property by residents, or otherwise constitutes a nuisance.

MAILBOX / MAILBOX POST

- Mailbox / Mailbox post must be in harmony with the style, material and colors of Country Place.
- Mailbox should remain free of mold, mildew and grime and in good condition.
- Mailbox posts must be either white, black, natural wood, or if painted, painted to match house paint. If any color other than body color, homeowner must submit an architectural application for ARC approval.
- Mailbox post shall remain clean and in good condition

PROPERTY LINE WALLS

- The architectural design of walls along property lines built by the developer will not be changed by any owner unless specific approval is given by the ARC. If repaired or replaced, the wall is to provide harmony in relation to the external design and location of surrounding or adjoining structures, as approved by the ARC. When the wall is painted, color shall be Hush White (9088) or Pottery Urn (7715) or another color if approved by the ARC.

RECONSTRUCTION / RENOVATION OF EXTERIOR OF HOME

- If a house must be rebuilt, it shall be built as similar to the previous house as possible, have the same elevation and outer appearance as the previous home and fit in with the existing homes. At all times approval is needed by the architectural committee.
- If exterior renovations are done to the home, approval is needed by the architectural committee.
- Exterior renovations must be similar to the construction and styles of other homes within Country Place.

ROOFING

- Roof material approved at the discretion of the ARC. All roofs in Country Place are to be consistent with the aesthetics put in place when built by the developer.

TRASH CONTAINERS/GARBAGE

- Trash containers can be along the street the day of scheduled garbage pickup and must be put away, out of view from the street, by the end of the trash day.
- Trash containers must be stored in garage or screened so that they are not seen from the street.

TREES / BUSHES

- Most varieties of trees are permitted.
- Trees considered "invasive" by Hillsborough County Guidelines are NOT permitted.
- At no time shall any bush exceed 6 feet in height.
- Trees and bushes are to be kept neat and trim at all times.

VEHICLES

- No recreational vehicles, trailers or mobile homes are permitted.
- Commercial vehicles must be kept in an enclosed garage.
- Vehicles absolutely cannot be parked on grass.
- Vehicles parked outside an enclosed structure (Garage) must be operable and properly licensed. Vehicles not meeting these requirements must be moved into the garage or removed from Country Place.

WINDOW FILMS

- Window tinting is permitted, but if installed on a window in the front of the house, all windows must have similar tinting to create a uniform appearance.
- Mosaic, stained glass or other window tinting that changes the appearance of the house is NOT permitted in the front of the house.
- Mirror finish tinting is NOT permitted in the front of the house.
- Aluminum foil or similar coverings are NOT permitted in any location

EXTERIOR CHANGE NOT LIST ABOVE

- To the extent an owner requests to make an exterior change not addressed by these community standards, that request is only permitted to the extent it is already present within the community.

Compliance with these guidelines does not automatically grant architectural approval. Architectural approval must be requested in writing and responded to in writing before any work is done. Please refer to your Declaration of Covenants, Conditions and Restrictions for further information.

Furthermore, approved items or practices may later be ordered removed if, in the sole opinion of the Board of Directors, the use of such item(s) or practice(s) is a source of annoyance to residents or interferes with the peaceful possession and proper use of the property by residents, or otherwise constitutes a nuisance, or endangers the health of residents, or is not in conformity with the approval by the ARC.

Attorney Compliance

The Board of Directors may forward any homeowner who remains non-compliant of the Association documents to the Association attorney. The attorney will follow the Florida Statutes with regards to enforcing the Association's documents. Should the homeowner fail to respond in the appropriate time, or should the court appointed representative agree with the Association's enforcement of the documents, the homeowner will be responsible to pay for all attorney and court costs.