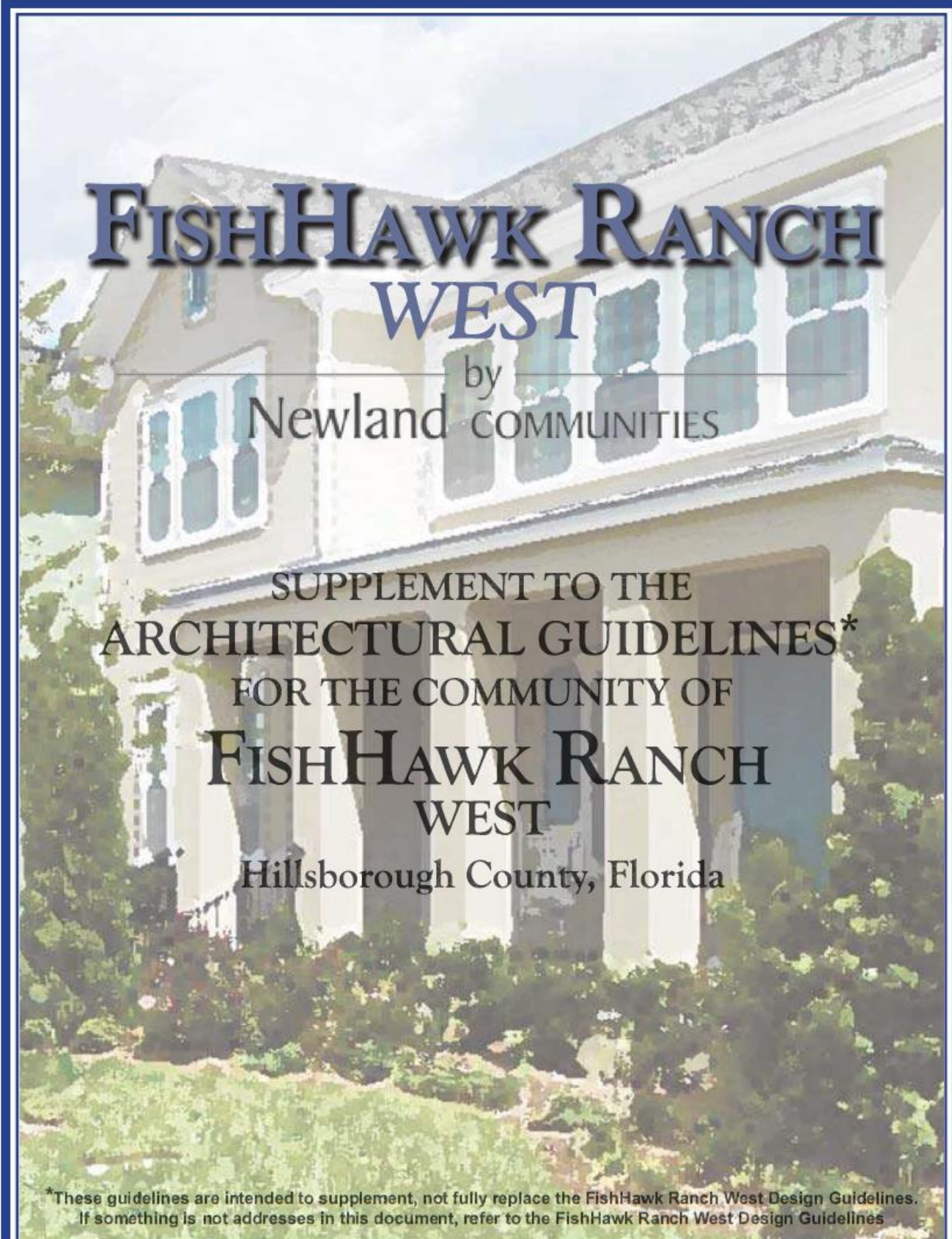




FISH HAWK RANCH WEST

by
Newland COMMUNITIES

SUPPLEMENT TO THE
ARCHITECTURAL GUIDELINES*
FOR THE COMMUNITY OF
FISH HAWK RANCH
WEST

Hillsborough County, Florida

*These guidelines are intended to supplement, not fully replace the FishHawk Ranch West Design Guidelines.
If something is not addressed in this document, refer to the FishHawk Ranch West Design Guidelines

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PREFACE

The Community Charter and the Community Covenants for FishHawk Ranch West (FHRW) have caused to be created a standing committee called the Architectural Review Committee ("ARC") whose function is to review and approve or disapprove plans for any proposed new construction or for alteration of any existing structure or lot within FishHawk Ranch West. The covenants have granted the ARC powers regarding the aesthetic impact of design, construction, and development, including architectural style, colors, textures, materials, landscaping and overall impact on the surrounding property. It shall not be the intent of the ARC to impose a uniform appearance within FishHawk Ranch West, nor to discourage creativity on behalf of the Builders or Homeowners. Its intent is to promote and ensure that all improvements are aesthetically compatible with each other, incorporate a unique yet pleasing and discriminating character, and are constructed to reflect the quality and permanence of an outstanding community. It is also the intention of the covenants to maintain a high standard of exterior architectural appearance throughout the FishHawk Ranch West Community. A mixture of various styles and types of housing is more aesthetically pleasing than repetitive housing. Streetscapes should be designed to ensure a gradual transition from one type of home to another.

The following regulations have been established to protect the integrity of the community, and the homeowners' investment in their homes. Your adherence to these regulations will enhance the livability of FishHawk Ranch West and create value through place making.

These regulations may also be amended from time to time by the ARC. It is the homeowner's responsibility to be sure they have a current copy and have carefully reviewed the Covenants.

This document is intended to serve as a guide. The Covenants shall take precedence over these regulations and standards in any case of conflict. The FishHawk Ranch West Architectural Review Committee reserves the right to require design modifications or additions that, though not specifically contained in the guidelines text or illustrations, are within the spirit and intent of the Guidelines and the design objectives of the FishHawk Ranch West Community.

1. HOMEOWNER REGULATIONS, RESTRICTIONS & STANDARDS FOR THE FHRW COMMUNITY.
 - 1.1. Introduction –This document is an overview of the various regulations, restrictions, covenants and development standards established by the members of the FishHawk Ranch West Community. It contains information to guide homeowners as to design criteria, minimum requirements of the development, pertinent governing authorities, and homeowner responsibilities. This document is prepared exclusively for this community.
 - 1.2. Purpose –The purpose of this document is to assist homeowners that are considering making changes to their existing home. It is to inform the homeowner of certain regulating design criteria, rules and requirements that determine the viability of a particular change the homeowner may be contemplating. All exterior changes, additions, modifications, or alterations to residences must be reviewed by the FishHawk Ranch West Architectural Review Committee. This document will assist the homeowner when submitting a request for such a change, modification, or alteration.
 - 1.3. Objective –The objective of this document is:
 - 1.3.1. To achieve a cohesive and pleasing environment within the FishHawk Ranch West Community through the control of architecture and other standards established by the members of the community.
 - 1.3.2. To establish a source of information related to the standards, requirements and restrictions of the community.
 - 1.3.3. Assist the individual needs of the homeowner or future homeowner with respect to improvements to their residence.
 - 1.4. Scope –This document will apply to all additions, alterations, repairs or any other type of change in any structure that affects the exterior appearance of all single-family structures within FishHawk Ranch West. Multi-family and attached housing within FishHawk Ranch West will adhere to similar requirements. This document is not meant to be all inclusive. It is the responsibility of the homeowner to become familiar with all controlling documents for FishHawk Ranch West.
 - 1.5. Authority –The FishHawk Ranch West Architectural Review Committee (ARC) is established pursuant to the Community Charter and Covenant for FishHawk Ranch West Residential Community as recorded with the Hillsborough County Clerk of the Circuit Court, July 2, 2013.

2. HOMEOWNER ASSOCIATION BILLING, ENFORCEMENT AND FINING PROCEDURE.

- 2.1. Association finances are established pursuant to the Community Charter and Covenant for the FishHawk Ranch West Residential Community.
- 2.2. FishHawk Ranch West Homeowners Association Inc. Enforcement and Fining Procedure
 - 2.2.1. The principles of FishHawk Ranch West are to strive to maintain and enhance property values within our community.
 - 2.2.2. This Enforcement and Fining Procedure represents the standard course of action to be taken by the Association. This policy does not limit the Association in taking alternative corrective action steps in matters requiring immediate attention, or matters requiring more tailored attention.
 - 2.2.3. In order to achieve these principles, the Board of Directors (BOD) has adopted an Enforcement and Fining Procedure as policy for the use and good of FishHawk Ranch West. This policy will be enforced by the BOD.
 - 2.2.4. The Association's Community Association Manager (CAM) shall conduct regular on-site inspections of the subdivision, the regularity of which shall be determined by the Board, to identify any, and all violations. Any violation(s) observed by the CAM shall be documented, which may include, but is not limited to, the CAM taking pictures of each violation that is occurring.
 - 2.2.5. This policy does not replace the Community Covenant, Charter, and HOA By-Laws, which remain the ultimate governing laws of our Association. This document is being distributed to all homeowners to establish a baseline for conformance. The HOA office can provide a copy of the governing documents electronically or by request.
 - 2.2.6. It is the duty of the BOD to enact reasonable rules and to ensure member compliance with the By-Laws and Charter of FishHawk Ranch West. Since membership in the FishHawk Ranch West Homeowners Association is mandatory and not voluntary, all homeowners shall comply.
- 2.3. Violation Notification Procedures – When the BOD receives notification of violations of the Rules and Regulations of the Association, as well as the Declaration of Covenants, Conditions, Restrictions, and Easements and other governing documents of Fishhawk Ranch West Homeowners Association, Inc., the CAM will, on behalf of the Board, send the Owner and/or Occupant an "Out of Compliance Notification" providing the Owner and Occupant with a description of the violation and a definite amount of time to cure the violation based upon the particular violation. This shall be done in accordance with the Enforcement and Fining Procedures established by the BOD.

3. INSTRUCTIONS FOR HOMEOWNER REQUESTS, GENERAL RULES, REGULATIONS

3.1. Application for Additions, Alterations and Improvements

3.1.1. Items that must be submitted by the homeowner for review and approval by the Architectural Review Committee prior to installation, will include but are not limited to any improvement or structure of any kind, including without limitation, any building or structure, building addition, fence, wall, sign, site paving, decks, grading, driveway finishes, outdoor lighting, painting, or alteration of a dwelling (to include doors, windows, and roofing materials).

3.1.2. Installation of solar panels, antennas, generators, or other service devices, swimming pools and pool equipment and or accessories, screened enclosures, spas, recreational and sporting equipment, children's play structures, awnings, gates, flower boxes, gutters, statues, lawn and garden ornaments, fountains, hurricane and decorative shutters, and landscape alterations and curbing must also be reviewed.

3.1.3. The "Homeowner Request for Architectural Review Form" is to be used to submit for all proposed improvements, alterations and additions. A copy of the request form is attached to the end of this document (exhibit I) and can be copied for such use. A lot-survey must be included as instructed on the form. A lot survey can be found within the homeowners "closing papers". It can also be copied for such use. Pictures, brochures or any other pertinent information to fully describe the proposed project may be submitted along with the form and the lot survey. A contractor's proposal shall be submitted along with the Homeowner's Request for Architectural Review. If the Homeowner is doing the work themselves, they may so indicate on the contractor line on the form.

3.1.4. Upon receipt of the completed application, the Architectural Review Committee will review each application and it will be returned within thirty (30) days, to the applicant with the determination. When a homeowner receives an approval for a particular project, the project must be completed within six (6) months of the approval date or the application will need to be resubmitted for extension. Application extensions can be requested for approval by the ARC. Please forward all applications to the Management Company.

3.2. Air Conditioners – No window or wall type air conditioning units are allowed. Window mounted fans are not allowed.

3.3. Animals / Pets – No animals may be kept on any lot unless kept solely as pets and not for commercial purposes. Dogs, cats, rabbits, fish, birds, gerbils, and hamsters may be kept on a lot. All other animals require pre-approval. The number of pets allowed shall be limited to a maximum of three.

3.3.1. No structure for the care, housing or confinement of any pet shall be constructed, or placed on any lot outside of the residence. An exterior pet

structure can be located on a rear porch or lanai only. This does not include the area enclosed by a screened pool enclosure.

- 3.3.2. No pets may be kept on any lot that would make objectionable noise, or constitute a nuisance, danger or inconvenience to the Community. All dogs must be confined to a leash when outside of the Homeowner's lot and droppings must be picked up by the pet owner.
- 3.3.3. No pet shall be outside of a residence without supervision. This includes fenced back yards.
- 3.4. Antennae – Only small satellite dishes, not exceeding 40" in diameter, are allowed in FishHawk Ranch West. The location of the dish must be in an inconspicuous place shielded from view from the street and adjoining properties to the maximum extent possible, provided a quality signal can be received. If it can be demonstrated that a quality signal is not achievable from inside a house, one (1) television antenna is allowed in an inconspicuous location. All antennae and satellite dishes must be reviewed and approved by the Architectural Review Committee prior to installation.
- 3.5. Bar-B-Que Grills – Bar-B-Que Grills are not permitted in the front yard, or common area except for pre-approved neighborhood or special events.
- 3.6. Building Repair – Each Owner shall keep and maintain each Lot owned by same; as well as each structure and all landscaping located thereon, in good condition and repair, including, but not limited to:
 - 3.6.1. The repairing, painting and other appropriate external care of all structures.
 - 3.6.2. The seeding, watering and mowing of all lawns.
 - 3.6.3. The pruning and trimming of all trees, hedges and shrubbery so that they do not obstruct the view of motorists or pedestrians of street traffic.
 - 3.6.4. The homeowner is responsible for the lawn maintenance and tree pruning of the area between the sidewalk adjacent to their lot and the curbing of the street bordering said lot (the area known as the "verge" or "swale"). Trees in the swale must be pruned so that the minimum passage beneath the tree on all sides is seven (7) feet, allowing for both sidewalk pedestrian traffic and street vehicle traffic.
 - 3.6.5. In the event any building or structure is damaged or destroyed, the owner is responsible for the immediate commencement of repairs or reconstruction.
- 3.7. Temporary Buildings – No tents, trailers, vans, shacks, tree houses, accessory buildings, or structures shall be erected or permitted to remain on the properties. However, the forgoing shall not restrict or prevent the construction or maintenance of temporary sales models and such other temporary facilities as are essential to the development, construction and sale of the housing facilities created, provided that such are in compliance with appropriate governmental requirements.

- 3.8. Business – Except where indicated on the master site plan (and as may be amended), no trade or business will be conducted or carried on upon the properties or in any building or other structure erected thereon, except that an owner or occupant residing in a unit may conduct business activities within the unit so long as:
 - 3.8.1. The existence or operation of the business activity is not apparent or detectable by sight, sound or smell from outside the unit;
 - 3.8.2. The business activity conforms to all zoning requirements for the properties;
 - 3.8.3. The business activity does not involve persons coming onto the properties who do not reside in the properties or door-to-door solicitation of residents.
 - 3.8.4. The business activity is consistent with the residential character of the properties and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other residents of the properties, as may be determined by the sole discretion of the BOD.
 - 3.8.5. The terms “business” and “trade”, as used in this provision, shall be construed to have their ordinary, generally accepted meanings, and shall include, without limitation, any occupation, work or activity undertaken on an ongoing basis that involves the provision of goods or services to persons other than the provider’s family and for which the provider receives a fee, compensation, or other form of consideration, regardless of whether: (1) such activity is engaged in full or part time; (2) such activity is intended to or does generate a profit; or (3) a license is required. Notwithstanding the above, the leasing of a Unit shall not be considered a trade or business within the meaning of this section..
- 3.9. Garage / Rummage / Moving Sales – No garage sale, rummage, or moving sale or similar activity is permitted without prior written approval of the HOA Board.
- 3.10. Conservation Areas – If your property backs up to a conservation area, special care needs to be exercised. It is illegal to dump anything into, or disturb in any way the area beyond your lot line. This includes clearing, sodding, mowing, etc. Should you have any questions, please contact the Southwest Florida Water Management District (SWFWMD).
- 3.11. Drainage – No changes in elevations of property subject to these restrictions shall be made which will cause undue hardship to adjoining property or be inconsistent with the approved drainage plans for FishHawk Ranch West. Additionally, drainage and elevation changes may require both Association and the Southwest Florida Water Management District (SWFMD) approval.
- 3.12. Exterior Walks, Driveways, Entry Porches and Pool Decks
 - 3.12.1. Driveways – All driveways shall be maintained and kept in a neat and clean condition, free of refuse and debris. No painting or staining of driveway or walkway is allowed.

- 3.12.2. Acceptable materials are: concrete, pavers (concrete or clay) 2" thick or greater, slate or stone. If a finish other than concrete is used, that finish must terminate at the public sidewalk. The public sidewalk must remain concrete. The apron of the drive (that part between the public sidewalk and the curb) must also use the material and finish that is used at the main body of the driveway. Pavers are to be set flush with the surface of the public concrete sidewalk. With respect to the Sandpiper Crest Neighborhood and Encore HOA, the apron of the drive (that part between the public sidewalk and the curb) must remain concrete. All other neighborhoods throughout the Association must adhere to the matching mandate, requiring the driveway and apron to be of the same material and finish.
- 3.12.3. Private Entry Sidewalk – Acceptable finish materials are: concrete, slate, stone, or pavers. When using concrete or clay pavers, it is recommended that the pavers be 1" thick or greater, however, thin pavers (less than 1" thick) can also be used at private sidewalks, front entry porches, pool decks and rear lanais when set on a concrete base. When used at a front entry sidewalk that connects directly to the public sidewalk, finish materials must align flush with the public sidewalk. This requirement will (in most cases) preclude adding materials to an existing walk. The existing walk may have to be removed and realigned with the public sidewalk so that additional materials can be added as a finish surface.
- 3.12.4. Material colors must be reviewed by the Architectural Review Committee prior to use. Medallions, intricate design patterns or any other type of inlaid design within concrete or paver field are strongly discouraged and must be reviewed by the Architectural Review Committee. Inlaid logos, names, letters or numbers are prohibited.

3.13. Flags, Banners and Flag Poles

- 3.13.1. Any homeowner may erect one (1) freestanding flagpole no more than twenty (20) feet high on any portion of the homeowner's real property provided the flagpole does not obstruct sight lines at intersections and is not erected within or upon an easement. The homeowner may further display in a respectful manner from that flagpole one official United States flag, not larger than 4 ½ feet by 6 feet and may additionally display one official flag of the State of Florida or the United States Army, Navy, Air Force, Marine Corps, Coast Guard, Space Force, or a POW-MIA flag. Such additional flag must be equal in size to or smaller than the United States flag. The flagpole and display are subject to all building codes, zoning setbacks, and other applicable governmental regulations, ordinances or other statutes including but not limited to, noise and lighting in the county or municipality in which the flagpole is erected. Requests for flagpoles must be submitted to the Architectural Review Committee for review and approval of location prior to erection.
- 3.13.2. Only one (1) banner at a time, such as a sport team flag or seasonal flag may be displayed on a residence at the time of games or events (not from the

freestanding ground mounted flagpole described above). Such banners or yard flags cannot be permanent or stay displayed for an extended period of time exceeding several days as will be determined by the FishHawk Ranch West Property Manager. Any other signs, banners or flags that are determined to be obscene or offensive to another person's race or religion or are determined to be in the character of an advertisement as to business or political position will be immediately removed from public view upon notification by the FishHawk Ranch West Community Association, Inc. or the FishHawk Ranch West Property Manager. A sign, banner, or flag must not be faded, tattered or show extreme wear.

- 3.14. Holiday Decorations – Outdoor holiday decorations may not be displayed more than thirty (30) days prior to the holiday and must be removed within thirty (30) days after the respective holiday.
- 3.15. Nuisance – Nothing shall be allowed on the properties which is illegal, or which may be or may become an annoyance or nuisance to the neighborhood. In the event of any questions as to what may be or become a nuisance, such questions shall be submitted in writing by the resident to the Board of Directors of the HOA for a decision. The Board's decision will be final.
- 3.16. Occupancy – The Fair Housing Act and any applicable County Codes and Ordinances will apply.
- 3.17. Pipes and Tanks – No water pipe, gas pipe, sewer pipe, drainage pipe or gas or water system storage tanks of any kind shall be installed or maintained outside the residential structure on the properties above the ground. Garden hoses and movable pipes used for irrigation purposes, partially buried tanks for water treatment systems and pools and spas are permitted with screening from public view. No property shall be used for the purpose of boring, mining, quarrying, exploring for or removing oil or other hydrocarbons, minerals, gravel or earth, provided, however, that nothing contained herein shall prohibit or restrict removal or fill of earth materials to construct or create approved pools and spas.
- 3.18. Pollutants – No owner shall discharge or allow to be discharged any pollutant, hazardous waste or toxic material and in the event of such discharge shall be liable for all cleanup and cost incurred in connection therewith.
- 3.19. Recreation Equipment and Children Play Structures
 - 3.19.1. All recreation equipment and play structures must be approved by the Architectural Review Committee. Homeowner's request must include a Site Plan showing the proposed location of the equipment and landscape buffering that will be installed to buffer the equipment or structure from street view. Recreation equipment shall not be placed in front or side yards or driveways of houses, nor shall recreation equipment be attached to the houses or garages.

- 3.19.2. Permanently mounted basketball poles are prohibited. Portable basketball poles are permitted but must be maintained for safety and visual appearances (no rust, ripped nets, etc.). No basketball hoop or goal is to be mounted to the facade of the home, garage or any other structure. Basketball goals shall not be placed to allow street play.
- 3.19.3. Children's play structures shall be of wood construction. No platform shall be higher than five (5) feet from the original grade. No part of the structure shall be higher than eleven (11) feet from the original grade. No flags or banners will be attached to the structure. The platform may not exceed six (6) feet by six (6) feet or thirty-six (36) square feet in area. Support beams may not exceed twelve (12) feet in length. The structure shall be placed a minimum of eight (8) feet from the rear lot line and not extend into the side yard areas beyond the rear corners of the house structure. Play structures in rear yards of corner lots shall be screened from view from the street by appropriate landscaping.
- 3.19.4. Temporary Plastic Toddler Play Equipment: Due to the age appropriateness of some playground equipment, play sets for children under the age of five (5) will be permitted on a temporary basis while children under that age are present in the house. Colors of these plastic play sets will not be controlled or established by the ARC. The play equipment shall be placed a minimum of eight (8) feet from the rear lot line and not extend into the side yard areas beyond the rear corners of the house structure.
- 3.19.5. Trampolines are allowed but must be approved by the Architectural Review Committee. Request must include Site Plan showing location and landscape buffering of the trampoline from street view and from neighbors' yards. Trampoline must be located in a fenced yard and be placed a minimum of eight (8) feet from the property line. Trampoline must be properly installed to include manufacturer's recommended anchoring and safety equipment. Trampolines must be maintained for safety and visual appearances (no rust, ripped safety nets, etc.). Homeowner assumes all responsibility for uninvited, unauthorized or improper use.
- 3.19.6. Tree houses or platform-like structures shall not be constructed unless approved by the Architectural Review Committee.
- 3.19.7. The installation or placement of any other type of sporting equipment or any other type of recreational equipment on a residential lot or structure must be submitted by the homeowner for review and approval by the Architectural Review Committee prior to installation.
- 3.20. Signage – No signs (both permanent and temporary) or advertisements (to include "for rent" and business signs) are permitted on any building, community right of way, or elsewhere in the community, both permanent and temporary, that have not been approved by the Architectural Review Committee, with the following exceptions:

- 3.20.1. Realtor "For Sale" signs are permitted provided they are erected using a standard Realtor Sign Post. Any "For Sale" sign must be located five (5) feet or more behind the front property line and must not obstruct sightlines of intersections. "For Sale" signs must be displayed in front yards only. Size requirements: Sign cannot exceed four feet in height. The total message area cannot exceed twelve square feet (both sides combined). Only one "For Sale" sign per residence is permitted.
- 3.20.2. Signs required by legal proceedings, "No Trespassing," and "Private Residence" signs are permitted. Building Permit signs and Plan Holders are also permitted.
- 3.21. Solicitation – Door-to-door to solicitation is not allowed in the FishHawk Ranch West Community.
- 3.22. Time Shares and Vacation Rental Usage – The use of homes within Fishhawk Ranch West for time sharing, fraction sharing, home sharing, or other similar programs is prohibited. Examples of prohibited rental programs include, but are not limited to: VRBO, HomeAway, AirBnB, Tripadvisor, Vacatia, Wimdu, Flipkey, etc.
- 3.23. Trash and Garbage – Homeowners must keep garbage or trash contained in standard, residential garbage containers provided by the county. Paper garbage bags may be used for plant materials from routine residential tree trimming and yard maintenance. Garbage containers may be placed in the open, on the evening before the day a pick-up is scheduled, in order to provide access to persons making such pick-up. At all other times, such containers shall be landscape buffered or enclosed. Any enclosure structure such as a privacy wall or fence to be erected or constructed must first be approved by the Architectural Review Committee.
- 3.24. Vehicle Parking – No vehicle(s) shall be parked in the street, except in legal parking space provided within FishHawk Ranch West, after 11:00 p.m. and at no time across the public sidewalk or on the driveway apron. Exceptions to this restriction are parties and emergencies. In cases of parties, nonresident guest vehicles may be parked in front of the house during party hours. Garage doors visible from any street are to remain closed, except during ingress and egress or when the occupant is actively using the garage.
- 3.25. Vehicles – Recreational, Commercial and Inoperable Vehicles
 - 3.25.1. No commercial or recreational vehicles such as campers, trucks with camper top, boats, boat trailers, small hitched trailers and motor homes, with the exception of the Association's contractors and law enforcement vehicles, shall be allowed to be parked overnight within any lot (including the driveway) or along any roadway in FishHawk Ranch West with the following exceptions.
 - 3.25.2. Recreational vehicles will be allowed to park for a maximum period of 48 hours. The 48-hour time period is for the purpose of loading and unloading such vehicles. However, if the recreational vehicle fits into the regular garage, said

vehicle may be stored in the garage. Oversized garages or carports are not allowed.

3.25.3. Vehicles that are inoperable on blocks or similar devices, covered with a tarpaulin, or which do not have a current operating license will not be permitted within the homeowner's property, unless kept in an enclosed garage.

3.25.4. Police, Florida Highway Patrol and Sheriff vehicles or patrol cars can be parked in private driveways overnight provided they do not obstruct the public sidewalk.

3.26. Woodpiles – Woodpiles shall be kept buffered by adequate planting or fencing so as to conceal them from view from neighboring residence and street view.

4. ARCHITECTURAL GUIDELINES FOR HOMEOWNERS

4.1. General

4.1.1. The FishHawk Ranch West Architectural Review Committee (ARC), is the entity that will manage the application of the Homeowner Regulations within FishHawk Ranch West.

4.1.2. Items that must be submitted by the homeowner for review and approval by the ARC prior to installation, will include but are not limited to any improvement or structure of any kind, including without limitation, any building, building addition, fence, wall, sign, site paving, decks, grading, driveway finishes, outdoor lighting, painting, or alteration of a dwelling (to include doors, windows, and roofing materials). Installation of solar panels, antennas, generators, or other service devices, swimming pools and pool equipment and or accessories, screened enclosures, spas, recreational and sporting equipment, children's play structures, awnings, gates, flower boxes, gutters, statues, lawn and garden ornaments, fountains, hurricane and decorative shutters and landscape alterations must also be reviewed. When a contractor or vendor has been hired to accomplish a project, the homeowner will need to submit a copy of the contractor/vendor proposal as part of their application.

4.1.3. Treatment of the site must relate harmoniously to adjacent sites and structures that have a visual relationship to the proposed construction. The structure shall be placed according to county regulations. The interests of neighboring properties must be protected by making reasonable provisions for such matters as access, surface water drainage, sound and sight buffers, and preservation of views, light and air, and other aspects of design which may have a substantial effect on neighboring properties. The proposed construction must be compatible with the design characteristics of the property itself, adjoining properties and the neighboring setting. Compatibility is defined as harmony in style, scale, materials, color, and construction details.

4.2. Additions – In general, the materials used for any addition or enclosure must be compatible with the basic materials of the home, matching architectural details such

- as fascia boards and typical colors. Columns shall be wood, masonry block, aluminum, wrapped wood, fiberglass, or cast concrete. Columns shall be a minimum of an 8" square or 8" diameter. The roof over such structure shall be conventional wood framing or wood trussed with roof finish to match the existing residence. Flat (or extremely low sloped roofs) are discouraged unless drainage is provided, and appropriate parapet walls and trim details are provided. All materials are subject to ARC approval.
- 4.3. Air Conditioning and Pool Equipment – Outside A/C condensing units, permanently installed generators, and pool equipment shall be buffered from view by landscaping or privacy structure. Access and service space is required, but this access shall not be visible from the street(s). Structures must be reviewed by the Architectural Review Committee prior to construction.
 - 4.4. Arbors, Lattice and Trellis – Materials and colors used for any arbor, lattice, or trellis construction shall comply with materials and colors of the primary residence and must be approved by the Architectural Review Committee. The use of metal or wood is encouraged.
 - 4.5. Awnings & Fabric Shade Devices – Such devices are not allowed in FishHawk Ranch West without explicit approval by the Architectural Review Committee.
 - 4.6. Decks – The use of natural wood for deck construction is encouraged. This includes redwood, cypress, pressure treated wood, etc. Materials such as plastic or fiberglass which have the appearance and characteristics of wood may also be used. Finish Deck height at no point shall exceed 16" above finish grade. The use of tiers or step-downs may be required. Landscaping is required around any deck and should be of the same landscape materials used at front of the house.
 - 4.7. Doors and Windows – If a homeowner replaces original doors or windows in the home, they shall refer to the Standards in the FishHawk Ranch West Design Guidelines for Window and Door requirements. Any change to original doors or windows or the addition of a new door or window must be submitted for review and approval to the Architectural Review Committee.
 - 4.7.1. Exterior bars or ornamental decorations are not permitted on windows.
 - 4.7.2. Glass Doors – Colored or stained glass is prohibited. Etched, beveled, clear and leaded glass are acceptable materials.
 - 4.7.3. Screen/Storm Doors – Screen doors and storm doors at the front entrance are prohibited. Screen enclosed front entry areas of front porch area are prohibited.
 - 4.8. Exterior Lighting – Low voltage LED and Solar landscape and walkway lighting fixtures in metal, black, brown or dark green finishes only, at 20 inches or less in height are permitted without prior ARC approval. All other exterior lighting requires ARC approval prior to installation. Exterior lighting shall be limited to the minimum necessary for safety, identification and decoration. Colored lights shall not be used

except for decorative holiday lights and ornamentation used during holiday seasons. See also Section 5.8 - "Landscape Lighting." No exterior lighting fixtures shall be installed on any residential unit without adequate and proper shielding of fixtures. No lighting fixture shall be installed that may be or may become an annoyance or a nuisance to the residents of adjacent residential units.

- 4.9. Fences – All fences must be submitted to the FishHawk Ranch West Architectural Review Committee for approval prior to construction.

- 4.9.1. Fencing Definitions

- 4.9.1.1. Rear Fence – that portion of the fence that is closest to and generally runs parallel to the rear property line.
 - 4.9.1.2. Side fence – that portion of the fence that is closest to and generally runs parallel to the side lot property lines.
 - 4.9.1.3. Front Fence – that portion of the fence that faces (and is closest to) the street but remains no closer to the street than ten (10) feet back from the front corners of the house structure, exclusive of the front porch.

- 4.9.2. Fencing Materials – Permitted fence materials are aluminum or wrought-iron. A living hedge may also be used as a "fencing material" as long as the hedge is located and sized according to the fence guidelines. All fencing and hedge materials must be approved by the Architectural Review Committee.

- 4.9.3. Fencing Specifications:

- 4.9.3.1. Color – Black only.
 - 4.9.3.2. Dimensions –Maximum height: 72" (where allowed). Minimum height: 48" (where allowed) See Fence Exhibit at the end of this document designating those lots which allow only a 48" three-rail rear fence.
 - 4.9.3.3. Gates – Must be of the same design as the top rail of the fencing.

- 4.10. Garage Conversions – No Owner may enclose a garage, convert it or any portion of it to dwelling space, or otherwise modify it to reduce its capacity for parking fewer vehicles than originally approved by the Architectural Review Committee. Insect screening of garage door opening is not allowed.
- 4.11. Gazebos – Gazebos shall be compatible in scale, materials and colors with the home and must be approved by the ARC prior to construction.
- 4.12. Generators – Running an emergency generator (permanent or portable) for the purpose of testing and maintenance is limited to the hours between 9 a.m. and 6 p.m. During an extended power outage, there will be no time restrictions. Permanently installed generators have the additional requirements of being appropriately buffered with approved landscaping and have a maximum noise level of 71 decibels at twenty-five (25) feet away during low speed operation and 75

decibels at full-load operation. Generators must be approved by ARC prior to installation.

4.13. Gutters – Gutter specifications:

4.13.1. Vinyl or aluminum seamless or ½ round aluminum guttering is permitted.

4.13.2. Acceptable colors are white, or the color that matches the building fascia.

4.13.3. Downspout color must match the color of the trim or siding to which the downspouts are mounted.

4.13.4. Gutters must be reviewed and approved by the ARC prior to installation.

4.13.5. A Site Plan Drawing should be submitted showing locations of all guttering.

4.14. House Numbers – The house numbers in FishHawk Ranch West will be displayed on both sides of the mailbox. Additionally, each house can exhibit a postal identification number clearly visible from any direction of approach on the front facade of the house provided its size, color and location have been approved by the Architectural Review Committee.

4.15. Mailboxes – All new single-family homes built at each individual lot are required to have a standard mailbox and pedestal. Such mailbox structure shall be installed at the front of the lot, at the edge of the road pavement. The bottom of the mailbox shall be at 39" above grade. Villas and townhouses shall be cluster boxes. See mailbox exhibit at the end of this document.

4.16. Hurricane Protection (for windows) – Permanently installed hurricane protection allowed at FishHawk Ranch West will consist of film, roll down shutters, accordion shutters, and / or removable corrugated panels. Tracks and covers will match window frames. Safety film may be lightly tinted with neutral color only, with 35% visible light transmittance or higher on the front of the home and 20% visible light transmittance or higher on the side and rear of the home. Reflective (mirror) type films are not allowed. Other than film, hurricane protections may be utilized after the issuance of a hurricane watch and must be removed within 48 hours after resident is permitted to safely return home. Hurricane protection may be used for severe weather as issued by the weather service. Plywood may be used as temporary storm protection and temporary repair. Hurricane shutters are not to be used for security purposes.

4.17. Outdoor Grills/Kitchens (Permanent Structures) and Fire Pits

4.17.1. Outdoor Kitchens – The construction of outdoor kitchens must be approved by the Architectural Review Committee. The structure must match the exterior of the house. As part of the application, homeowners are encouraged to submit photographs, brochures, specification sheets and any other product information that will assist the Architectural Review Committee in their review of such a request. Application should include a drawing showing the size, design, and

dimensions of all items and cabinets. A site plan drawing should also be included showing the location of the outdoor kitchen.

- 4.17.2. Firepits – Small portable fire pits can be used in rear yard patios and decks. Open, on-the-ground campfires or “burn piles” are not permitted. A non-portable, permanent or temporary fire pit structure shall be in accordance with county regulations. Construction of firepits must be approved by the Architectural Review Committee and applications must be submitted and approved prior to construction or placement. Application should include a drawing showing all dimensions (including heights of different elements) and the type of materials to be used and their colors. Also required is a site plan or survey drawing locating the fire pit. The maximum height of the tallest portion of the fire pit shall not exceed 36” in height. Fire Pits must also be landscape buffered from the view of neighbors and public streets.

4.18. Painting (Exterior Re-Painting)

- 4.18.1. Residents will be required to paint and restore the exterior of the house if the structure is faded or washed away, mildewed, chipped or cracked.
- 4.18.2. When painting the exterior of the house, the homeowner must submit a to the ARC a “Request for Improvement Application” and include actual color samples. The application must state which specific color is to be used for the body, the trim, and accent color. As part of the approval process, the homeowner will be required to paint a 2' by 2' “sample swatch” area of the proposed body and trim color (side by side), easily seen from the street, prior to the date of the ARC meeting at which the application will be reviewed. Colors will be verified by a site visit to determine if they blend with the existing roofing material and are not the same or too similar to neighboring homes; specifically, the (3) homes immediately to each side of the subject home and the house directly across the street as well as the (2) houses on either side of the house directly across the street. Homeowners repainting their home the original colors are not required to receive ARC review and approval. Villas or attached structures must be identical and consistent in color.
- 4.18.3. Brick or stone veneers must remain their natural color and cannot be painted.
- 4.18.4. When colors are applied to any structure within FishHawk Ranch West without the corresponding approval by the Architectural Review Committee, it will be subject to re-painting at the discretion of the Architectural Review Committee and at the expense of the homeowner.

- 4.19. Parking Areas – All setback areas, yards, walkways, driveways, parking areas and drainage swales shall be maintained and kept in a neat and clean condition, free of refuse and debris. No parking shall be permitted in areas that would interfere with the master drainage plan. No additional driveway(s) shall be permitted for parking purposes except in front of the garage or on a circular driveway.

4.20. Roof Maintenance

- 4.20.1. Homeowners must keep their roofs free of mildew. The HOA will treat the situation as a violation if roof is discolored.
- 4.20.2. When changing the roof color or material, the homeowner must submit a "Request for Improvement Application" and include color designation or actual sample of the roofing material. Material and color must be reviewed and approved by the ARC prior to installation. *(See Exhibit C for information regarding metal roof materials)*
- 4.20.3. When roofing material(s) are applied to any structure within FishHawk Ranch West without the corresponding approval by the Architectural Review Committee, it will be subject to removal and replacement at the expense of the homeowner.

4.21. Screened Enclosures

- 4.21.1. Screened enclosures must be bronze aluminum frame with charcoal gray screening. Enclosures cannot extend beyond rear corners of the house structure into the side yard area. Screened enclosures cannot extend forward beyond the rear corners of the house structure. Metal panel roofs are not allowed. Insulated metal panel roofs will be allowed provided the roof finish matches the existing house finish both in material and color, i.e. shingle or tile. Kick plates (solid metal panels) are allowed at screened enclosures provided they do not exceed 16" maximum height. Other than at the screen door, if kick plates are used they must be landscape buffered with hedge type planting at 24" to 32" on-center spacing at all kick plate locations.
- 4.21.2. The bearing height for the walls of a screened enclosure cannot be higher than the one-story bearing height of a single-story house structure. For two-story houses, the one-story bearing height is the bearing height of the second-floor floor joists. The screen roof structure can be a "hip", "gable" or "mansard" configuration. "Arch", "dome" and "shed" configurations are not acceptable.
- 4.21.3. "Florida-Screen" (opaque vinyl with screen inlay) is not allowed. A close-mesh screening can be used for privacy purposes as well as landscape buffering.

4.22. Swimming Pools and Spas

- 4.22.1. It is imperative to submit all plans to the Architectural Review Committee prior to the commencement of pool / spa installations. Mechanical equipment for spas and pools must be appropriately screened from neighbors and public view. Pools and spas are to be "in-ground" only. Spas cannot be free standing.
- 4.22.2. All swimming pools and spas are to adhere to the setback requirements of FishHawk Ranch West and Hillsborough County, whichever is more restrictive. At

no time will a pool or pool deck be allowed to extend into side yards beyond the rear corners of the house.

4.22.3. Swimming pool accessories such as ladders, slides and waterfalls, etc. must not be over six (6) feet in height above the finish deck, patio or grade.

4.22.4. Homeowners are responsible for compliance with all ordinances and laws concerning discharge of water and chemicals.

4.22.5. A fence application or screen enclosure application should be submitted with the pool application submittal.

4.23. Window Treatments

4.23.1. Acceptable interior window treatments shall consist of drapery, blinds, shutters, decorative panels, pool shades and other window coverings that are designed, manufactured, marketed and sold as and only for residential window coverings. Newspaper, aluminum foil, sheet plywood, sheet drywall, sheets, blankets, toweling, material with lettering or numbers are not acceptable as window coverings. All other materials, substances or devices are not acceptable as and for window coverings visible from the exterior except for periods not exceeding sixty (60) days after an owner or tenant first takes occupancy or not exceeding thirty (30) days when permanent window treatments are being cleaned or repaired. Window treatments shall be kept in good repair so as to appear attractive from outside view. Broken or damaged blinds, broken or damaged shutter slats, and torn or stained fabric are prohibited.

4.23.2. Only clear or neutral window film with light transmittance values of 20% or higher are allowed. Window film to be used on front of home must have a light transmittance value of 35% or higher. Homeowner must submit a sample of window film prior to installation for review and approval by the Architectural Review Committee.

5. LANDSCAPE GUIDELINES FOR HOMEOWNERS

5.1. General – All landscaping must be in accordance with the FishHawk Ranch West Design Guidelines and reviewed by the Architectural Review Committee. The following general landscape information also applies to homeowner alterations to the original / installed landscape.

5.1.1. The Hillsborough County Landscape Ordinance and the FishHawk Ranch West Design Guidelines sets all landscape requirements that are to be followed by the homeowners. The Guidelines specify all types of planting materials, trees and mulch media that can be used within FishHawk Ranch West. They fully describe minimum size, locations and configurations for all required landscape areas. Homeowners considering any modification to the builder-installed landscape should become familiar with The Guidelines prior to submitting any application

for changes to their landscaping to alleviate any conflict with the established minimum requirements.

- 5.1.2. Once familiar with the landscape Guidelines, homeowners can submit a “Request for Improvement Application” form along with a site plan drawing showing all property lines, building “footprint”, sidewalks and driveway. Additionally, the site plan should delineate:

- 5.1.2.1. Existing landscape that is to remain.
- 5.1.2.2. Existing landscape to be removed.
- 5.1.2.3. New landscape materials to be installed specifying size, quantities, and locations.
- 5.1.2.4. Any new areas of landscape that are not part of the original design.
- 5.1.2.5. Any existing areas of landscape that will be removed or sodded over.
- 5.1.2.6. Any existing areas of landscape that will be expanded and / or modified as to shape and types of planting materials.
- 5.1.2.7. Any existing trees that will be relocated or remain in place.
- 5.1.2.8. Any existing trees that will be removed. Note: trees can only be removed if diseased, dead hazardous. All removed trees must be replaced but can be installed at a different location.
- 5.1.2.9. Any new trees that will be added to original design.

- 5.1.3. No alterations or modification to original landscape shall be made without prior review and approval of the FishHawk Ranch West Architectural Review Committee.

- 5.1.4. In addition to approval by the Architectural Review Committee, some types of landscape alterations, such as tree removal, will require permitting by the Hillsborough County Planning and Growth Management Department. It is the responsibility of the homeowner to become familiar with and comply with any county ordinance or requirements pertaining to landscape alterations. Routine replacement of dead or dying plants as well as the seasonal planting of “annuals” can be accomplished without the approval of the Architectural Review Committee.

5.2. Wetland Mitigation Areas

- 5.2.1. In some situations, the rear (or possibly the side) property line of a residential lot may include wetlands or a portion of a wetland mitigation area. The homeowner should not plant in the wetland or wetland mitigation areas.
- 5.2.2. The homeowner is to ensure that no non-native, exotic or invasive species of plants encroach into a wetland or a wetland mitigation area adjoining their

property. Information concerning prohibited plants or planting can be obtained from the Southwest Florida Water Management District. Furthermore, the homeowner is to ensure that no mulch material is allowed to wash-out or run-off into a wetland or wetland mitigation area.

- 5.2.3. The homeowner should also become familiar with the “high water” line that can occur and the seasonal fluctuation in the location of the edge of water. While homeowners are not denied the ability to landscape in their rear yard when it abuts a wetland or wetland mitigation area, it is the Architectural Review Committee’s recommendation that the homeowner install landscape plant beds, mulch and trees as far away as possible from the wetlands and wetland mitigation areas.
- 5.2.4. Should landscape plantings become flooded or die, or if landscape materials wash into a wetland area, it will be the homeowner’s responsibility to immediately and efficiently remove such items from the wetland. Failed landscape areas shall be restored or sodded so as to establish erosion control and stabilize the ground from eroding into the wetland or wetland mitigation areas. As part of the annual review of the conservation areas and wetlands, land owners may be notified by the HOA of any landscaping intrusion of the wetlands and be asked to take appropriate measures to rectify the intrusion, including a timeline for completion of the clean-up.
- 5.2.5. Residents whose properties back onto ponds are required to maintain the sod down to the water’s edge through frequent mowing. In addition, residents are required to remove any trash that accumulates at the water’s edge.
- 5.3. Artificial Plants – No artificial plants may be attached to the exterior of a house or located within the planting yards.
- 5.4. Easement Plantings and Maintenance – The HOA is the only entity authorized to plant trees in the area bordered by the edge of the public sidewalk and the curb of the roadway as well as in any platted easements. Homeowners maintain the sod in these areas and shall replace the sod if the need arises; however, no other type of planting can be done by the homeowner in these areas. Homeowners are also responsible for the pruning of trees in these areas (see paragraph 3.6.4).
- 5.5. Garden Ornaments – Garden and or lawn ornaments are not permissible in yards within public view. Garden ornaments used in backyards that are not in public view are permitted. Planters and urns must be reviewed by the ARC. A Site Plan indicating location and size of planters or urns must also be submitted with the homeowner's request application.
- 5.6. Gardens (Vegetable) – Vegetable gardens may be in rear yards only and shall be kept buffered by adequate planting or fencing so as to conceal them from street view.

- 5.7. Irrigation – Irrigation of yards is required. For maintenance purposes, homeowners shall monitor irrigation systems regularly and correct or repair them as necessary. All lots must be irrigated with an underground automatic sprinkler system that provides coverage per Hillsborough County requirements. In the event of rust or stain in the water supply, chemical filtration shall be incorporated in the irrigation system. If staining occurs, the homeowner shall be responsible for removing stains and providing appropriate chemical filtration to the system.
- 5.8. Landscaping Lighting – Landscape lighting (up lighting) must be reviewed and approved by the ARC prior to installation. The up lighting may wash the front face of the home or significant landscape features. No permanent colored landscape lighting is allowed. All exterior lighting is to be installed in such a manner as to not cause distraction, nuisance, or to be unsightly. It should convey a warm, inviting atmosphere. Care is to be taken in placing and selecting fixtures. Spotlights are to be concealed from direct view and directed to avoid light spill onto adjacent property. A landscape lighting plan (drawn on a Site Plan) showing location of all light fixtures and the color and material of the light fixture(s) is also required to be submitted with the homeowner request application. See also Section 4.7 Exterior Lighting.
- 5.9. Lawns – The type of sod to be used throughout FishHawk Ranch West is St. Augustine at front yards, corner yards and any location visible from the right of way street, community trail, water feature or other public amenity. Bahia sod may be installed on standard home sites within the rear yard only and those side yards not visible from the right of way street, community trail, water feature or other public amenity. All lawns shall be maintained in a neat and attractive condition. Minimum maintenance requirements include watering, mowing, edging, pruning, removal and replacement of dead or dying plants, removal of weeds and noxious grasses and removal of trash. If a lawn contains weeds, bare ground, or dying grass, it must be replaced. Once the HOA has sent a notice to a homeowner to restore their lawn, restoration must be done within thirty (30) days from the date of the letter. Synthetic grass or turf is prohibited and not allowed for lawns.
- 5.10. Mulch – All planted beds and landscape areas on residential lots must be mulched. No bare ground allowed. A layer of pine bark mulch, either large or small chunks, or brown shredded cypress mulch shall be used, to a minimum of three (3) inches. Said mulch shall be placed in planting beds and around individual trees in turf areas. Limited areas of river rock may be used as mulch if approved by the ARC. Cypress mulch, painted mulches, synthetic mulches and all other types of rock or gravel are prohibited.
- 5.11. Landscape Borders – To address “run off” and the washing out of landscape mulch, black PVC curbing can be used around landscape perimeters provided it is installed as close to ground level as possible, with minimal visible exposure but high enough to prevent “run-off” or wash out. No other landscape borders are permitted without prior approval of the ARC.

- 5.12. Sculptures and Fountains – Sculptures and fountains may be allowed based on the sole discretion of the Architectural Review Committee. Decorative items such as animal figurines, windmills and the like are not allowed, except for seasonal / holiday use. Only one fountain or sculpture may be placed on the property at the front of the house and one additional fountain or sculpture placed at the rear of the house. Fountains and sculptures may not exceed 48 inches in height above grade and 36 inches in width. However larger pieces may be considered if they are in proportion to the lot and other improvements. Fountains and sculptures shall not be obscene or offensive to another person's race or religion and shall be in keeping with the standards of the community. They shall conform to the home's existing architectural style and landscaping design and must not be distracting. Colors must be natural cement or earth tone and constructed of concrete, stone, plaster, granite, bronze, aluminum or copper. No other colors or materials will be permitted. These pieces must be maintained, cleaned and in working order at all times. A site plan indicating location and size of sculpture or fountain must be submitted with the homeowner request application to the Architectural Review Committee. Lighting must conform to the guidelines set forth in this publication.
- 5.13. Tree Planting and Removal – Trees, plants or shrubs are not allowed in areas where they can create a traffic or sight problem at intersections for corner lots or at the intersections of streets and driveways. Fruit trees are not allowed on single family or multi-family lots. Removal or installation of trees must be reviewed and approved prior to installs or removals. Tree removals must be reviewed and approved by the Architectural Review Committee.
- 5.14. Tree and Palm Requirements – Shade trees and accent trees are to be maintained to preserve their natural form. The tree trunk shall be kept pruned of lower branches, up to the bottom of the canopy. Excessive pruning from the top is not allowed. Palm pruning shall be limited only to the removal of yellow, dead or bent branches. *See Exhibits C, D, and E for specific tree and palm planting requirements and restrictions.*
- 5.15. Weeds and Underbrush – No weeds, underbrush, or other unsightly growth shall be permitted to grow or remain upon the properties, and no refuse pile or unsightly objects shall be placed or remain anywhere on them. In the event an owner fails or refuses to keep his residential property free of weeds, underbrush, refuse piles or other unsightly growths or objects, the HOA and its agents may enter upon the property to remove or remedy the situation at the expense of the Homeowner. Such entry shall not be deemed as trespassing, and the Homeowner shall be given ten (10) days prior written notice of such action.
- 5.16. Wells – No sprinkler or irrigation system of any type which draws upon water from wetlands, lakes, canals, ponds, lagoons, streams or other ground or surface water within or contiguous to the property may be installed, constructed, or operated within the property unless prior written consent is obtained from the HOA and such irrigation system is approved by applicable governmental agencies, including the S.W.F.W.M.D. and the Department of Environmental Protection.

Exhibit A, Authorized Fencing

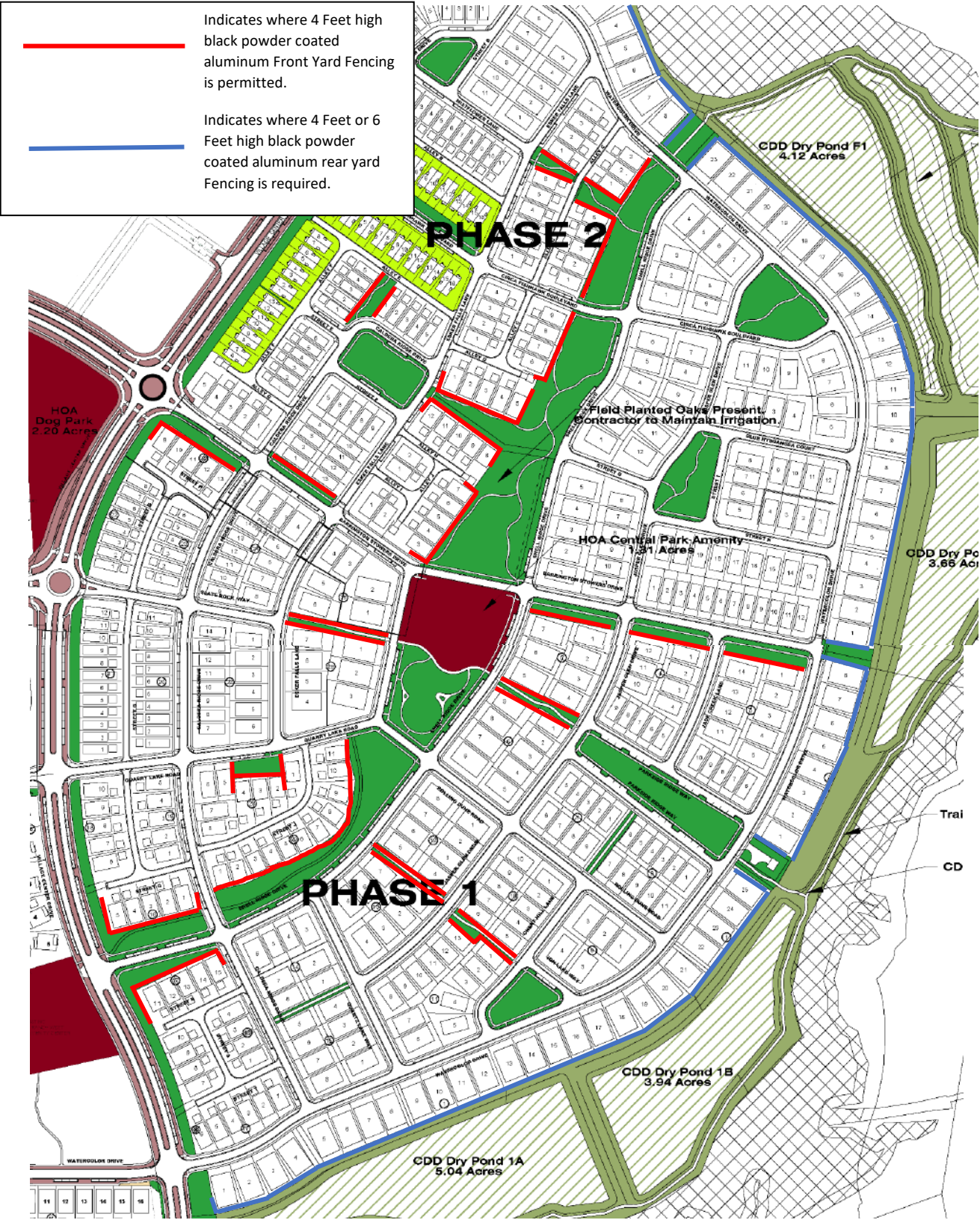
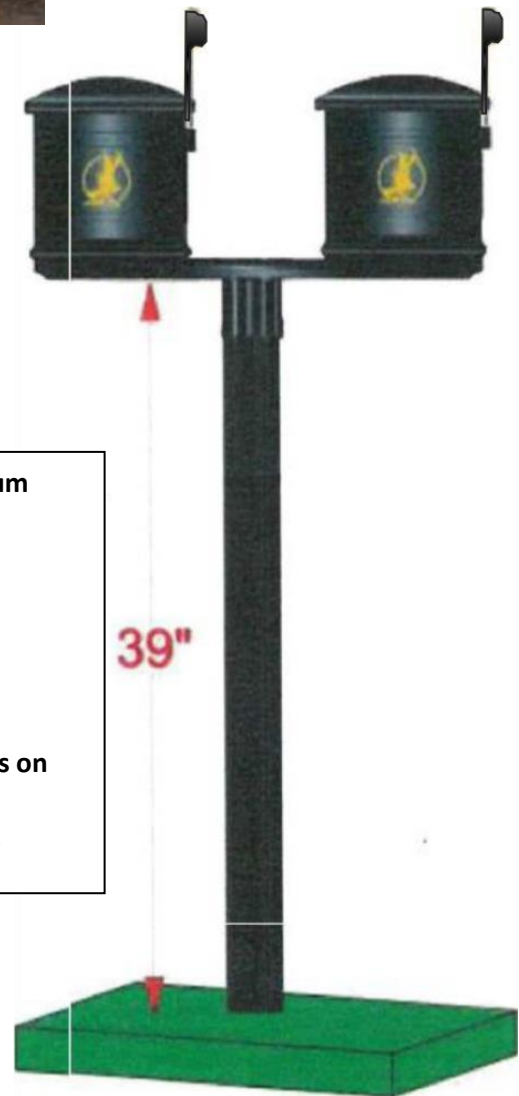


Exhibit B, Mailboxes



- 3" X 5" Fluted Aluminum Pole
- ME Cast Mailbox
- DB-30 Bracket
- Black Flag
- PC Mineral Black
- 2" CG California Bold
- EG Gold Vinyl Numbers on sides of box
- Optional EG Gold Logo



Creative Mailbox & Sign Design

Tampa Bay Corporate Office
6422 Harney Rd, Suite F (Dock Door 69)
Tampa, FL 33610

Phone: (813) 818-7100 | Fax: (813) 330-3309

Toll Free: (855) 253-MAIL (6245)

<http://www.creativemailboxdesigns.com/contact-us.aspx>

Exhibit C, Recommend Metal Roof Manufactures and Materials

NOTE: The below colors are provided as a recommendation, based on a review of the roof colors throughout FHRW. Consideration must be given to the appropriateness of the selected color in relation to the home's exterior color. **Regardless of selected color, all roof replacement projects must be submitted to the Architectural Review Committee for approval.**

1. TRUE NATURE ROOF TILES -

- <https://vicwest.com/residential-products/true-nature/>
- Inter-locking metal tiles, which can be installed over 1 layer of shaker tiles.
- Can withstand 200 mph wind gusts.
- 50+ years warranty on materials. 40 years fade and chipping.
- Suggested styles/colors*:

Cedar Creek Shake				Coastal Wave
Antique Brown	Burnished Slate	Ebony	Shadow Deep Gray	Terracotta
				
Antique Brown 18-3026	Burnished Slate 10740	Ebony 9822	Shadow Deep Gray 10695	Terracotta 18-3020

2. Westlake Royal Roofing Solutions -

- <https://westlakeroyalbuildingproducts.com/roofing-solutions>
- Stone-coated steel
- Purchase through Beacon Distribution
- 50 years warranty. Fully transferrable.
- Suggested styles/colors*:
 - Barclay and Sunset Gold

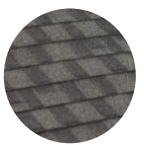
Barrel Vault		Granite Ridge	
Barclay	Sunset Gold	Ironwood	
			
SKU:4DDP93185SF	SKU:4DDP96165SF	SKU:4DBP95325SF	SKU:4DBP93225SF

Exhibit D, Major Trees
(Grade 1 or better, Florida Trees and Standards)

Size requirements at time of planting: 8' to 10' height 4' to 5' spread
25-30-gallon containers

BOTANICAL NAME	COMMON NAME
ACER RUBRUM 'FLORIDA FLAME'	FLORIDA FLAME RED MAPLE
FRAXINUS PENNSYLVANICA	GREEN ASH
LIQUIDAMBAR STYRACIFLUA	SWEET GUM
MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA
PINUS CLAUSA	SAND PINE
PINUS ELLIOTTI VAR. DENSA	SLASH PINE
PINUS PALUSTRIS	LONG LEAF PINE
PLANANUS OCCIDENTALIS	SYCAMORE
SALIX BABYLONICA	WEeping WILLOW
TAXODIUM ASSENDENS	POND CYPRESS
TAXODIUM DISTICHUM	BALD CYPRESS
QUERCUS VIRGINIANA	LIVE OAK
QUERCUS SHUMARDII	SHUMARD OAK
UMLUS AMERICANA	FLORIDA ELM
ULMUS ALATA	WINGED ELM

Exhibit E, Minor Trees
(Accent Trees) (Grade 1 or better, Florida Trees and Standards)

Size requirements at time of planting: 8' height 5' spread
10-gallon containers

BOTANICAL NAME	COMMON NAME
BAUHINIA BLAKEANA	HONG KONG ORCHID
BETULA NIGRA 'DURA HEAT'	DURA HEAT RIVERBIRCH
CERCIS CANADENSIS	REDBUD
CORNUS FLORIDA	FLORIDA DOGWOOD
CALLISTEMON RIGIDUS	ERECT BOTTLE BRUSH
CALLISTEMON VIMINALIS	WEeping BOTTLE BRUSH
ERIOBOTRYA JAPONICA	LOQUAT
GORDONIA LASIANTHUS	LOBLOLLY BAY
ILEX OPACA	AMERICAN HOLLY
ILEX CASSINE	DAHoon HOLLY
ILEX NELLIE R STEVENS	NELLIE R STEVENS HOLLY
LAGERSTROMIA INDICA	CRAPE MYRTLE 'VARIOUS VARIETIES'
LAGERSTROEMIA SPECIOSA	QUEENS CRAPE MYRTLE
LIGUSTRUM JAPONICUM	LIGUSTRUM
MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA
MYRICA CERFIERA	WAX MYRTLE
RHAPHIOLEPIS MAJESTIC BEAUTY PP3349	INDIAN HAWTHORN STANDARD
PERSEA PALUSTRIS	RED BAY
PARKINSONIA ACULEATA	JERUSALEM THORN
TABEBUIA CARAIBA	YELLOW TABEBUIA

Exhibit F, Palm Trees
(Grade 1 or better, Florida Trees and Standards)

Size requirements at time of planting: 12' height

Measured from base to bud

BOTANICAL NAME	COMMON NAME
BISMARCKIA NOBILIS	BISMARCK PALM
BUTIA CAPITATA	PINDO PALM
CHAMAEROPS HUMILIS	EUROPEAN FAN PALM
CYCAS REVOLUTA	KING SAGO
LIVISTONA CHINENSIS	CHINESE FAN PALM
PAUROTIS WRIGHTII	PAUROTIS PALM
PHOENIX ROBELLINI*	PYGMY DATE PALM
PHOENIX RECLINATA*	SENEGAL DATE PALM
PHOENIX DACTYLIFERA*	MEDJOOOL PALM
SABAL PALMETTO	SABAL PALM
TRACHYCARPUS FORTUNEI	WINDMILL PALM
WASHINGTONIA ROBUSTA	WASHINGTON PALM
*Note: Some Phoenix Varieties are susceptible to airborne Phoenix Decline Disease and will need to be treated with a inoculation program for the life of the tree as regular maintenance.	

Exhibit G, Shrubs

Size requirements at time of planting: 3-gallon container

BOTANICAL NAME	COMMON NAME
AGAPANTHUS AFRICANUS	AGAPANTHUS
ARISTIDA STRICTA	WIREGRASS
ASPIDISTRA ELATIOR	CAST IRON PLANT
BUXUS MICROPHYLLA	JAPANESE BOXWOOD
CALLICARPA AMERICANA	BEAUTY BERRY
ELAEAGNUS PUNGENS	SILVERTHORN
FEIJOA SELLOWIANA	PINEAPPLE GUAVA
GALPHIMIA GLAUCA	THRYALLIS
HAMELIA PATENS	FIREBUSH
HAMELIA PATENS 'COMPACTA'	DWARF FIREBUSH
HYMENOCELLIS LATIFOLIA	SPIDER LILY
ILEX CORNUTA 'DWARF BURFORD'	DWARF BURFORD HOLLY
ILEX VOMITORIA 'STOKES DWARF'	DWARF YAUPON HOLLY
ILEX GALABRA	GALLBERRY
IXORA	IXORA 'VARIOUS VARIETIES'
JASMINE VOLUBILE	WAX JASMINE
ILICUM PARVIFLORA	YELLOW ANISE
LEUCOPHYLLUM FRUTECENS	TEXAS SAGE
LIRIOPE MUSCARI	EVERGREEN GIANT LIRIOPE
LOROPELATUM CHINESE RUBRUM 'RUBY'	DWARF RUBY LOROPELATUM
MICROSORUM SCOLOPENDRIUM	WART FERN
MUHLENBERGIA CAPILARIS	MUHLY GRASS
MYRCIANTHES FRAGRANS	SIMPSON STOPPER
PASPALUM QUADRIFARIUM	EVERGREEN PASPALUM
PLUMBAGO AURICULATA	PLUMBAGO
PODOCARPUS MACROPHYLLUS	YEW PLUM PINE
PSYCHOTRIA NERVOSA	WILD COFFEE
RHODODENDRON DUC DE ROHAN	AZALEA DUC DE ROHAN
RHODODENDRON RED RUFFLE	RED RUFFLE AZALEA
RAPHIOLEPIS INDIA	INDIAN HAWTHORN
SERENOA REPENS	SAW PALEMTTO
SPARTINA BAKERI	SPARTINA GRASS
VIBURNUM OBOVATUM	WALTER VIBURNUM
VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM
ZAMILA PURMILA	COONTIE

Exhibit H, Ground Cover and Vines
Size requirements at time of planting: 1 gallon containers

BOTANICAL NAME	COMMON NAME
AGAPANTHUS AFRICANUS	AGAPANTHUS
BOUGAINVILLEA 'DWARF'	BOUGAINVILLEA
BULBINE FRUTESCENS	BULBINE
DIETES BICOLOR	AFRICAN IRIS
HYMENOCALLIS LATIFOLIA	SPIDER LILY
JUNIPEROUS CHINENSIS 'PARSONII'	PARSON JUNIPER
JUNIPEROUS CONFERTA 'BLUE PACIFIC'	BLUE PACIFIC JUNIPER
LANTANA CAMARA	LANTANA
LIRIOPE 'IMPROVED VARITIES'	LIRIOPE
TRACHELOSPERMUM JASMINOIDES	CONFEDERATE JASMINE
TRACHELOSPERMUM JASMINOIDES 'VARIEGATUM'	VARIGATED CONFEDERATE JASMINE
TRACHELOSPERMUM JASMINOIDES 'TRI-COLOR'	TRI-COLOR CONFEDERATE JASMINE
TULBAGHIA VIOLACEA	SOCIETY GARLIC
BOUGAINVILLEA 'BARBARA KARST'	BOUGAINVILLEA VINE
CLERODENDRUM THOMSONIAE	BLEEDING HEART VINE
GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE
LONICERA SEMPERVIRENS	CORAL HONEYSUCKLE
SENECIO CONFUSES	MEXICAN FLAME VINE

Exhibit I, Prohibited and Invasive Material

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BOTANICAL NAME	COMMON NAME
ABRUS PRECATORIUS	ROSARY PEA
ANTIGONON LEPTOPUS	CORAL VINE
ARDISIA CRENATA	CORAL ARDISIA
ARISTOLOCHIA LITTORALIS	CALICO FLOWER
ASPARAGUS DESNIFLORUS	ASPARAGUS FERN, SPRENGERI FERN
BROUSSONETIA PAPYRIFERA	PAPER-MULBERRY
CALLISIA FRAGRANS	INCH PLANT
CASUARINA CUNNINGHAMIANA	BASSWOOD AUSTRALIAN PINE
CASUARINA EQUISETIFOLIA	AUSTRALIAN PINE
CASUARINA GLAUCA	SUCKERING AUSTRALIAN PINE
CESTRUM DIURNUM	DAYFLOWERING JESSAMINE
CINNAMOMUM CAMPHORA	CAMPHOR TREE
COLOCASIA ESCULENTA	WILD TARO
CUPANIOPSIS ANACARDIOIDES	CARROTWOOD
CYPERUS INVOLUCRATUS	UMBRELLA PLANT
CYPERUS PROLIFER	DWARF PAPYRUS
DALBERGIA SISSO	INDIAN ROSEWOOD
DIOSCOREA ALATA	WHITE YAM, WINGED AIR POTATO
DIOSCOREA BULBIFERA	AIR POTATO
EICHHORNIA CRASSIPES	WATER HYACINTH
EUGENIA UNIFLORA	SURINAM CHERRY
HYDRILLA VERTICILLATA	HYDRILLA
IMPERATA CYLINDRICAL	COGON GRASS
IPOMOEA AQUATIC	WATER SPINACH
KOELREUTERIA ELEGANS	GOLDEN SHOWER TREE, GOLDEN RAIN
LEUCAENA LEUCOCEPHALA	LEAD TREE
LIGUSTRUM SINENSE	CHINESE PRIVET, SINENSIS
LIMNIPHILIA SESSILIFLORA	ASIAN MARSHWEED
LONICERA JAPONICA	JAPANESE HONEYSUCKLE
LYGODIUM JAPONICUM	JAPANESE CLIMBING FERN
LYGODIUM MICROPHYLLUM	OLD WORLD CLIMBING FERN
MELALEUCA QUINQUENERVIA	MELALEUCA, PUNK TREE

MACFADYENA UNGUIS-CATI	CAT'S CLAW VINE
MELIA AZEDARACH	CHINABERRY TREE
NEPHROLEPIS CORDIFOLIA	SWORD FERN, BOSTON FERN
NEPHROLEPIS MULTIFLORA	ASIAN SWORD FERN
PAEDERIA FOETIDA	SKUNK VINE
PANICUM REPENS	TORPEDO GRASS
PENNISETUM PURPUREUM	NAPIER GRASS
PHYLLOSTACHY AUREA	GOLDEN BAMBOO
PISTIA STRATIOTES	WATER LETTUCE
PSIDIUM CATTLEIANUM	STRAWBERRY GUAVA
PSIDIUM GUAJAVA	GUAVA
PUERARIA MONTANA	KUDZU
RHODOMYTRUS TOMENTOSA	DOWNY ROSE MYRTLE
RICINUS COMMUNIS	CASTOR BEAN
RUELLIA BRITTONIANA (=TWEEDIANG)	MEXICAN PETUNIA
SANSEVIERIA HYACINTHOIDES	MOTHER-IN-LAW'S TONGUE
SAPIUM SEBIFERUM	CHINESE TALLOW TREE
SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER
SESBANIA PUNICEA	PURPLE SESBAN
SOLANUM DIPHYLLUM	TWINLEAF NIGHTSHADE
SOLANUM TORVAM	TURKEY BERRY
SOLANUM VIGRUM	TROPICAL SODA APPLE
SYNGONIUM PODOPHYLLUM	ARROWHEAD VINE
WEDELIA TRILOBATA	WEDELIA
WISTERIA SINENSIS	CHINESE WISTERIA
XANTHOSOMA SAGITTIFOLIUM	ELEPHANT EAR