

HERITAGE PINES COMMUNITY ASSOCIATION

ARCHITECTURAL CONTROL POLICY MANUAL

Ninth Edition – Amended May 22, 2017

The Board of Heritage Pines Community Association has adopted and approved these architectural standards and procedures in order to preserve and protect the design and value of the community.

Manual Control

This is the eighth edition of the Architectural Control Policy Manual printed for Heritage Pines, dated December, 2016. The new edition and all future revisions become effective upon the date of issue and shall supersede all Architectural Policy Guidelines previously issued by the Board of Directors of Heritage Pines.

The 2nd edition and for all future editions, will be called the “ARCHITECTURAL POLICY MANUAL”.

The “ARCHITECTURAL CONTROL COMMITTEE” will be called by the acronym “ACC”.

The Architectural Control Committee reserves the right to change the format, presentation, file type, delivery methods, and both its printed and electronic versions without prior notice.

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Glossary: Single Family Homes	12/30/15
4.11 Fascia, Soffits, Gutters, Downspouts	3/6/15
2.6 Disapproved – RIGHT TO APPEAL	3/25/15
7.2 Driveway/Walkway Stain Individual Homes and Villas	3/25/15
1.8 Home Construction	5/27/15
4.5 Screening	6/24/15
4.3 Concrete Patios Single Family Homes	3/25/15 & 9/30/15
7.1 Maintenance of Property/Exterior Painting	9/30/15
4.2 Birdcages, Screened Lanais, Pavers, Concrete Decks and Concrete Patios	12/30/15
9.4 Landscape Lighting/Flood Lights/Security Lights/Security Cameras	2/24/16
10.1 Garbage and Trash	2/26/16
7.1 Maintenance of Property/Exterior Painting	3/25/16
10.14 Signs	6/22/16
10.7 Flags and Flagpoles	8/24/16
4.8.1 Driveway and walkway pavers Attached Villas	9/8/16
2.6 Request Control and Processing Procedure	10/26/16
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4.10.1 Front Entryway Patios (addition)	12/2/16
4.12 Roof changes, etc.	12/2/16
5.2.1 Trees & Shrubs	12/2/16
5.2.2 Edging/Mulch/Stones	12/2/16
7. Exterior Paint	12/2/16
7.1 Maintenance of Property	12/2/16
9.2 Lamppost Carriage Lighting	12/2/16
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4.10 Front Entryway	12/28/16
7.1 Maintenance of Property	12/28/16
10.11 Lawn Furniture	12/28/16
4.8 Driveways and Walkways	5/22/17
4.8.1 Driveway and Walkway Pavers	5/22/17

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GLOSSARY

Attached Villa – A home attached on 1 or 2 sides to another home.

Birdcages - Screened enclosure usually over a pool or patio. The enclosure must be attached to the house.

Florida Friendly Landscaping – A term used by the Florida Yards and Neighborhoods (FYN) program, a partnership of the University of Florida/Institute of Food and Agricultural Sciences,

Garbage Container - refers to a solid plastic or metal container that is designed to hold trash and has a cover.

Landscape Bed - Bed around the perimeter of the house and/or an island within the lawn. The beds typically contain shrubs, trees, and flowers. All landscape beds must observe the setback requirements set forth in the manual.

Maintained/Self Governing Village - A village that is maintained via a property manager and a Board of Directors.

Parcel - A platted or un-platted tract, unit, or other subdivision of real property within the community. Refer to Article 2, Section 8 definitions under By-Laws.

Self-Maintained Village - A village that is not maintained by an independent property manager. Each homeowner is responsible for their home and lawn maintenance.

Single Family Homes – Any home with 4 sides not attached to another home.

SWFWMD - Southwest Florida Water Management District commonly referred to as “SWFWMD”.

Word “may” - Typically used in the phrase “maybe” and means optional.

Word “must” - Typically used in the phrase “must be” and means mandatory.

Word “should” - Typically used in the phrase “should be” and means recommended.

1. INTRODUCTION

1.1 Board of Directors Consent

We direct that this manual and/or all future revisions be filed with the minutes of the proceedings of B.O.D. of the Association.

1.2 Overview

ARTICLE IX of the MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HERITAGE PINES by US Home Corporation now known as Lennar Corporation (“Master Declaration”) provides for review and written approval of all exterior changes and modifications. Furthermore, ARTICLE IX authorizes the establishment of an ARCHITECTURAL COMMITTEE as a Committee of the Board of Directors (Board). This committee is called The Architectural Control Committee also referred to as the ACC.

The Board has the “right and power to adopt, amend, and promulgate regulations in order to effectuate the purpose of this Article” accordingly; the Architectural Control Manual is incorporated by references into the rules, regulations, and policies of Heritage Pines Community Association, Inc. (“Master Association”) and all enforcement procedures associated with the same.

In addition to other legal remedies, architectural policies are enforceable under the Rules and Regulations of the Association.

A properly designed and operated system of architectural control yields substantial benefits to all residents. This system can create and preserve an attractive, livable community, preserve property values and minimize major problems in the form of misunderstanding and controversy among neighbors. Recognition by all members of the community that the system is a benefit and not a burden is an essential element of successful architectural control and design.

1.3 Heritage Pines Mission Statement

Promote a pleasant environment within an affordable, well-maintained community, while providing a secure, active adult lifestyle and a high level of quality services, amenities and communications.

1.4 Purpose of the Architectural Control Committee

The purpose of the ACC is to carry out the responsibility of the Board to assure that no exterior modification or changes shall be made to dwellings, or improvements upon home sites, unless they conform to the Master Declaration and this manual and that such actions will be:

1. PRE-APPROVED BY THE ACC
2. Assure harmony of external design, materials, and location in relation to surrounding buildings, and topography within the Properties.
3. Protect and conserve the value and desirability of the properties as a residential golf course community.
4. All requests must be submitted to the ACC no later than 5 PM on the day prior to the committee’s meeting.
5. Any request submitted without required samples will be disapproved. The request may be resubmitted with the appropriate samples for the next scheduled ACC meeting.

These regulations are not to discourage individual expression, but rather to assure that our surroundings are not overwhelmed by colors, and décor not consistent with the

prevailing Heritage Pines lifestyle. In some cases, a site visit by the ACC may be necessary.

1.5 Scope of Architectural Control

No exterior change or modification shall be made to any residential dwelling on any home site, unit or parcel nor shall any fences, walls, structures or improvements be made to a home site, unit or parcel after it has been conveyed by the Declarant until the plans and/or specifications showing the nature, kind, shape, height, materials and color to be used on the exterior, and location of the same shall have been submitted to and approved in writing by the Board of Directors of the Association via its designated Architectural Control Committee. No work can begin *without prior written approval*. Fines will be assessed if an Exterior Request Forms (see Exhibit A) is not submitted and approval obtained. In addition to fines, the Board of Directors may take additional legal action against persons who do not comply with the Declaration or the Rules and Regulations. See ACC Fine Structure (Exhibit A).

Exterior requests include, but are not limited to:

1. Extensions, additions and/or enclosures of rooms or lanais
2. Installation of swimming pools or hot tubs
3. Installation of skylights, roof exhausts devices, or solar panels
4. Repainting the exterior color, surfaces or changing materials of any part of a dwelling
5. Resurfacing or painting of driveways or walls
6. Installation of windows, screens and/or storm doors
7. Installation of patios, railings and/or enclosures
8. Installation or modification of sprinkler systems
9. Erection of latticework, enclosures and trellises
10. Planting or removing of trees or shrubs
11. Addition of rocks, lawn and/or large garden ornaments (ornaments larger than 36 inches.)
12. Placement of satellite dishes, shortwave radio antennas and/or TV antennas
13. Installation of gas or propane tanks
14. Installation of invisible dog fences
15. Installation of any exterior lighting (includes lampposts, garage lights, porch lights, landscape lights, solar light, and motion lights)
16. Installation of water softeners

1.6 Aspects and Objectives of Architectural Control Committee

The ACC evaluates all properly completed Exterior Change Requests. Design decisions made by the ACC are not based on subjective elements, but on the following criteria:

1. Relation to the Natural Environment: To prevent the unnecessary removal, destruction or blighting of the natural landscape or of the existing man-made environment.
2. Conformance with Covenants and Architectural Guidelines: All applications are controlled to confirm the project is in conformance with the Master Declaration and approved Architectural Guidelines.
3. Design Compatibility: Compatibility is defined as similarity in architectural style, quality of workmanship, and use of similar materials, colors and construction details.
4. Location and Impact on Neighborhood: The proposed alteration must relate favorably to the landscape, the existing structure, the surrounding homes and the neighborhood. The proposed alteration must not be offensive or lewd in content or context.
5. Materials: Continuity is established by the use of the same or approved color pallets and materials as were used in the original construction of the Village.
6. Workmanship: The quality of work must be equal to or better than that of the surrounding area.
7. Validity of Concept: The basic concept must be sound and appropriate to its surroundings.
8. Harmony: Ideally, the community will retain a sense of harmony which will be pleasing to those who like it and this harmony will protect and promote everyone's property values.

1.7 Sale of Homes or Property

New owners are required to bring their home and property into full compliance with all provisions and requirements of the latest edition and revisions of the Heritage Pines Architectural Policy Manual. New homeowners are welcome to call on the ACC or property manager to go over their property and discuss any concerns they have.

1.8 Home Construction

All homes constructed in Heritage Pines must complement and reflect the existing architectural styles and colors of existing homes in the community. In the event of catastrophic loss the home site must be replaced with an exterior design already in your village.

Only one story homes will be permitted. They must be constructed of concrete block with a decorative textured finish that matches the surrounding homes. All roofs in the community must be of dimensional asphalt/fiberglass shingles. (*Any shingle repair or patchwork refer to Section 4.14 on pg. 17*)

New construction must meet all applicable building codes as well as all of the applicable conditions and restrictions of Heritage Pines and its Master Declarations. All proposed new construction must be submitted to and receive approval from the ACC.

2. EXTERIOR CHANGE or MODIFICATION

A separate application must be submitted for each exterior change or modification.

2.1 Application for Exterior Change or Modification.

A HOMEOWNER WISHING TO MAKE AN EXTERIOR CHANGE OR MODIFICATION TO THEIR DWELLING, UNIT, HOME SITE OR PARCEL MUST APPLY FOR AND RECEIVE WRITTEN APPROVAL FOR SUCH CHANGE OR MODIFICATION PRIOR TO START OF THE PROJECT.

Application is made by completing the Exterior Change Request (ECR) Form (Exhibit B). These forms are available at the end of this manual, at the front desk of the club house or may be downloaded from the Heritage Pines website e-files.

The completed request by the homeowner together with all applicable information and sample materials is submitted to the front desk where it will be logged and a log number assigned. Exterior Change Requests are not considered complete until accompanied by all of the information necessary for the ACC to make an informed decision. Incomplete applications will be stamped "Disapproved" and must be resubmitted to the committee (at their next meeting) for consideration.

The ACC usually meets twice a month to act on all requests. Some exterior requests may be delayed if the ACC requires additional information, needs to make a site visit to more clearly understand the proposed change, or is unable to meet on a given week.

The ACC has up to 30 days from the date a completed exterior change request is received by them to take action on that request.

Once the ACC has made a decision on your request you may pick up your paperwork. If your project has been approved you will receive a copy of the approval along with the Heritage Pines Green Permit (Exhibit C) which must be placed in your front window while the work is completed. If your project was disapproved you will receive a summary of what you can do to resubmit for approval.

2.2 Additional Requirements for Maintained (Self Governing) Villages

Homeowners in maintained villages must first submit the request to their respective village ACC (or applicable review authority) for approval prior to submitting their request to the Front Desk. The request will be then be submitted to HP ACC for final approval.

Depending on the maintained village's recorded declarations, the HP's ACC *may not approve a request previously denied by their respective village's ACC* (or applicable review authority). However, the HP's ACC *may disapprove a request that has been approved by the maintained village's ACC* (or applicable review authority) *if it does not conform to the HP's restrictions or requirements.*

2.3 Supporting Documents/Materials

AN APPLICATION IS NOT TO BE CONSIDERED ACCEPTED UNTIL IT IS ACCOMPANIED BY THE REQUIRED PLANS AND/OR SPECIFICATIONS, SHOWING THE LOCATION, NATURE, STYLE, SHAPE, HEIGHT, MATERIALS AND COLOR TO BE USED ON THE EXTERIOR CHANGE.

2.3.1 Requests for room additions, extensions, enclosures and/or house modifications

- Home site survey, clearly depicting the location, size and measurements to home site boundary lines
- Contractor drawings
- If no contractor is involved, a detailed drawing by the homeowner is permissible
- List of materials being used
- Sample of roof shingles, if applicable
- Paint Palette number from the HP approved paint book
- Documentation detailing window materials including tint color

Requests for exterior dwelling surfaces:

- Examples include painting walls, resurfacing driveways or walkways.
- Detailed sketch or plat map of area to be modified such as entry, walkway, driveway, and sidewalk
- Selection of driveway/walkway concrete paint numbers from the HP driveway color book.

Requests for landscaping changes of trees and bushes/shrubs

- Detailed sketch or drawing showing name or type of planting(s), together with size and approximate location of each
- Requests to remove tree(s) must include a diagram depicting the approximate location of all existing trees and trees to be removed as well as the reason for their removal along with the species and location of the replacement trees. The measurement around the trees 4ft height must be included with the ECR. Tree removal requests must also submit a copy of the Pasco County Permit if applicable (see landscaping section for more information).

NOTE: Prior to digging, be sure that plantings are not in an area of underground wiring, cables, or irrigation pipes. Call Diggers Hotline at 1-800-432-4770.

2.4 Pasco County Permits

Pasco County requires permits for many types of work done, both inside and outside your home. For further information, contact Pasco County at (727) 847-2411, ext. 8126 (Exhibit D).

Approval by the ACC for any project does not negate the homeowner's responsibility to comply with all terms and conditions of any existing county codes or for obtaining any permit required for the project.

NOTE: Permits are required to remove certain types and sizes of trees. A copy of the Pasco County tree code is available at the Pasco County website at

<http://www.pascocountyfl.net/index.aspx?NID=664>

2.5 Changes or Modifications Made Without Request Form Submission

If changes or modifications are made WITHOUT a request form being submitted, the changes or modifications will be inspected by the ACC and a fine levied. The homeowners will be required to submit an Exterior Request Form to the ACC for approval. If such changes or modifications do not conform to the Master Association specifications or regulation, homeowners will be required to either modify them to conform or to promptly remove them from the property. If during any village property inspection changes or modifications are noted and upon further review, it is determined that these changes were done without approval, fines will be assessed (Exhibit A).

In addition to fines, the Board of Directors may take additional legal action against persons who do not comply with the Declaration or the Rules and Regulations.

2.6 Request Control and Processing Procedure

Requests for change are either:

- APPROVED WITH CONDITIONS
- PENDING – returned for additional information front desk or committee
- DISAPPROVED

Applicants whose request has been disapproved have access to an appeals process, which must be submitted to the general manager in writing with all original paperwork within 14 days of the rejection (see section below).

The HP green permit that is issued with the approval must be placed in the front window of the home while the approved work is being completed.

Disapproved, or Pending Applications – will be returned for additional information and should be picked up at the club house front desk following notification.

It is the responsibility of every applicant to obtain any necessary county or SWFWMD permit as may be required and to have in his or her possession an approved signed ACC exterior request BEFORE undertaking any exterior residential or property changes.

Approved with Conditions

All applications that are approved are considered “*Approved with Conditions*”. The conditional approval is given with the understanding that the resident will follow *all regulations* outlined in the manual. It is the homeowner’s responsibility to follow the stated requirements and should any of those requirements not be followed the homeowner will be responsible to correct the problem at their expense.

Upon completion of the project, the green permit MUST be signed, dated and returned to the Club House Front Desk with the completion date indicated. The ACC will, as it deems necessary, inspect the completed work. This inspection is to confirm that the work was performed in accordance with the approved request.

Pending or Incomplete

Homeowners will be notified of requests that are pending and the reason for the decision. The homeowner may then correct, modify, resubmit or withdraw the request.

Disapproved – RIGHT TO APPEAL

If the homeowner wishes to appeal the ACC's disapproval, an appeal hearing request must be made in writing to the General Manager's office within ten days of the disapproval. The HP Architectural Appeal Board consisting of the following will hear the appeal:

- Two (2) members of the Heritage Pines Board – Voting Members
- General Manager or CAM Licensed Manager – Voting Member
- A recording secretary appointed for the appeal – Non-Voting Member
- Architectural Control Chairperson and/or designate – Non-Voting Member (s)

The Appeals Committee's decision will be final. A letter will be sent to the homeowner with all the details regarding the appeal decision and the time frame (if changes need to be made) for bringing the property into compliance.

2.7 Access to Common Areas/Individual Lots

If it should be necessary for you or the contractor to run vehicles or equipment over common grounds to do work at your home or on your property, you must first obtain permission from the GM and village board (if applicable) before any work can begin. Any damage caused must be repaired at the homeowner's expense. Before any work on the property begins it is suggested that the homeowner informs the contractor, or people doing the work, that it is their responsibility to repair any damages done to common grounds by their equipment.

All exterior changes and modifications must be completed in a manner so that they do not materially damage any common areas (that of the Master Association and/or any maintained village) or individual lots. Also, they must not in any way impair the integrity of the improvements on property subject to maintenance by the Master Association or any maintained village.

Any contractor or installer, other than the record titleholder of the lot must provide the Master Association (and if applicable, maintained village) with an insurance certificate listing the Association (and if applicable, maintained village) as a named insured prior to commencing work. Insurance must meet the following minimum limits: Contractor's General Liability including completed operations: statutory minimum amount. Worker's Compensation: statutory minimum amounts. The Board may establish these amounts.

No homeowner will permit their contractor or installer to access or otherwise cross the common areas of the Master Association, any maintained village or another individual's lot without receiving permission in advance from the Heritage Pines General Manager, maintained village board (if applicable) or individual lot owner.

If the contractor uses any common areas without the appropriate permission, the contractor will be held responsible for repairing any damage to such common area. It is ultimately the homeowner's responsibility to make sure that the contractor they hire obtains all necessary permits and is licensed, bonded and insured.

3. CHANGE or MODIFICATION and MAINTENANCE LIMITATIONS

Villages that own common areas are required to keep the grass regularly cut, fertilized and maintained and all trash and debris removed. (Master Declaration, ARTICLE VIII, Section 5)

Failure to Maintain - Self Maintained Villages – If the owner of a property fails to maintain their property, the Association shall, after giving the owner 30 days written notice, be authorized to undertake such maintenance at the owner's expense. Entry upon the owner's lot for such purposes shall not constitute trespassing. If the

Association undertakes such maintenance, the owner will be billed and if not paid, the charge shall be secured by a lien on the property.

Failure to Maintain – Maintained Villages – Such maintenance is the responsibility of the respective village management. All notices of violations will be mailed directly to the management company detailing the property address, number of days to correct the violation and possible fines.

Dwelling – Each property owner must maintain in good condition and repair all improvements on their lot including, without limitation the residential dwelling. (Master Declaration ARTICLE VIII, Section 5). Mildew and rust stains must be removed from roofs, gutters, downspouts, driveways, sidewalks, entryways, curbing and exterior wall areas.

4. GENERAL PROPERTY CHANGES Including Structural

In order to assure harmony of external design, promote stability in appearance and maintain a certain amount of architectural uniformity, the following limitations and restrictions, along with additions to this list that may be deemed necessary in the future are in effect: This list may not be complete and is subject to change by the ACC and the HP Board of Directors.

4.1 Accessory Structures

No shack, barn, utility shed, storage unit (boxes) or other buildings (including dog houses, kennels and runs) other than the dwelling and its attached garage shall at any time be erected on any Home site or Parcel. Tents or sunshade units may be erected and removed within 24 hours for special events. Pods may be permitted for a maximum of 7 days. A permit for a pod must be obtained from the general manager prior to placing the pod on the driveway.

4.2 Birdcages, Screened Lanais, Pavers, Concrete Decks and Concrete Patios

All birdcages, screened lanais, pavers, concrete decks and concrete patios must observe setback requirements. Homes and attached villas have a 5 ft. rear setback as well as a 5 ft. side setback from property line. Concrete decks and concrete patios are permitted only in the rear of homes and attached villas.

Birdcage roofs must consist of screening. Screen colors allowed are bronze or charcoal. Frames of the enclosure must be white, bronze or charcoal. Exposed metal roofs are not permitted in the community.

Maintained Villages: Homeowner must contact the appropriate village officer to make arrangements to reroute any irrigation lines *prior to beginning construction*. The homeowner must bear this expense.

Extended screened lanais must have either shingled or screened roof structures with a pitch as per Pasco County code. On a shingled roof, the shingles must match the existing shingles on the house. All Pasco County codes shall apply. Exposed metal roofs are not permitted in the community. You may also use a SBS modified bitumen roofing

membrane, granule surface, polyester mat reinforcement in a color to match the existing shingles on the roof.

Masonry knee-walls for a lanai cannot exceed 36 inches in height, must be stucco, and painted to match the color of the house. Lanai aluminum kick plates must match the frame color and cannot exceed 18 inches in height.

Pasco County requires that screened lanais 30 inches or more in height above ground level have safety railings installed if the screening is all the way to the floor. If the lanai is enclosed with windows or a wall system that would prevent any possibility of falling to the ground, the safety railings are not required.

All pool decks and patios must be concrete or secured pavers. No other material may be used. Edging of any kind is not permitted around the patio as it interferes with the lawn services.

4.3 Concrete Patios

Concrete patios are permitted *only in the rear* of homes and villas.

Single Family Homes – concrete or pavers are permitted and must butt up against the house/lanai with a total of no more than 300 square feet. Homes must have a 5 ft. rear from the property line and patio must not extend beyond width of the house.

Attached villas – concrete or pavers are permitted and must butt up against the house/lanai with a total of no more than 200 square feet have a 5 ft. rear and 5 ft. side setback from the property line.

4.4 Front/Side/Rear/Garage Doors

Request to replace a door must be submitted with a picture and the color choice from the Heritage Pines paint book.

Glass storm doors may be added or replaced. Retractable screen doors are permitted. Pictures, dimensions, and color of the door must be submitted.

Portico Enclosures- must be a white or bronze vinyl frame with a bronze or charcoal screen. Any design on frame must be submitted for approval.

Garage screens can either retract horizontally or vertically. Garage screen choices are: *Frame of garage screen* must be white or bronze. *Screens* must be bronze or charcoal.

Garage doors that need to be replaced should conform to the 24/32 raised panel style that is currently throughout the community. Glass windows at the top are optional.

4.5 Screening

Screen doors and/or garage screens must match existing doorframe or have white or bronze frame and bronze or charcoal screen. White or cream screening is permitted in the front only and must have a white frame.

Frame of lanai enclosure must be white or bronze. Screens must be bronze or charcoal.

Golf ball resistant screening is also permitted for windows.

4.6 Shutters

Decorative: Décor shutters must be louvered or paneled design, approximately 14 inches in width for most standard windows, and approximately 20 inches wide for larger sizes. Colors must match or be compatible with existing trim and house body colors. Shutters are decorative and must remain open at all times.

Storm Shutters: Must be hinged, louvered or paneled design with the same specifications for decor shutters. Extra wide shutters may be hinged and foldable to conform to the 20-inch width in the open position. Roll down, pull up, and accordion style storm/hurricane shutters are also permitted.

Removable protective panes of metal, wood, plastic, fabric, etc. are permitted and, although not subject to rules governing size and design, they can be put in place only during an official hurricane watch and must be removed within 72 hours following the lifting of said hurricane watch.

NOTE: Storm shutters may be closed only upon issuance of an official storm watch and must be returned to the open position by the owner or his appointed representative within 72 hours after the storm danger has passed. Under NO circumstance may storm shutters or protective panels be used as a routine security measure.

4.7 Windows (Acrylic, Vinyl, Glass)

Windowpanes must be either clear, light gray, or tan/bronze tint. Windows must have framing to match the framing on the rest of the house.

Window tinting applied to the interior of the windows must be either gray, or tan/bronze in color. No silver reflective color is permitted due to the reflective nature of the silver film.

4.8 Driveways and Walkways

No driveway expansion is permitted beyond the current width of the garage. Driveways must be of poured concrete or pavers. In the event that a slab of concrete cracks and needs to be replaced a concrete stain must be applied to the entire driveway in order to maintain a continuous color. Please see the HP driveway color book for options.

4.8.1 Driveway and Walkway Pavers

Single Family Homes - Pavers are permitted on the driveway and walkway surfaces. A sample of all colors and shapes of pavers must accompany the request along with a sketch of area to be done. Driveways extend from the garage door, to the street. The entire driveway area must be paved. The driveway pavers must be installed to provide a smooth transition to the public sidewalk. Therefore all concrete must be removed from the garage to the street *before* any pavers can be installed. Pavers cannot be used to extend the portico under the windows and must stop at the roofline of the portico. Pavers on driveway surfaces must not extend beyond the width of the garage.

Attached Villas - Pavers must be earth tone colors only. Please be advised, ALL requests require Village approval. Should the Village deny the request, the HPCA Architectural Control Committee does not have the authority to approve the request.

4.8.2 Ramp Access

According to Florida 720.303 Section 5 (a) "Any parcel owner may construct an access ramp if a resident or occupant of the parcel has a medical necessity or disability that requires a ramp for egress and ingress under the following conditions:

1. The ramp must be as unobtrusive as possible, be designed to blend in aesthetically as practicable, and be reasonably sized to fit the intended use.
2. Plans for the ramp must be submitted in advance to the homeowners' association. The association may make reasonable requests to modify the design to achieve architectural consistency with surrounding structures and surfaces.
3. The parcel owner must submit to the association (General Manager) an affidavit from a physician attesting to the medical necessity or disability of the resident or occupant of the parcel requiring the access ramp.

4.9 Fences, Railings, Walls, Hedges, Dog Houses, Kennels & Runs, Invisible Fences

No fences, railings, walls, or hedges other than those originally installed by US Homes/Lennar Corp. shall be permitted except as approved in writing by the Association.

No animal cages are permitted other than those used for a period not to exceed 10 days for trapping nuisance wildlife. The local authority that is responsible for trapping and relocating the wildlife must provide such cages.

Invisible fences can only be installed in the *rear of single-family properties* and must observe the 5 ft. rear and 5 ft. side setbacks. ACC approval is needed prior to installation and a site visit is required. The homeowner is responsible for any pet damage to lawn area. Invisible fence wiring must be buried no less than six (6) inches inside the setback line. No alterations of the yard grade shall be permitted with the installation of such systems. Due to space restrictions villas cannot install invisible fences.

4.10 Front Entryway

No front entryway shall be used for storage (bikes, scooters, boxes etc.) or drying laundry. No front entryway screening will be permitted beyond the perimeter of the existing roofline. No other type of enclosure, other than screening is permitted on the front entryway. Nothing can be hung (curtains, lights, wreaths, etc.) from any screening (this includes portico, garage, lanai and window screening). A bistro style set of 2 chairs and a small table (30 in) or single park bench is permitted to remain under the portico entrance. No other items are permitted to be stored there. No plastic furniture OR umbrellas are permitted in the front of the home. ***(Please refer to Section 10.11 for further restrictions).***

4.10.1 Front Entryway Patios (Single Family Homes ONLY)

Front entryway patios shall be allowed at ground level and not extend more than 5 feet from the front of the house or extend beyond the side of the house. Said patio may be constructed of concrete or pavers and may not be screened in. Please be sure to include a plot plan with specific measurements along with a landscaping plan.

4.11 Fascia, Soffits, Gutters, Downspouts

Fascia, soffits, gutters and downspouts may be painted the base or trim color of the house. In addition, any fascia, soffits, gutters, or down spouts that were installed by the builder in white, beige or brown may be repainted the original color.

The only acceptable materials for gutters and downspouts are aluminum and vinyl. Gutter downspouts must end a minimum of six (6) inches above the ground if located in a grassy area. Gutter drainage must face away from a neighbor's property to avoid flooding/foundation issues.

4.12 Roof Changes including Lightning Rods, Skylights, Solar Panels, Exhaust Vent Fans/Pipes

A lightning protection system that is installed by a UL approved installer is permitted. The maximum height of the "lightning rod" must not exceed 24 inches. Pancake style exhaust fans (attic) must be installed only on the side or rear roof sections and must have prior ACC approval. Plans for exhaust vent pipes must also be submitted to ACC for approval. Skylights and light tubes on any portion of the roof with prior ACC approval are permitted. Solar electrical generating panels and solar heating elements must only be installed on the rear and side sections of the roof with prior ACC approval (site visit required).

4.13 Roof Extensions

No roof extension (carport or overhang) for a car, boat, equipment or such will be permitted.

4.14 Patchwork

Any patchwork done on an individual home or attached villa must match the existing roof shingle and be acceptable in appearance from the street level. All roofs in the community must be of dimensional asphalt/fiberglass shingles.

5. LAWNS AND LANDSCAPING

5.1 Lawns

Each lot must be maintained in a neat condition by the homeowner. In a maintained village, the village management is responsible. "Neat" is defined at a minimum that the lawn be regularly cut and fertilized, the mulched areas regularly re-mulched and kept weeded, and the bushes, hedges and other vegetation be regularly trimmed so that its appearance is in harmony with the neighborhood. The overall height of grass is 4" or less. In order to maintain the original appearance of the community, any grass that needs to be replaced, must be St. Augustine, Floratan, Palmetto or Captiva.

All lots must have grassed front, side and rear lawns of at least 75 percent of the available lot size. Landscape beds are permitted in the front and rear of the property and cannot exceed 25% of the total. All FFL requests must be accompanied by a detailed plan, which describes how the reduction in irrigation, pesticide and fertilizer usage will be accomplished.

NOTE: Homeowners must make arrangements to have their flower (mulch) beds weeded and shrubs and lawns maintained in their absence.

5.2 Landscaping

Proposed changes to landscaping require detailed plans including lot survey, any removal and relocation of trees, or additional planting of trees and shrubs. Most landscaping contractors will prepare this diagram for you. Be sure that plantings are not in an area of underground wiring, cables, or irrigation pipes. Any required changes to the irrigation system will be at the homeowner's expense. Call Diggers Hotline at 1-800-432-4770 to locate underground utility lines, cables, or irrigation pipes prior to digging.

Quantity, approximate size and types of plants must be identified.

Trees and shrubs (bush) must not be planted any closer than 5 ft. from the property line (front and rear) and 5 ft. side property lines and must be planted a minimum of 2 ft. apart. Shrubs must be planted and trimmed individually so that hedges are not formed and must not exceed 4 ft. in height due to safety reasons. Bushes cannot block access to windows and must be kept trimmed to the 4 ft. height requirement. Trees and plantings between sidewalk and street are not permitted unless planted by the builder.

5.2.1 Trees & Shrubs

Each home site must have a total of two (2) trees on the property, as a minimum. Trees are to be a minimum of 2 inches in diameter and a minimum of 6 ft. in height. They must be planted at least 5 ft. from the front and rear property line and 5 ft. from the side property line.

At least 2 trees on the property must be from the approved Pasco County list (Exhibit E) or by checking on the Florida Friendly website. The community requires a minimum of two (2) trees, one in the front and one in the rear.

Trees and plantings are not permitted between the sidewalk and street unless planted by US Homes/Lennar Corporation.

Fruit trees and citrus trees are no longer allowed in order to prevent the invasion of fruit rats and other wild life. Fruit fallen from existing fruit trees must be removed from the ground within 48 hours. Residents who will be away from the property must make prior arrangements for the removal of fallen fruit.

Bushes and shrubs shall *not be* counted as trees. Bushes must not form hedges unless originally planted by the builder. For safety reasons bushes will not block a window and will be trimmed to 6" above the sill. Also, any bush located at the end of a driveway will be trimmed for safety reasons to a maximum of 3ft in height. Bushes should measure a maximum of 4 ft. in height. Please use your best judgment to keep your bushes trimmed neatly. Bushes at the end of a driveway must be trimmed to 3 ft. for safety reasons.

Removal of any trees (diseased or alive) requires ACC approval. Removal of trees of 10 inches or larger in diameter, measured from 4 ft. above ground level requires the approval of Pasco County in addition to ACC approval. Tree diameter must be submitted with all ECR submissions.

Stumps must be ground below the sod line and hole filled.

NOTE: Prior to digging, be sure that plantings are not in an area of underground wiring, cables, or irrigation pipes. Call Diggers Hotline at 1-800-432-4770.

Dead shrubs, plants, and trees must be removed immediately. This does not apply to plantings that appear to be dead due to "winters freeze". When replacing trees please consult the Pasco County single family home requirements on their website. The tree replacement must be at least six 6 ft. tall and 2 inches in diameter. Shrubs cannot be used to replace the minimum number of trees.

Annuals and perennials planted in existing landscape beds do not require ACC approval.

If trees or shrubs are planted without ACC approval, their removal may be required.

NOTE: Corner Lots must not have trees or shrubs that restrict sight lines for vehicular traffic. This includes all homes in the community with bushes that block the driveway and sidewalk view of oncoming traffic. For the safety of residents walking or riding bikes bushes located near the end of the driveway should be cut to a maximum of 3 ft. in height.

Additional landscaping in maintained villages will be subject to the following conditions:

- Additional landscaping is to be installed in a manner that does not interfere with the safe and efficient access of lawn maintenance crews.
- Tree branches of all trees must be trimmed so that they do not interfere with the safe and efficient access for lawn maintenance crews and/or for sidewalk usage. NOTE: There are County regulations concerning the trimming of oak trees. When hiring a contractor to do this, please make sure that they are a licensed arborist and familiar with the requirements.
- The homeowner will maintain additional landscaping not planted by the developer or their village management. This includes weeding, trimming, and mulch replacement. Homeowners may independently contract with a lawn service company to provide these services.
- Any required changes to the irrigation system to accommodate additional landscaping, patio additions, etc., will be paid by the Homeowner.
- Florida Friendly Landscaping is permitted, but the request must be accompanied by a detailed plan, which describes how the reduction in irrigation, pesticide and fertilizer usage will be accomplished.
- Rocks are allowed as ground cover as long as they are part of the landscape bed. Rock samples must accompany the request form. Any rock landscaped bed must have edging installed (see below).

5.2.2 Edging/Mulch/Stones

Concrete and stone edging must rest in soil and cannot be more than 6 inches in height. Edging *must butt against a grassy area that will cover the edging by 75%*. Edging is not permitted around sidewalks, walkways, driveways, or patios. Poured concrete curbing, concrete edging blocks, and natural earth tone concrete molded edging along with natural material or black plastic are the *only* acceptable forms of edging. Wood or simulated wood is not permitted. Edging must be used if you have lava rock, or stones in your beds.

Pre-colored concrete must be approved before pouring. The permit request should identify the cured color of the concrete by name. No painting or staining will be *allowed after pouring*. A *sample* or photo of the edging block and design must accompany the request.

Concrete edging (cast or block) will be allowed around mulched areas along the perimeter of the home and must be installed around an island bed. Concrete edging to be installed around an island must measure a *minimum of three (3) feet in diameter* and be landscaped. Concrete edging *cannot* be installed around mailbox posts, lampposts, or within 5 ft. of front and rear property lines or 5 ft. of side property lines. If after the installation of the bed and edging you do not have 5 ft. to the property line you will not be able to install beds and edging. They also

cannot be attached to common area sidewalks or any portion of common area driveway. A detailed sketch and property survey must be included.

The curbing must not interfere with efficient and safe lawn maintenance. There must be 5 feet between island curbing for lawn mowers to pass through.

5.2.3 Landscape Mulch

Acceptable mulches are: pine bark, cypress mulch, cedar mulch, rubber mulch (red, brown, black natural color).

5.2.4 Landscape Stones

A sample of all landscape materials to be used must be submitted to the ACC for approval. Examples of such stones permitted are crimson stone mixture (reddish brown color) and river rock (multi brown, gray, and white colors). Marble stone and lava rock, if used, must be maintained so that mildew or black satins are not allowed to accumulate on it. All stones places in landscape beds require edging around for the safety of the lawn crews. Please see section on edging requirements above.

5.2.5 Stepping Stones

They may be installed in the back yard to create a patio-like area. Stepping-stones from the edge of the garage door to the rear yard are permitted as long as they observe the setback property lines required and do not interfere with safe and efficient lawn maintenance. Colors must be earth tones or natural concrete color. Color samples must be submitted for approval.

Any required changes to the irrigation system in maintained villages to accommodate additional landscaping, stepping stones, etc., will be paid at the homeowner's expense. Village and Pasco County approval must be obtained in writing prior to beginning the job.

5.2.6 Florida-Friendly Landscaping™

All Heritage Pines lots must have grassed front, side and rear lawns of at least 75% of the available lot size. Landscape beds are permitted in the front and rear of the property and cannot exceed 25% of the total. All FFL requests must be accompanied by a detailed plan, which describes how the reduction in irrigation, pesticide and fertilizer usage will be accomplished.

The intent of Florida-Friendly Landscaping™ (FFL) is to use resource-efficient plants and sustainable maintenance practices and materials to conserve water and reduce negative impacts on water bodies and wildlife habitats. The primary design concept is "right plant, right place" which means choosing resource efficient plants (those that use less water, pesticides, and fertilizer), which will grow and remain healthy with minimal care under the site conditions. Choosing the right plant requires an analysis of the site including soil, sun/shade patterns, moisture, and existing vegetation. The health of the existing vegetation provides clues to specific site conditions look for healthy plants and use plants with the same growing requirements.

Florida's water management districts, the Florida Department of Environmental Protection and other entities. The program provides education and outreach activities to help residents reduce pollution, conserve water, reduce fertilization and/or pesticide usage and enhance their environment by improving home and landscape management. Informational brochures may be found at the clubhouse reception desk. "A Guide to Florida-Friendly Landscaping" a publication by Florida Yards and Neighborhoods, may be viewed and downloaded from the following web site -

<http://www.floridayards.org/landscape/FYN-Handbook.pdf>.

Additional information may also be viewed at <http://fyn.ifas.ufl.edu> or obtained through the County's Extension office at (727) 847-8177.

Local Florida Contact:

Chris Dewey -FYN Builders/Developers, FYN Community/Homeowner Associations

Mailing Address:

Pasco County Extension Office
36702 State Road 52
Dade City, FL 33525-5198

From the website

<http://pasco.ifas.ufl.edu/ffl/>

- Choose the Right plant, for the Right Place to minimize resource use
- Reduce turf to a small but functional area and replace large turf areas with low spreading groundcover or drought tolerant plants
- Plant trees for shade on the east, west, and south sides of the plants to catch and filter rainwater before it flows into water bodies or the storm water system
- Use plants to attract wildlife throughout the yard. Specialty gardens, such as butterfly gardens, can be created by grouping plants to provide food and shelter
- Incorporate mulched areas, gravel areas, pathways, and patios in the yard to provide access and spatial organization
- Organization: Create outdoor "rooms" by using pathways, hardscapes, and plants to divide and organize spaces
- Proportion: Keep the size of the plants proportional to the house and spaces in the yard
- Repetition: Repeat plant materials for a unified and cohesive look, with just enough variety for interest
- Variety: Make the yard interesting by having variation in plant sizes (especially heights), color, texture, and shape
- Composition: Group and arrange plants in overlapping masses based on the size, form, color, and growing

Pasco County is situated in zone 9A/B

5.2.7 Trellis, Lattice, Arches, Arbors

Trellises and lattice must be placed within the roof overhang or in front of the lamppost. Trellises may also be installed at the lamppost. Overall length of the trellis/lattice and any foliage planted must be kept below the name sign. Trellis and lattice may not be used if the lamppost is not at least 5 ft. from the sidewalk. A maximum width of 18 inches and a height that is kept under the nameplate is required. Submit color, style, size and location for ACC approval. Arches/Arbors are not permitted closer than 5 ft. from any property line. Pergolas are not permitted. All must be submitted with pictures, size and location for review

(Exhibit F). A trellis is considered an ornament and will count toward the three allowed on the property. Gazebos, and pergolas are not permitted on resident property.

5.2.8 Encroachment and Plantings on Common Grounds

No extension of the landscaping of home sites will be permitted on Master Association common grounds or retention areas. No matter when this violation is observed the resident will be required to remove the materials from the common area or retention area at their own expense.

Residents must not put trees, bushes, plantings, bird baths, lawn ornaments, planters, bird feeders, flower pots, picnic tables, furniture, fences, walks, hedge enclosures, and other types of groupings on common grounds.

5.2.9 Garden Hoses

Garden hoses must be on a hose wrap attached to the house or on a mobile station, or may be neatly coiled on the ground in a flowerbed behind shrubbery out of sight from the street, common grounds or nearby neighbors. Circular (spiral coiled) hoses must be secured. Soaker hoses must be screened from view of neighboring properties. Hoses must be kept rolled up and out of sight when not in use.

6. ELECTRICAL/PLUMBING/GAS

6.1 Air Conditioners

Air conditioners cannot be mounted through a window, door or hung on a wall unless medical documentation is provided to the ARC. New installations of air conditioners must be located on the side or rear of the home and not directly opposite the bedroom windows of adjacent homes. Conduits must be painted to match the home's exterior paint. All permits necessary must be obtained from the county.

Air Conditioning units do not require ACC approval as long as they are being placed in the same location. However, a Pasco County permit must be placed in the window as required by county ordinance.

Pre-treated white wood lattice, white PVC, or shrubbery may be used *as an enclosure for heat pumps, outside utilities, propane tanks and rain barrels*. Overall height of enclosure including posts may not exceed 48 inches. Overall length must be kept to the minimum to accomplish the desired result. The width must not exceed six (6) inches beyond the concrete slab. The enclosure must be cleaned regularly.

6.2 Gas Tanks (Propane and/or Natural Gas)

Preferable installation is to have gas tanks buried. Gas tanks installed above ground must meet Pasco County Building Code requirements and must be concealed – preferably by landscaping or lattice. It is recommended that the tank be placed on the rear side of the home, on a solid surface and secured.

6.3 Generators

Permanent or hard-wired generators may be installed and mounted on a concrete pad outside the home and may be wired into the home's electrical system. The Generator must be installed on the side or rear of the home. In homes that do not have enough setback on the side the unit will have to be installed in the rear of the property.

The generator enclosure box must be painted to match the body color of the home. The box (and the propane tank if installed) must be screened from public view with shrubbery or lattice panels. The generator may only be operated when there is a power outage or very

briefly to periodically test them as required by the manufacturer. For safety reasons, gasoline and/or propane must never be stored in the garage.

6.4 Water Softeners

The current code in Pasco County requires a permit. The homeowner is responsible to ensure the permit is obtained. Discharge must be routed to an open-air sanitary waste line or it may dump into a laundry tub or sewer line with a "P" trap. It must not drain to the outside open areas. Water softeners must be screened from view from the street with shrubs.

7. EXTERIOR PAINT

7.1 Maintenance of Property/Exterior Painting

Exterior Appearance/Painting – It is expected that property owners will maintain the exterior appearance of their homes in a clean, attractive condition. All requests for exterior painting including front door and shutter colors must be selected from the HP color book. The resident may purchase paint from any vendor and may match the color in the book by the corresponding number. The committee may from time to time approve a shade change up or down from the base (not trim) color palette. A door color that is not in the book must be submitted for approval with a paint chip sample. The village colors must come from the HP color book. Villages with attached villas have the right to limit the number of colors they allow.

Attached Villas – Villa color changes are not permitted by individual homeowners. At their opinion, the Village Board may elect to change the colors of the entire village, making a selection from the Villa Color Book of Heritage Pines. Villa colors in a villa cluster must all be uniform. Village plan must be submitted prior to approval if the village selects more than 2 colors from the HP color book.

Single Family Homes – Door, trim and body color should complement and harmonize with each other and the colors used on other homes within your village. All colors must be chosen from the HP color palettes or selected from the color book of HP or repaint a previously approved color to said home. Colors selection may be restricted by maintained villages. Check with your village before selecting colors.

Garage Doors – Garage doors must be painted the same color as the body of the house. Designs, trim, monograms, decals, vents, curtains, blinds, flags, and anything other than a solid color door are not permitted. Garage window trim or lites (top panel) may be painted the same color as the trim of the house or the base of the house. Colored glass or film is not permitted if the garage has glass openings. *Nothing is permitted to hang between the screen and the garage door.*

Owners must keep their driveway, walkway, roof and house free of mold and debris. Any stains (oil, debris, dirt) must be removed regularly. Owners must keep their sidewalk free of debris. In the event you will be away for a period of time, you should have someone responsible to maintain your property.

Please see: 4.11 Fascia, Soffits, Gutters, Downspouts

7.2 Driveway/Walkway Stain Individual Homes and Villas

For *solid color driveways* the following colors may be used *throughout the community*:

Flagstone 518-4, Happy Trails 1084-4, Heavy Cream 1098-2, Quest 10-15.

Villages may limit the colors, and villas may have specific colors to choose from. Please check with your village.

Products must be a penetrating stain and sealer or equivalent. No other color or product is approved. Any sidewalk within the driveway must also be coated the same color. Public sidewalks may not be coated except for the portion within the driveway. The only graphic that can be used on a villa driveway is an 8" border which must be selected from the villa color chart. Villages may limit the use of paint colors and borders on driveways so be sure to check your village requirements before beginning work. Residents may use any paint company they choose but must provide the color number(s) for reference so that an exact match can be made.

Individual Homes

Additionally, graphic designs in approved driveway colors must be submitted for approval. Single center graphics on a 2-car garage will be at a maximum of 48" (centered) and on a 2 car plus golf cart garage a maximum of 60" (centered). (Exhibit G)

Villas

Villa driveways may select a 1" to 8" wide border with a two spray speckled finish, which must be selected from the villa color chart. *Center graphics are not permitted.* Villages may limit the use of paint colors and borders on driveways so be sure to check your village requirements before beginning work.

Door Colors

Request to repaint a door must be submitted with the color choice from the Heritage Pines paint book. Requests for replacement doors must be submitted including pictures and paint color choices. Door colors must be the same in villa clusters.

Custom Driveways

For residents who wish to have a custom driveway done the following colors may be used:

Driveway Colors for Individual Homes**Palette 1**

Base: Heavy Cream #1098-2
 Sprays: Static #14-11
(select 2) Cracker Blitz #1087-5
 Happy Trails #1084-4
 Quest #10-15
 True Khaki #14-27

Palette 2

Base: Cracker Blitz #1087-5
 Spray: Heavy Cream #1098-2

Palette 3

Base: Happy Trails #1084-4
 Spray: Heavy Cream #1098-2

Palette 4

Base: Phoenix Fossil #1009-5
 Sprays: Heavy Cream #1098-2
(select 2) Quest #10-15
 Static # 14-11

Palette 5

Base: Earthy Ocher #1086-5
 Spray: Heavy Cream #1098-2

Palette 6

Base: Coco Loco #1079-5
 Spray: Happy Trails #1084-4
(select 2) Heavy Cream #1098-2

Palette 7

Base: Velveteen Crush #1060-4
 Spray: Heavy Cream #1098-2

Palette 8

Base: Flagstone #1001-4
 Spray: Heavy Cream #1098-2

Palette 9

Base: Smokey Slate #1028-4
 Spray: Static #14-11
(select 2) True Khaki #14-27
 Heavy Cream #1098-2

Palette 10

Base: Sharkskin #1025-4
 Spray: Heavy Cream #1098-2
(select 2) Static #14-11
 Happy Trails #1084-4

Palette 11

Base: Quest #10-15
 Spray: Heavy Cream #1098-2

Driveway Colors for Attached Villas

Palette 1

Base: Heavy Cream #1098-2
Border and/or spray: *(select 1)*
 Static #14-11
 Cracker Blitz #1087-5
 Happy Trails #1084-4
 Quest #10-15
 True Khaki #14-27

Palette 2

Base: Phoenix Fossil #1009-5
Border and/or spray: *(select 1)*
 Heavy Cream #1098-2
 Quest #10-15
 Static #14-11

Palette 3

Base: Sharkskin #1025-4
Border and/or spray: *(select 1)*
 Heavy Cream #1098-2
 Static #14-11
 Happy Trails #1084-4

Palette 4

Base: Flagstone #1001-4
Border and/or spray:
 Heavy Cream #1098-2

Palette 5

Base: Quest #10-15
Border and/or spray:
 Heavy Cream #1098-2

Palette 6

Base: Happy Trails #1084-4
Border and/or spray:
 Heavy Cream #1098-2

8. POOLS and HOT TUBS

8.1 Pool Heaters, Pool Filters, Overflow Drains

Built in swimming pools and hot tubs are allowed in the community in single family homes providing that they meet the minimum setback requirements of the community and Pasco County. Due to limited space, the proximity of units and the impact upon neighboring properties, the addition of a permanent swimming pool or hot tub is not permitted in attached villas.

When planning swimming pools, or hot tubs the size of the property, relationship to adjacent residences and the size of the pool/tub and related accessory structures must be considered. The location of pools/tubs should minimize their visual and acoustical impact on adjacent properties. Design and location should visually integrate the structure into its surroundings and should take advantage of the screening provided by existing vegetation.

8.1.2 Specific Guidelines

Swimming Pools/Hot Tubs shall be located in rear yards as far away from adjacent residences as possible. No permanent swimming pool shall be located in a front or side yard. Mechanical equipment and other utility accessories must be located so as not to have an adverse effect on adjacent property. Birdcage style enclosures are required and provide security (Pasco County). They must be constructed of metal and vinyl with bronze or charcoal screening in any currently approved design. Pool/tub security enclosures will be defined as a barrier surrounding the immediate area of the pool/tub to prohibit unauthorized entry into the pool/tub area. Swimming pools/hot tubs should be screened from adjacent properties by landscaping.

8.1.3 Submission Requirements

- A copy of the existing site plan showing the house, any patio, accessory structures, significant vegetation, property lines and the proposed location of the swimming pool/hot tub and accessory structures
- Photographs showing the house and the proposed location of the swimming pool/hot tub
- Detailed drawings, to scale, including plans and elevations, construction details materials and colors of accessory structures
- A landscape plan indicating the type and location of proposed landscaping
- Pool heaters, pool filters and pump must be screened from view from the street with shrubs or other landscaping or lattice panels (maximum of 48 inches in height)
- Pool solar heating elements must be installed only on the side and rear roof sections.
- Pool overflow and drainage are required to have a small gravel drain bed (French Drain) for chlorinated water to flow into.

9. LIGHTING

9.1 Garage Carriage Lights

Garage Carriage light sizes and locations must harmonize with the front elevation of the home. A picture with color and dimensions must be attached to the Exterior Change Request. Lights must be black, white or natural metal in color. Overall size should not be larger than 12 inches wide and 20 inches high for individual homes and 10 inches wide and 16 inches high for a villa home (Exhibit H).

9.2 Lamppost Lighting

The same size and style light that was installed by the builder must be used in the event it becomes necessary to change your lamppost. Black is the only color permitted for the lamppost and light, which must be the same size and shape, as originally installed. Single bulb lights are required and should be a clear or white energy efficient bulb, not to exceed 100 watts. In the event you will be away for an extended period of time please have a neighbor replace a burned out bulb since these lights are important in the security of the community (Exhibit H).

Lamppost lights are an integral part of the street lighting system providing safety and contributing to security for all residents and required for each dwelling. For this reason, lampposts must always be lit from sunset to dawn. When the owner is not in residence, these lampposts must be lit during this same time period. Bulbs must be 60-Watt clear glass incandescent or energy efficient bulbs of equivalent wattage.

COLORED BULBS IN THE LAMPOST ARE NOT PERMITTED AT ANY TIME.

Residents who plan to be absent from premises must designate someone to maintain their lamppost light in their absence.

Lamppost light fixtures, name signs, mailboxes and mailbox posts must be the same size and style as originally placed by the builder, and must not be decorated except during a holiday season. When re-painting of the lamppost is necessary, gloss or semi-gloss black paint must be used.

The lamppost name sign must be maintained and kept on the lamppost at all times. Only one name sign is required. The name sign must display the name of the residents or the house number. Preferably, the name should be the first name(s), last name(s) or both. Signs with objectionable or offensive language must be replaced.

For safety reason, plantings around the lamppost and name sign must be maintained below the name sign. Please observe the 5-foot setback from the sidewalk.

9.3 Portico/Porch Carriage Lighting

Portico/Porch lighting can either be a recessed light or a hanging carriage style light similar to the original installed by the builder. In a villa the maximum bulb number allowed is 3 and for an individual home 4 bulbs are permitted. Residents are requested to follow recommended wattage limits on each individual carriage light installed (Exhibit H).

9.4 Landscape Lighting/Flood Lights/Security Lights/Security Cameras

Landscape lighting, solar or wired, may be installed only in the landscaping beds. Individual lights must be black, or natural metal in color. Spotlights may be used but will be counted as a landscaped light. No colored bulbs are permitted in landscaped areas at any time (except during holiday periods).

Lights should not be spaced closer than 24 inches apart. Landscaped lights must not exceed 12 inches in height. A total of 10 lights (including spot lights) may be installed in front landscaped beds only. No other landscaped lighting will be allowed on the property. Lights may not interfere with safe and efficient lawn maintenance and must not be placed in grassy areas. Landscaped lighting should use low voltage bulbs of 10 watts or less.

Security Motion detection lighting may not shine onto other properties or onto the sidewalk or street. Maximum wattage must not exceed 120 watts total and time duration for motion activated lights must not exceed five (5) minutes. A total of two motion detectors may be installed on the home (one on the side and one in the back of the home). Motion detectors cannot be placed on the front of the house except for garage carriage lights, which may have a motion sensor for entrance into the garage. They may not shine onto the sidewalk or be set to disturb residents walking on the sidewalk. The sensor should be set high enough so as not to go off when an animal approaches. If you live in a villa only one light is permitted in the rear of the home and must be installed away from all neighboring residences. If you are an end unit you may install an additional unit on the side of the home.

Rope lighting is only permitted for holiday displays except when used for safety purposes. All lanai/birdcage lighting must have clear/frosted bulbs. COLORED BULBS ARE NOT PERMITTED AT ANY TIME

A total of two (2) security cameras (one in front and one in back of single family home/attached villa) may be installed. Camera colors can be white, black, or the color of the residence. Security cameras may not be directed onto other properties or onto the sidewalk or street. Security Camera must only cover the entrance to your home.

9.5 Reflectors

Freestanding reflectors and attached reflectors are not permitted.

10. GENERAL CATEGORY

10.1 Garbage and Trash

All garbage, cans and other recyclable containers must be kept inside the garage. A plastic trash bag is not considered a container. Trash or garbage may be placed no earlier than 6 p.m. the day before garbage/recycling removal and ends 6 p.m. the day of garbage/recycling removal. All food refuse must be placed in a covered receptacle to avoid invasion from animals. Empty receptacles must be removed from sight on the same day of pick up. Trash must not be accumulated or stored on the outside of the home. A garbage container is defined as plastic or metal having a covered top.

10.2 Hurricane Preparation

Homeowners who plan to be absent from their residence during hurricane season should prepare their property prior to departure and designate a person to remove all furniture, potted plants and other objects from their lanai, patio, entryway, lawn, etc., and place them in a secure area such as garage. They also need to designate someone to care for the property should the structure suffer from damage.

10.3 Compost bins

All compost bins and locations must be approved by the ACC. Numerous types of bins are commercially available. Bins must only be located in the rear of the home and must be screened from public view with shrubbery or lattice panels. The bins must be covered at all times to discourage pests and prevent odors. Bin colors must be compatible with the exterior paint of the home. Additional information on composting

may be found at <http://compostinfo.com>. Villas are not permitted to have a compost bin due to space restrictions.

10.4 Awnings

Awnings are only permitted on windows in the rear of the home. A retractable awning is allowed over your patio in the rear of your house. The awning must only be fabric of one color, taupe. No stripe or multicolored designs are allowed. Awnings constructed from other materials are not permitted. The awning cannot extend beyond the length and width of your patio and must be retracted at sunset and cannot be left open overnight. It is suggested that a taupe cover be purchased for when the awning is not in use.

10.5 Clothes Hanging Devices

Clotheslines may be installed as long as they are in the rear of the home (A site visit will be required to determine location). Clothes drying devices must be retracted or removed and stored out of sight when not in use and must be removed by sun down. Notwithstanding anything to the contrary contained in this rule, no clothesline or solar collector may be installed without the advance written consent of the ACC, and no requirement of the ACC must violate Section 163.04 Florida Statutes.

The only exceptions are those common areas that a village is required to maintain by the recorded documents of Heritage Pines or by specific permission granted by the Heritage Pines Board of Directors. NOTE: Plans must be submitted to ACC for approval.

10.6 Ornaments

Ornaments or decorative embellishments include those on lawns, landscape beds, entryways and those mounted on the house and/or garage wall(s). Ornaments must not exceed 36 inches height and width.

Ornaments of a solid color must be white, dark green, brown, natural concrete, or stone color. If made of metal, they may be the natural color of that metal. Painted or glazed ornaments must be as close as possible to the natural color(s) of the subject that they are depicting. A maximum of six (6) lawn/porch/house ornaments and six (6) potted plants are permitted as follows:

No more than three (3) lawn/porch/house ornaments and three (3) potted plants in front of the home.

No more than three (3) lawn/porch/house ornaments and three (3) potted plants in the rear of the home.

Ornaments and potted plants within the above limits do not require ACC approval.

Lawn ornaments include, but are not limited to:

- Bird baths
- Bird feeders/house
- Decorative flags (including holiday, sports, etc.)
- Flower boxes (no silk flowers allowed)
- Fountains
- Patriotic display items (yellow ribbons, decals, etc.)
- Personal items other than furniture are considered lawn ornaments
- Plants on hooks
- Plaques
- Potted plants
- Statues
- Sun dials
- Trellis

- Large rocks
- Sun globes

For safety reasons all lawn ornaments must be removed when a residence is unoccupied for a period of 7 days or more unless prior arrangements have been made with a neighbor. This also applies upon issuance of any storm warnings (See section on Hurricane Preparation).

No items are to hang from lampposts except when decorated for Holidays. No ornaments will be hung from trees except for birdhouses or bird feeders unless such ornaments are holiday displays. Any of the aforementioned (birdhouses, feeders, holiday ornaments) must not interfere with the safe and efficient landscape maintenance or sidewalk usage.

Bird feeders and birdhouses may be post mounted in a way not to interfere with the safe and efficient landscape maintenance or sidewalk usage. Height on freestanding units can be up to 5 ft. Tree mounted should be placed at a height easy to reach for replacing seeds.

Ornaments must not be placed down driveway perimeters except during a holiday season. Ornaments must not be placed on street catch basins or on utility boxes. Ornaments can be placed in landscape beds or on either side of the garage opening.

Decorative buckets to catch air conditioner water are permitted as long as they are aesthetically pleasing - *plastic paint buckets* and the like must not be used.

One (1) American flag, one (1) POW or one (1) Military flag and door wreaths (one per door silk may be used here) are not counted as ornaments (See section on flags).

Wall ornaments must be kept to a maximum of 2 and will not be counted toward total ornaments. Only natural metal color (black, bronze) and a maximum of 36 in by 36 in is permitted.

Flowerpots containing dead plants must be removed from sight. Pots containing dead plants and empty pots will be counted as ornaments.

Artificial plants, and flower arrangements are allowed on front porches only and count toward your total ornaments.

One silk wreath is permitted on your front door (not on a screen). If you have a double door entrance you are permitted to place one wreath on each door. Their use in landscape beds and on windowsills is prohibited.

Corner Lots – Allowances may be made for homes located on corner lots as to placement of plants and ornaments. One to three lawn/porch ornaments, and up to 3 potted plants may be displayed on the front, back, and/or side exposure. A total of 6 lawn/porch ornaments and 6 potted plants will be permitted on the property.

The ACC reserves the right to disapprove any ornament.

10.7 Flags and Flagpoles

Homeowners may display one United States flag as allowed by law. The flag must be portable and removable. The size of the flag may not exceed four (4) feet, six (6) inches by six (6) feet. If the flag is displayed between dusk and dawn, it should be illuminated with the light facing away from the street and other residences.

The flag must be flown in accordance with the requirements of the United States Flag Code. Under no circumstances must the flag be flown in violation of Section 720.304, Florida Statute.

Individual Homes

Single Family homes may install a one freestanding (maximum 20 ft. height) or one attached flagpole. Flagpoles that are attached should be mounted on the right side of the portico entrance to the home and may not exceed five (5) feet in length. The US flag should have a light on it if it is left up after sunset. Otherwise it should be taken down for the night.

No other flag of any sort may be displayed along with the United States Flag except for a Military, POW, or MIA flags. They must be no larger than the American Flag and must not be flown above the American Flag. Flags should be replaced if faded, tattered, or in poor condition.

An additional flag may be displayed, for decorative purpose, but it will be considered as one of the three (3) exterior ornaments.

Flagpoles and flag attachments will be kept in a clean and maintained condition.

Villas

Villas are permitted to have one mounted flagpole attached to the villa, which should be mounted on the right side of the portico entrance to the home and may not exceed five (5) feet length. The US flag should have a light on it if it is left up after sunset. Otherwise it should be taken down for the night.

No other flag of any sort may be displayed along with the United States Flag except for a Military, POW, or MIA flags. They must be no larger than the American Flag and must not be flown above the American Flag. Flags should be replaced if faded, tattered, or in poor condition.

An additional flag may be displayed, for decorative purpose, but it will be considered as one of the three (3) exterior ornaments.

Flagpoles and flag attachments will be kept in a clean and maintained condition.

10.8 Rain Barrels (Individual homes only)

One rain barrel is permitted in the rear-mulched area of the home and must be screened by shrubs or latticework. Rain barrels must be placed on a level, secure surface such as a concrete pad, blocks or bricks. Rain barrel requests will require a site visit.

The barrel must be located near a downspout and must be covered to prevent mosquitoes from breeding. The downspout must fit tightly into the barrel and the barrel must have a shut off valve attached to a hose. The hose should be routed away from the home and neighboring properties to a flowerbed to prevent foundation damage from occurring. The size of a rain barrel bin is generally limited to 65 gallons with a 36" in height and 24" in diameter. A flat-backed barrel is required which must be installed minimum of 10 ft. from the property line. The container must be designed for the purpose of collecting rainwater; a converted trashcan is not an acceptable alternative. The bin must be sturdily constructed of durable plastic in solid black, brown, green, simulated wood with a screened cover and a splash block provided for the overflow. The overflow from the rain barrel shall discharge to the same location as the current

downspout. The rain barrel should be set into a landscaped area, so that its appearance will be softened by plant material. Additional landscaping or screening may be required to diminish the visual impact on other properties. The rain barrel should be maintained so that it does not create a visual or environmental nuisance.

Submission Requirements: A copy of the existing site plan showing the house, any accessory structures, significant vegetation, property lines, and the location of the proposed rain barrel. A catalogue photograph or manufacturer's "cut sheets" of the rain barrel, including dimensions, material, and color. A planting plan indicating the type and location of vegetation or other screening, existing or proposed.

Before anyone installs a rain barrel you are required to go to Gazebo Park and look at how the rain barrel is installed. The Environmental Committee installed this set up and is the way all rain barrels MUST be installed. Anyone needing assistance on this matter can contact the Facilities Manager of our community. Rain barrels are not recommended for snowbird's properties.

Anyone not installing rain barrels correctly will be told to remove their rain barrel.

NOTE: Use rainwater within two (2) weeks to discourage algae growth. There is several maintenance issues associated with the usage of rain barrels. Please be sure to take these issues into consideration prior to making a decision to include a rain barrel in your landscaping plan. For these reasons snowbirds are discouraged from installing rain barrels. Villas are not permitted to install rain barrels due to drainage issues.

10.9 Holiday Decorations

Sanctioned Holidays: The only holidays or special occasions during which approved displays may be installed at the Village entrances and home sites within Heritage Pines along with established time frames are in the following chart.

<u>HOLIDAY</u>	<u>INSTALLATION</u>	<u>REMOVAL</u>
Valentine's Day	February 1	February 22
St Patrick's Day	March 1	March 22
Easter/Passover	2 weeks before	1 week after
Memorial Day	May 15	June 7
Independence Day	June 25	July 15
Labor Day	2 weeks before	1 week after
Halloween	October 1	November 7
Veteran's Day	November 1	November 20
Thanksgiving	November 1	December 1
Christmas/Hanukkah & New Year's	30 days before	January 10

Displays of any kind on other Master Association common ground areas are strictly prohibited.

INSTALLATION: Displays will be directly related to the meaning of the Holiday and to the spirit it represents.

All home site holiday lighting and displays (except for flags) must be installed and removed in accordance within the time frames specified.

Inflated display items are not permitted.

10.10 House Numbers

To aid emergency personnel, delivery people, and to conform to Pasco County ordinances, each house must have a readily visible number permanently attached to the front of the home.

The numbers must be located in front of the home, over the garage door or near the entrance to the front door in a location clearly visible from the street and lit by the light of the dwelling's lamppost (minimum of 60 watts and no greater). House numbers must also appear on the mailbox post 1" in height and in white which is used throughout the community. Illuminated house number devices are not permitted.

House numbers must be black, gold, or white in color, and in stark contrast to the material to which the numbers are attached. Check with your village to see what is being used. The overall height of each number must be between four (4) inches and six and one half (6.5) inches. For reasons of safety, numbers in script are not permitted.

10.11 Lawn Furniture and Barbeque Grills

All plastic or lawn type outdoor furniture and grills must be placed on concrete or patio blocks on the back patio or yard and are not permitted in the front portico or driveway. Concrete or patio blocks must be pre-approved by ACC.

(Please refer to Section 4.10 for additional restrictions.)

Lawn benches are permitted in the back yard must be on placed on concrete or incorporated into the landscaping. *(Please refer to Section 4.10 for additional restrictions).*

For safety reasons, all lawn furniture must be removed when residence is unoccupied for a period of seven (7) days or more unless prior arrangements have been made with a neighbor. This also applies upon issuance of any storm warnings. See 3.1.2 Hurricane Preparation.

10.12 Mailbox

A standard size black metal mailbox with a red flag is used in the community. When replacing the mailbox posts, each maintained and self-maintained village will decide upon one of the following colors for their mailbox posts: muted green, black, or brown.

Protective material may be installed no higher than eight (8) inches from the ground around the mailbox post to protect it from weed eaters and must be painted the same color as the post.

Plantings are not permitted around the mailbox post to avoid injury from insects and other pests. Reflectors are prohibited.

There are no plans for a change in mailboxes at this time.

10.13 Satellite Dishes/Antennas and Weathervanes

All installations must conform to County, State and FCC regulations and must be pre-approved by ACC. Installation of satellite dishes must be in accordance with the 1996 and 1998 amendments to the Federal Telecommunications Act. Placement must be as inconspicuous as possible.

Dishes may not be larger than 36 inches in diameter. No devices may be located on any portion of the Common Areas.

Where necessary, reasonable architectural modifications to the device, such as a change in paint color, installation of shrubs or landscaping (and the continuous maintenance thereof) and/or other architectural camouflage designed to conceal the device may be required when installation of the device is not practical or impairs reception by being located in the back or side of the house. Such instances shall be considered on a case-by-case basis.

All installations must meet the minimum wind local requirements of the Southern Building Code (latest edition) concerning wind resistance and other applicable requirements

Homeowners must not permit their devices to fall into disrepair or to become a safety hazard. Homeowners shall be responsible for device maintenance, repair and replacement, and the correction of any safety hazard.

If devices become detached, Homeowners must remove or repair such detachment within 72 hours of the detachment. If the detachment threatens safety, the Association may remove the device at the expense of the homeowner.

Weathervanes are permitted provided they are not more than 30 inches in height, including decorations and mounting brackets, by 18 inches in width. The weathervane must be securely bolted and grounded. Requests for mounting weathervanes must be approved by the ACC.

Shortwave radio antennas are permitted as long as they are camouflaged and must be pre-approved by ACC.

TV antennas are permitted but must be pre-approved by ACC. Antennas must not extend higher than 12 feet above the roofline, must be securely bolted and if at all possible should not be visible from the street.

10.14 Signs

“Protected by Alarm” signs are only allowed in landscape beds in order to ensure safe and efficient lawn maintenance. These signs must be placed in a landscape bed within 10 feet of any entrance and cannot exceed six (6) inches by eight (8) inches in height.

“For Sale” and “For Rent” signs are permitted, and will be limited to one (1) per home site with a maximum size of 24 inches by 36 inches. “For Sale” and “For Rent” signs on posts are allowed on lawn areas. All others (metal posts) must be installed in landscape bedding to ensure safe and efficient lawn maintenance. Riders will be permitted so long as the total sign, including rider, is within the 24 x 36 inch size limit and must only include “Sale Pending”, “Sold” or “Agent’s Name.”

Village Meeting signs may be posted at the entrance sign of the village or on the village common grounds, one week before the scheduled meeting and must be removed within 24 hours of the meeting.

EXHIBIT A

Violation and Fine Structure

The below framework for addressing violations of the Association's rules, regulations and deed restrictions is meant to provide owners with a general guideline for how the Association will process violations. The Association reserves the right to deviate from the below framework if it determines that a violation requires more immediate attention. All violations are subject to a maximum fine of \$100 per day up to ten (10) days, and may further subject the member to formal legal action if the violation remains uncured.

Violation - Step 1:

A member will receive a letter from HPCA Management indicating the violation. This letter will give the member up to 30 days to correct the violation.

Violation – Step 2:

Should the violation not be corrected within the 30 day period, a second letter will be issued giving the member an additional 10 days to comply, after which time the member will begin being fined for the uncured violation.

Violation – Step 3:

Should the violation not be corrected within the 10 day period, a third and final letter will be issued indicating the start of the fining period and providing the member with a hearing date in front of the Dispute Resolution Committee (DRC). In addition, the member's voting and common area use rights may be suspended, and the matter may be referred to the Association's attorney for enforcement.

Please be advised, any violation(s) which have reoccurred within a 12 month period will result in the Association proceeding immediately to Step 2 and referral to the Association's attorney.

**** Violation and Fine Structure – Submitted to the Board of Directors
for approval on December 2, 2016****

Heritage Pines Community Association, Inc.
Architectural Control Committee
EXTERIOR CHANGE REQUEST (ECR) FORM

Request No. _____

Date Logged _____ by _____

Article IX of the Master Declaration of Covenants, Conditions and Restrictions for Heritage Pines requires that ALL changes to the exterior appearance of your home must be approved IN ADVANCE of the work being started. Please review the Architectural Control Policy Manual before completing this request.

The Committee will not consider your request without the following information and one form must be completed for each requested change.

Owner _____ Address _____ House ____ Villa ____

PHONE No. _____ Account No. _____ VILLAGE NAME _____ Maintained ____ Non Maintained ____

PAINT HOUSE/DOOR DRIVEWAYS
Palette# _____ Paint Base Color _____ Spray Color# _____ Graphic Letter _____
Base # _____ Trim # _____ Door# _____ Paver Pattern _____ Number of brick colors _____
(sample paver(s) must accompany request form)

LANDSCAPE (Any landscape change requires a survey with the number of feet from side _____ and rear _____ property lines and a sketch detailing location and names of all trees/plants.)

Tree removal Number of trees _____ Tree diameter _____ Number of Trees Left on Property and Location _____

Tree addition Number of trees _____

New beds (List names and attach drawing) _____

Edging/Rock (Color, sample, and location – Edging along side requires survey)

ADDITIONS (Requires a sketch & survey with location, number of feet from side _____ and rear _____ lot lines contractor's drawings)

Lanai/Patio/Birdcage Pool/Hot tub Solar Panels
Skylights Attic Fan Roof (sample of roofing materials or selection number from Heritage Pines book)

OTHER (attach picture, color)

Door Screen door Garage door or screen
Lighting Windows (acrylic, glass) Other (e.g. Satellite dish, gutters, water softener)

Description of Change (attach additional page if necessary): _____

MAINTAINED VILLAGES ONLY – Local Architectural Control Committee approval required for all Maintained Villages.

Village Signature _____ Approved _____ Disapproved _____

Contractor's Name _____ License Number _____

EXHIBIT B

Your signature below acknowledges you have reviewed the Architectural Control Policy Manual and grants permission for the Heritage Pines Community Association Architectural Control Committee to enter onto the owner's property to review the application and to inspect the proposed project site before the work begins. Any work done on the proposed project prior to written or conditional approval of the ACC is a violation of the HPCA Restrictive Covenants and may have to be removed at the property owner's expense.

NOTE: The Architectural Control Committee will review this request. You will be notified within thirty (30) days of the receipt of a completed request. If construction/installation is not commenced within the time set by the ACC in the written approval (but in no event later than ninety (90) days after such approval) the approval shall be deemed rescinded. The resident must request an extension (within one year of approval) and receive new paperwork. Otherwise new paperwork must be submitted.

The homeowner, upon signing this application, understands that the Architectural Control Committee functions to act on behalf of the Board of Directors of Heritage Pines Community Association, Inc. on the acceptability of the appearance of changes to the exterior of buildings or land. There is no intention, expressed or implied, to approve or disapprove any apparatus, its function, contractor or subcontractor. The maintenance of operation or appearance of any installation is the homeowner's responsibility.

If it should be necessary for you or the contractor to run vehicles or equipment over common grounds to do work at your home or on your property, you must first obtain permission from the General Manager and Village Board (if applicable) before any work can begin. Any damage caused must be repaired at the homeowner's expense. Before any work on the property begins it is suggested that the homeowner informs the contractor, or people doing the work, that it is their responsibility to repair any damages done to common grounds by their equipment. Ultimately the homeowner will incur all expenses related to damages

Owner's Signature _____

Date _____

TO BE COMPLETED BY ARCHITECTURAL CONTROL COMMITTEE

_____ APPROVED WITH CONDITIONS

_____ DISAPPROVED

_____ SITE VISIT

Comments/Conditions _____

ARC Chair Signature _____

Date _____

HERITAGE PINES REPRESENTATIVE SIGNATURE

EXPIRATION DATE

RETURN THIS REQUEST UPON JOB COMPLETION

DATE COMPLETED _____

Name

Date

Please refer to guidelines for this project in your HP Policy

Green HP Permit must be in the front window during all work

Exhibit C

Permit # _____ Date Approved _____

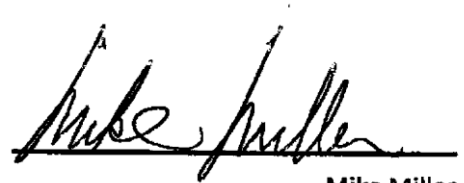
Owner: _____ Account #: _____

Address: _____

Village Name _____ Expires: _____

Description of Approved Work:

**THIS PERMIT MUST BE DISPLAYED IN THE
FRONT WINDOW WHILE THE WORK
IS BEING COMPLETED.**



Mike Miller
727-869-3959
ACC CHAIRMAN

**Upon completion of work, you *MUST* sign, date and
return to the front desk.**

Signature _____

Date _____

Exhibit D

PASCO COUNTY INDIVIDUAL TREE REMOVAL PERMIT APPLICATION

DATE _____ PID (assigned by County) _____

APPLICANT _____ PHONE _____

STREET _____ CITY _____ ZIP _____

Property Appraiser's ID _____
SEC TWP RNG SUB BLK LOT

Subdivision _____

ACERAGE OF PROPERTY OR PORTION OF ACERAGE _____

TREE(S) PROPOSED FOR REMOVAL

TREE TYPE _____ NUMBER _____ DIAMETER(10"DBH and LARGER) _____

REASON FOR REMOVAL: SAFETY _____

PROXIMITY TO STRUCTURE _____ THINNING _____

CONDITION OF TREE _____ NOT VIABLE _____

CONTRACTOR CONDUCTING THE WORK: _____

SITE PLAN: Please provide diagram below identifying abutting streets, structures on the site and location of trees to be removed:

↑
N

I hereby certify, affirm or swear that I am the owner or the authorized agent for the owner of the property for which this permit is requested. The information provided herein is true and correct to the best of my knowledge. I release Pasco County from all responsibility for damages incurred as a result of the tree removal activity.

Sworn to and Subscribed before me this _____ day of _____ 20 _____

Notary Public _____
(State of Florida at Large)
My Commission Expires _____

OWNER OR _____ AUTHORIZED AGENT

PERMIT APPROVED _____
PERMIT DISAPPROVED _____

CODE ENFORMENT OFFICER BADGE

-NO REFUNDS-

Exhibit E

APPROVED TREE LIST

COMMON NAME

Ash
Bay
Black Haw
Cypress
Dogwood
Elm
Fringe Tree
Hawthorn
Hickory
Holly
Hophornbeam
Hornbeam
Loblolly Bay
Long Leaf Pine
Magnolia
Mangrove
Maple
Redbud
Red Cedar
River Birch
Sourwood
Sugarberry, Hackberry
Sweet Bay
Sweet Gum
Sweet Osmanthus
Sycamore
Tulip Tree
Walter Viburnum

Additional trees can be found on the Florida Friendly Website

Exhibit F

5.2.7 Trellis, Lattice/Arches/Arbors/Lattice

Single Arbor Example



Air Conditioner Lattice Example



Trellis Example



Arch Example



Exhibit G

Starburst & Diamond Graphic for Driveway and Portico



Single Home *or* Villa Driveway

A single graphic design is allowed on driveway and portico of single family homes. Color selection must come from Heritage Pines Driveway Color Book and must be a two color process

(Base and Spray).

For a 2 car garage a graphic design of up to 48" is permitted. For a 2 car garage plus golf cart a graphic design of up to 60" is permitted.

Exhibit H

Outdoor Lighting

All Lamp post carriage lighting must be the **same size and style as originally placed**, and must not be decorated except during a holiday season. When re-painting of the lamppost is necessary, gloss or semi-gloss black paint must be used. Carriage lights for porticos, entrances, and garages may be black, white or natural metal in color with a brushed metal or painted finish is (see manual for sizes). Recessed lighting may be used in the portico/porch area instead of a hanging light.

Garage Lighting



Lamppost Fixture



Model #Z695



Model #8255-12

Portico /Entrance Carriage Lighting or Recessed Lighting

