



FISH HAWK RANCH

WEST PHASE

DESIGN GUIDELINES

MARCH 2014



West Phase Design Guidelines

REVISIONS

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The information contained in this document is believed to be accurate at time of publication, but is subject to change at any time without notice.

FishHawk

RANCH™

WEST PHASE DESIGN GUIDELINES MARCH 2014

DEVELOPER
NEWLAND COMMUNITIES

MASTER PLANNERS
EDSA

LANDSCAPE ARCHITECTS
BOOTH DESIGN GROUP

DESIGN GUIDELINES CONSULTANT
LOONEY RICKS KISS

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FISHHAWK RANCH - PRINCIPLES

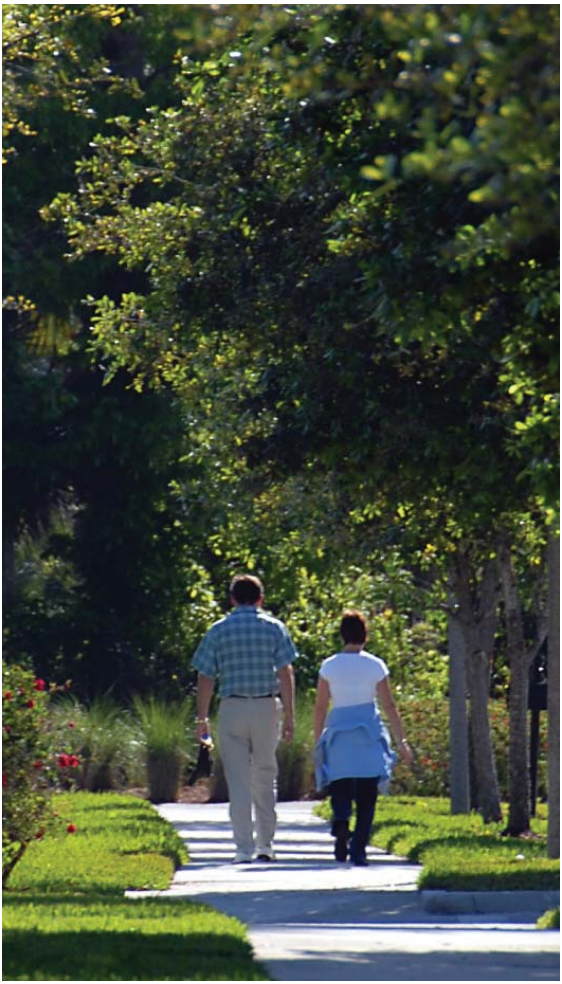


FishHawk Ranch is being developed employing the principles which create great neighborhoods. These principles have been developed by studying the design of successful mostly pre-WWII neighborhoods exemplified by Venice, Florida and Old Hyde Park in Tampa. These wonderful neighborhoods developed out of the great tradition of town planning in the United States led by such notable planners as John Nolen, Elbert Peeks the Olmstead Brothers and the famed British planner Raymond Unwin.

These neighborhoods are characterized by a network of narrow, tree-lined streets defining relatively small blocks. This creates an atmosphere which encourages automobiles to share the street with pedestrians and cyclists. Another component of the street network is the rear lane which allows garages and services to be removed from the streets. When rear lanes are not used garages are accessed from the street but they are pushed behind the front of the home. The streets become an integral part of the network of public spaces.

The streets are defined by carefully crafted homes. There is a diverse range of housing types varying from multi-family and townhomes to a mix of different single family homes. These homes are designed in a variety of architectural styles representing the styles often present in older traditional neighborhoods. These styles are defined by a careful application of well crafted architectural details specific to the styles as well as principles of scale and massing which are applicable to all the appropriate styles.

Within a short walk of every home is a public greenspace. These parks become centers of community interaction offering both tranquil places for relaxation as well as spaces for physical activity and play. Also within a short walk are shops, schools and other community services.



INTRODUCTION



INTRODUCTION

WEST PHASE - FISHHAWK RANCH, LITHIA, FLORIDA

The Guidelines are provided as a straightforward guide to assist builders, architects, designers and future residents in understanding the comprehensive level of planning, design, and implementation for buildings and improvements that is required to fulfill the vision for FishHawk Ranch.

FishHawk Ranch is intended to be a complete community of streetscapes, houses, amenities and landscaping that are based upon timeless design principles. While each home and lot will stand on its own design merit, it is equally important that each individual home or improvement contributes to the overall character and quality of the community.

This close collaboration between timeless community values and individual architectural contributions creates homes, streets, neighborhoods and an overall community which provides long term quality and appreciation

of value for all the residents of FishHawk Ranch.

The guidelines take you through the process of creating a new home in FishHawk Ranch as well as the process of adapting

your home over time. You are then guided through the General Architectural Provisions that relate to your home. And finally to the selection of an Architectural Style and all the conditions - scale, mass proportion and detail which ensure that your new home will appropriately take its proper place on its site, on the street and within the overall community.

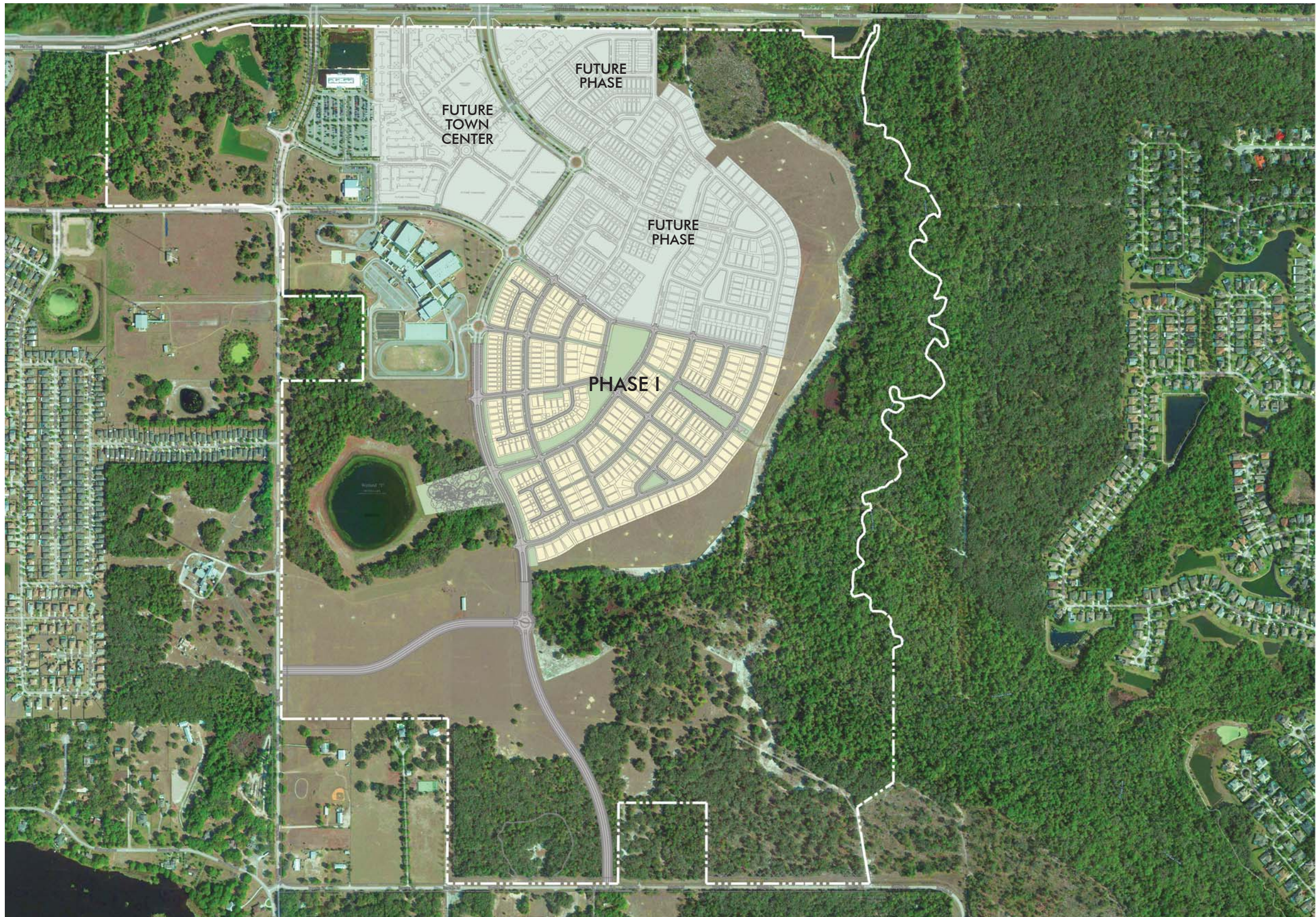
Through the implementation of these

Guidelines by the Architectural Review Committee, FishHawk Ranch will become a special place which will be a source of pride for the entire community.



“Update timeless styles to live for today, and place them in a traditional neighborhood setting. You cannot create greater value than that.”

J. Carson Looney, FAIA



INTRODUCTION

WEST PHASE - FISHHAWK RANCH, LITHIA, FLORIDA

PRIMARY CORNER LOTS

Architectural character, materials, and detailing shall continue from the front facade around the corner to the corner side facade appropriately addressing both primary and secondary street frontages. The main body of the house on the primary street will generally be located parallel to the front setback line to establish a compatible streetscape image. The architectural treatment of the corner side facade shall generally be treated like the front facade. Wrap around porches or other architectural massing such as projecting wings or bays are required to articulate the corner side facade. Windows and shutters shall be consistent from the front facade to the corner side facade. The regulating plan and lot matrices will address this condition as well as other special conditions.



HOMES TERMINATING VIEWS

Site orientation and building form should emphasize the axis or focal point of the street. The main body of the house should be located perpendicular to the primary axis of the street and centered as close as possible. Special attention must be given to garage placement on houses that terminate vistas.



AMENITY VIEW HOMES

Homes and entries that either front onto or are adjacent to a public open space or a community amenity shall be sited so that they clearly define the public space. Additionally these homes shall require special architectural treatment. Houses looking onto a public space create the feeling of an attractive “outdoor room.”

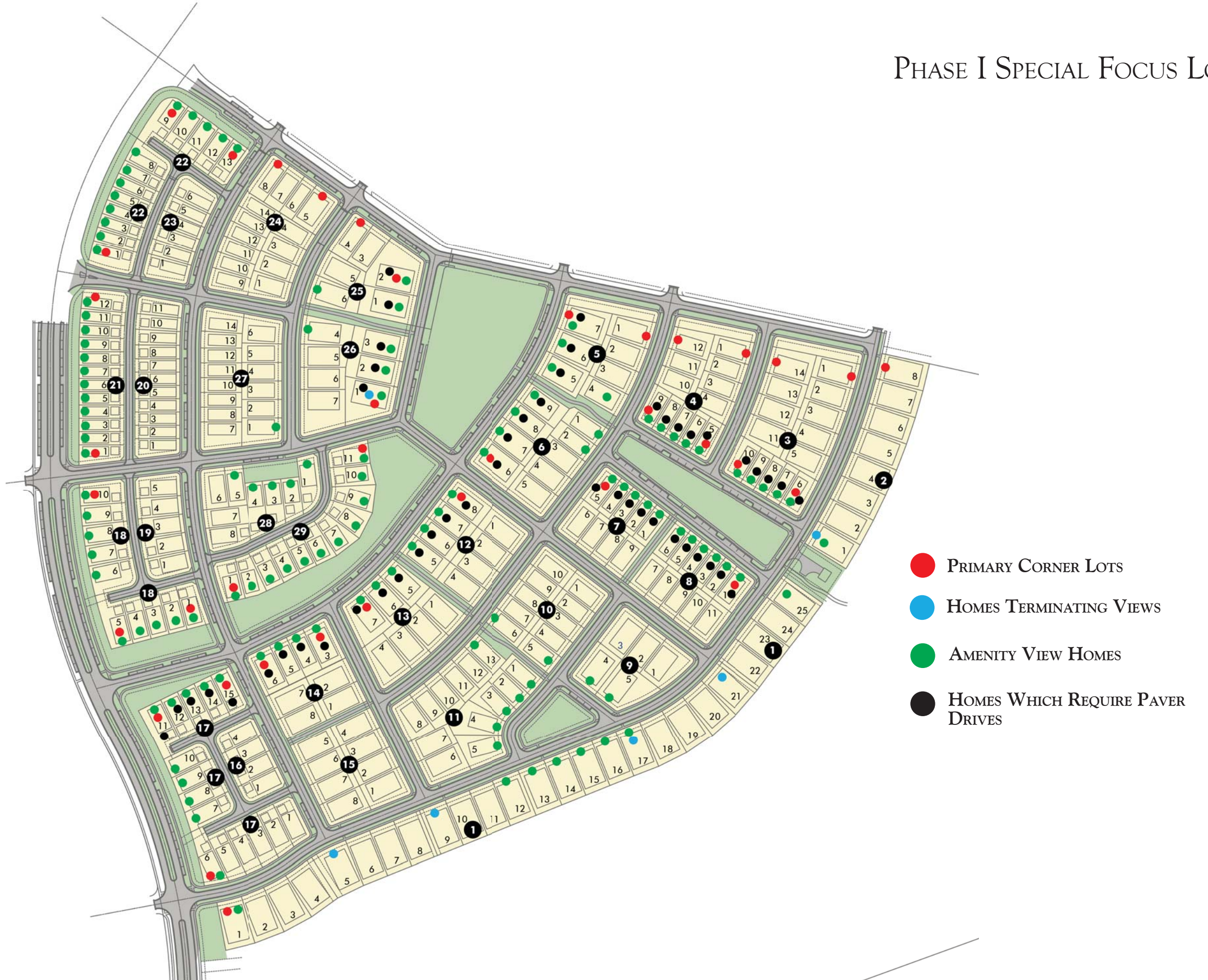


HOMES REQUIRING PAVER DRIVES

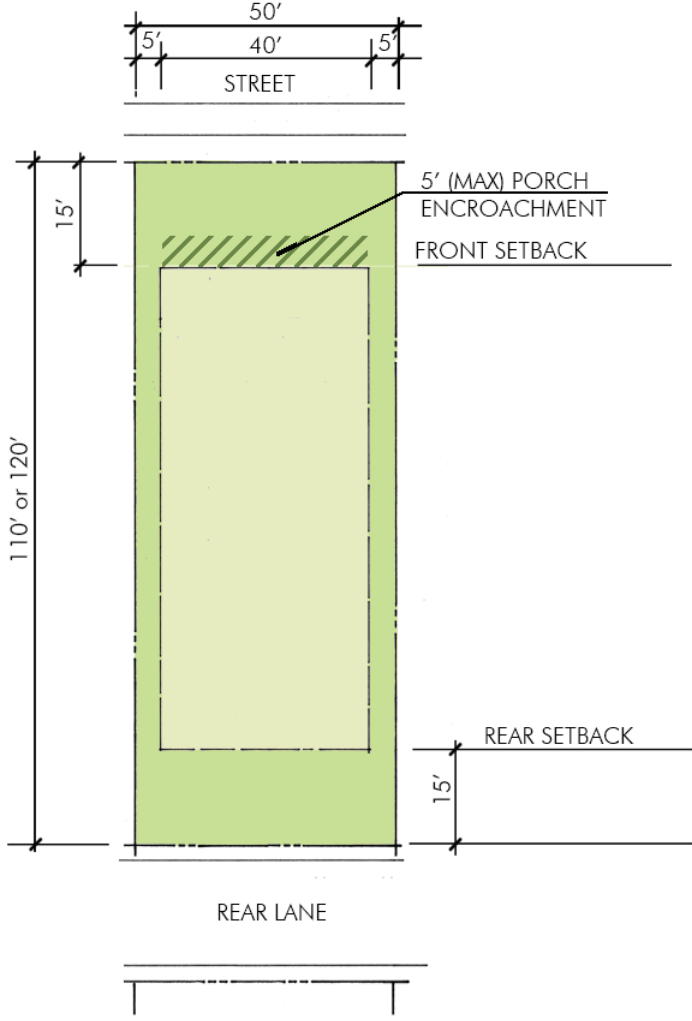
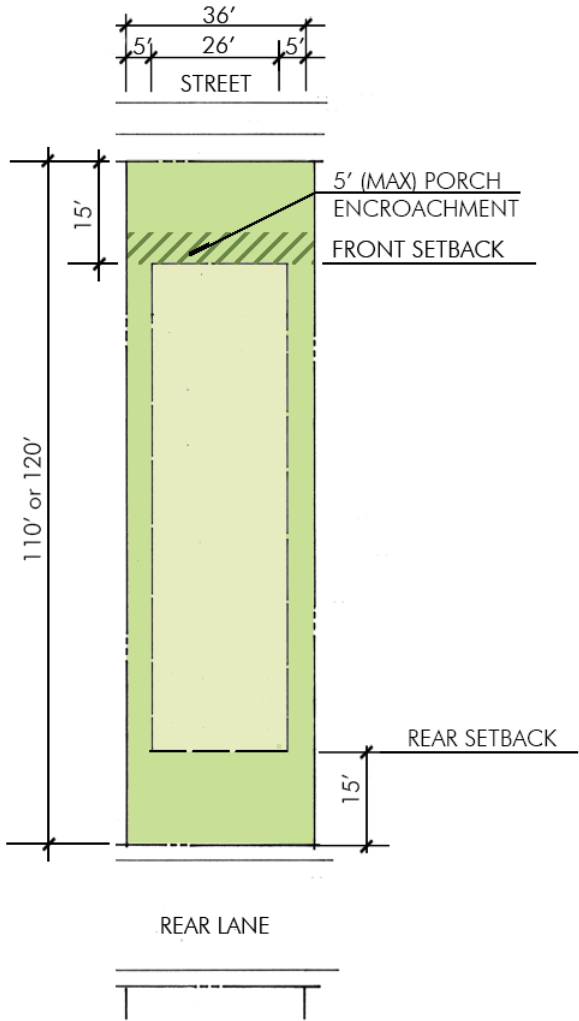
All driveways for these homes shall have pavers as approved by the ARC.

Special Focus lots are those lots where houses have a greater potential to significantly enhance the overall community and architectural character of FishHawk. These special conditions apply to both individual homes and to a collection of homes planned as a single architectural “ensemble”. Typically, special conditions are required for those individual houses that are:

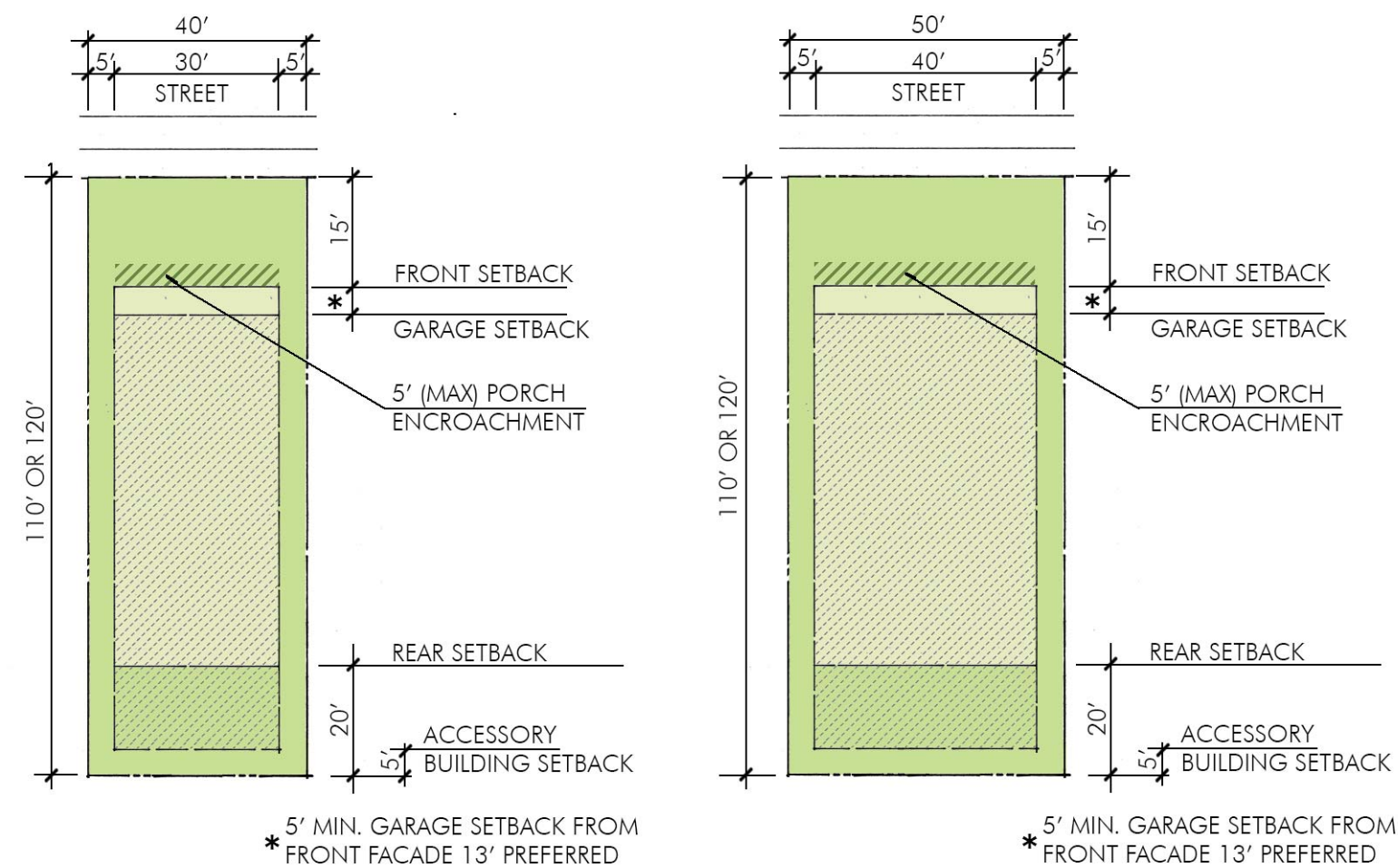
- located at intersections of streets
- located at terminating view or deflected view from a street
- located defining a street edge along a public open space or public amenity



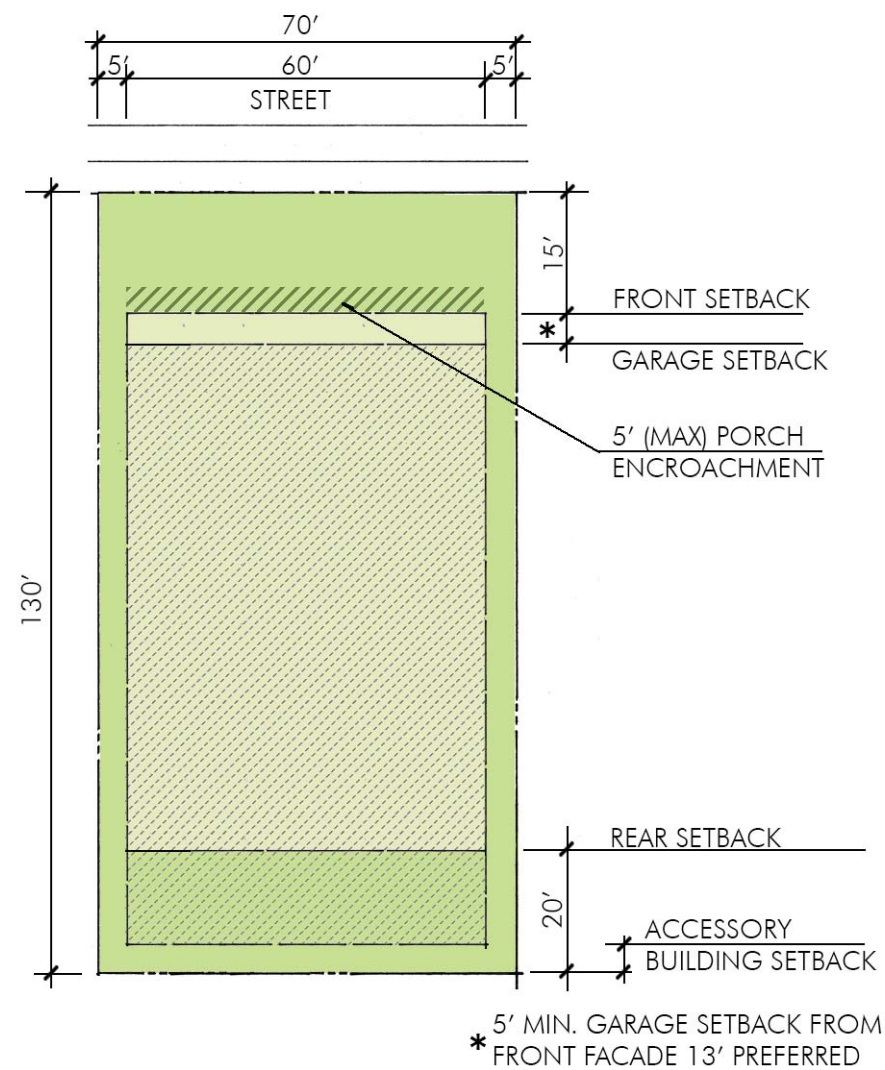
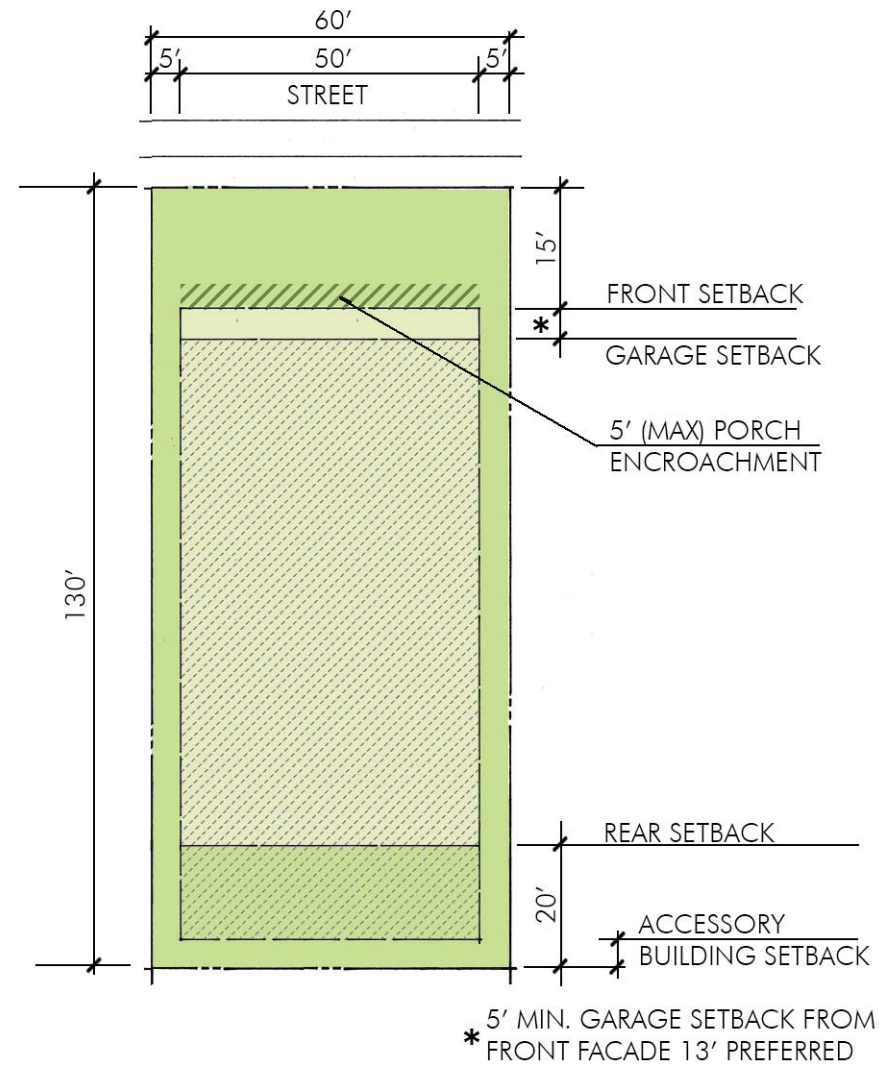
36' & 50' REAR LANE GARAGE ACCESS LOT DIAGRAM



40' & 50' STREET GARAGE ACCESS LOT DIAGRAM



60' & 70' STREET GARAGE ACCESS LOT DIAGRAM





NEIGHBORHOOD DESIGN STANDARDS

WEST PHASE - FISHHAWK RANCH, LITHIA, FLORIDA



GARAGE SITING AND DESIGN

The design, siting and access of garages can be a significant factor in the character of a community and the aesthetics of its streetscapes. Historically, garages, usually placed at the rear of the homesite, have had little or no impact on the streetscape. However, today in many communities

garages have become a very negative component of the community design - often dominating the streetscape. In order to mitigate the potential negative impacts of garages on the streetscape, these criteria for Garage Design and Siting have been developed.



Placing the garage at the rear of the lot contributes to a better streetscape. Also note how the driveway narrows to 12' wide.



This Transitional Mediterranean home employs the straight-in garage arrangement but uses two garage doors to mitigate the the impact of the garage on the streetscape.

REAR LANE GARAGE ACCESS LOTS. When a lot is located on a rear lane, all automobile parking within the homesite must be accessed from the rear lane. Accessing the garages from a rear lane can go a long way in offsetting the often negative aesthetic influence of the automobile on the neighborhood.

Rear Lane Access garages may be whatever size can be accommodated within the setbacks and coverage allowances of the homesite. Garage doors may be up to 18 feet wide and 9 feet high and may be of any standard design compatible with the style of the home. Exception - garages of corner lots must meet the same design criteria as street facing garage doors as defined below under Street Garage Access Lots.

STREET GARAGE ACCESS LOTS. For garages accessed directly from the street the issues are more numerous. One of the most important issues is reducing the visual impact of the garage and also of the automobiles which are very often parked in the driveway in front of the garage doors. For this reason when the garage is entered straight in from the street the garage doors must be located a minimum of five feet behind the main body of the house. While a minimum 5' garage setback from the front facade is permitted, 13' or greater is the preferred setback. Thus cars parked outside the garage are partially obscured from public view. Garage doors on this garage type must be of the "Carriage House Style" .



A porte cochere helps to mitigate the impact of the driveway on the street.

GARAGE SITING AND DESIGN

An exception to the garage setback rule is the Motor Court Garage. The front facade of this garage type is built on the Front Setback Line with the garage doors perpendicular to the frontage street. The garage doors must also face into the homesite on which the garage is located and not onto an adjacent homesite. This garage type also requires "Carriage House Style" garage doors. The design of the Motor Court Garage must be such that it appears as a separate mass with a separate but compatible roof structure. The mass of the Garage shall not dominate the mass of the main body of the home. The street and rear facades of the Motor Court Garage shall be articulated and fenestrated to be compatible with the main body of the home. Bay windows or projecting wings on the street facade built into the porch encroachment zone are encouraged.

Additionally Street Garage Access garages may be located at the rear of the lot and accessed straight in from the street. Garages in this location shall meet similar criteria to Rear Lane Garage Access garages. They may be of any size and configuration that is accommodated within the setbacks of the homesite. Garage doors may be up to 18 feet wide and 9 feet high and may be of any standard design compatible with the style of the home. Garages may be either attached or detached.



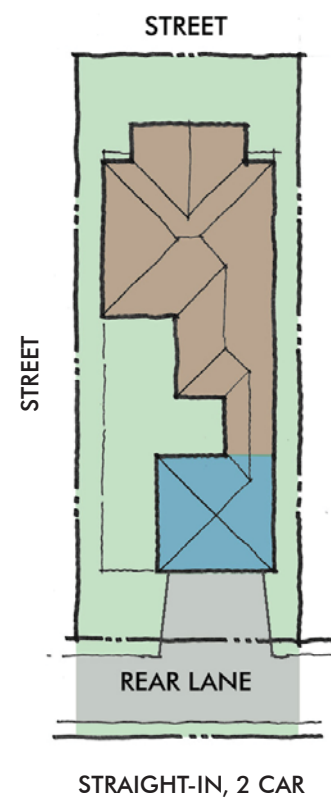
This Home appropriately exemplifies the preferred straight-in Street Garage Access home. Note the two individual "carriage House" style garage doors recessed into the body of the garage.

NEIGHBORHOOD DESIGN STANDARDS

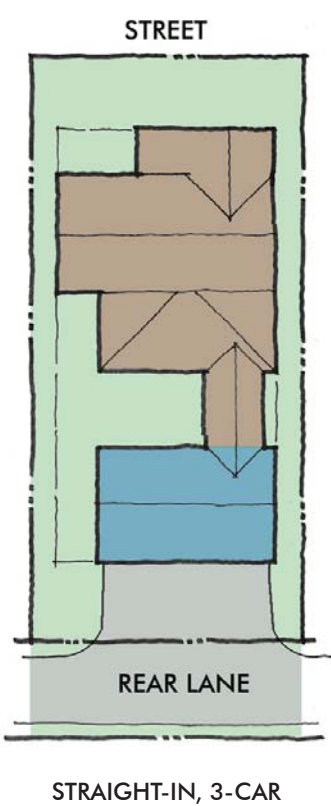
WEST PHASE - FISHHAWK RANCH, LITHIA, FLORIDA

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GARAGE SITING AND DESIGN: REAR LANE GARAGE ACCESS



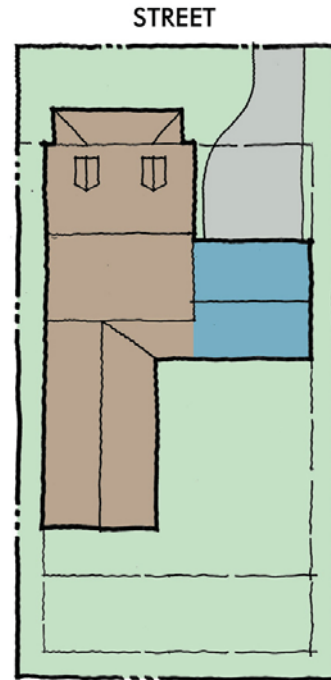
When a rear lane garage access home is located on a corner lot landscaping can be used to visually reduce the width of the rear lane entry from the street as shown in the image below.



If the homesite is wide enough a 3-car garage can be accommodated. Notice in the image below how a lean-to structure can be used to reduce the mass of this three-car garage.

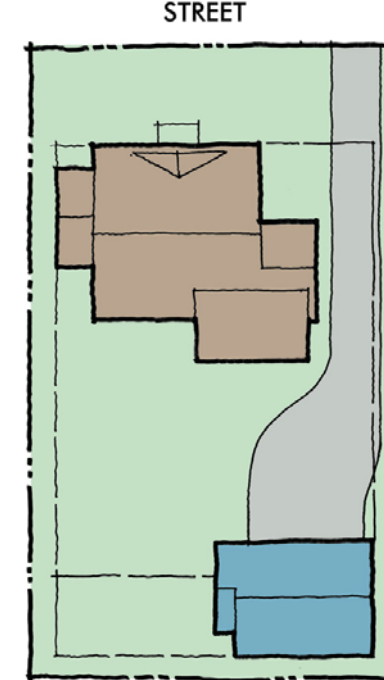


GARAGE SITING AND DESIGN: STREET GARAGE ACCESS



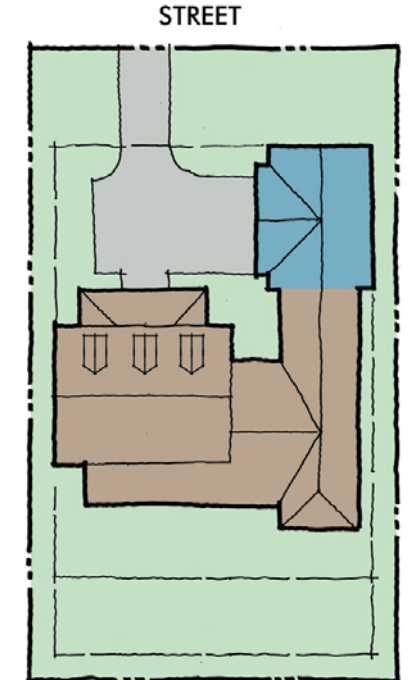
STRAIGHT-IN, 2 OR 3-CAR

This diagram illustrates the simplest of the ways to access a garage from the street. Because of its proximity to the street and resultant visibility from the street, great care must be taken to ensure that minimum impact upon the streetscape is incurred. The garage shall be setback a minimum of 5 feet from the main body (13' is preferred). Garage doors shall be of the "Carriage House" style. the third garage door of a 3-car garage shall be offset a minimum of 2 ft. from the plane of the other garage doors.



REAR YARD STRAIGHT-IN, 2 OR 3-CAR

Historically the locating of the garage at the rear of the property and accessing it by a long drive running parallel to the property line was the most popular type of garage. Because this garage type has a minimum impact on the street "carriage style" door are not required. Note that the driveway must narrow to 10 feet wide before reaching the front property line. The driveway may encroach up to 2 ft. into the side yard providing the builder honors utility easements and platted Building lines, and demonstrates that drainage will not be altered or compromised.



MOTOR COURT, 2 OR 3-CAR

The Motor Court Garage is the only garage type that can be built outside the Garage Zone. The Front Setback Line shall be considered a Build-to line for the Motor Court Garage. The garage may have a front bay which may extend beyond the front setback. This bay may only incorporate windows - no doors of any type.



This straight-in garage access home incorporates many of the best practices which ensure a positive impact upon the street. The garage is located more than 13 feet behind the porch and the impact of the garage doors is further diminished by recessing the garage doors within the body of the garage. At Fish-Hawk, this may be a single "Carriage House style" door. The driveway reduces in width before it gets to the back of the sidewalk and the addition of the grass strip further mitigates the impact of the driveway. Additional landscaping could provide even more enhancement.



The quality of this streetscape is enhanced by the placement of the garage at the rear of the lot.



Brick piers and hedges are utilized to define the edges of this motor court. Projecting garage doors in a separate mass helps to mitigate the scale of the garage. The "carriage house style" doors add to the quality of the streetscape.

NEIGHBORHOOD DESIGN STANDARDS



In our research of the best neighborhoods around the country, places that demonstrate lasting value, desirability and sustainability, LRK has observed certain common characteristics which are fundamental to making a wonderful and lasting neighborhood. Among these characteristics is a consistency of traditional architecture with a high level of care in the execution of the design of the home, how the home is placed on the lot, and in its construction details. In FishHawk Ranch, the architectural design will follow the same time-tested principles that have helped create the most desirable places to live. It is not so much the style of the architecture as it is the consistent application of appropriate details, massing and site design to each building and lot which creates the essential qualities of a desirable neighborhood.

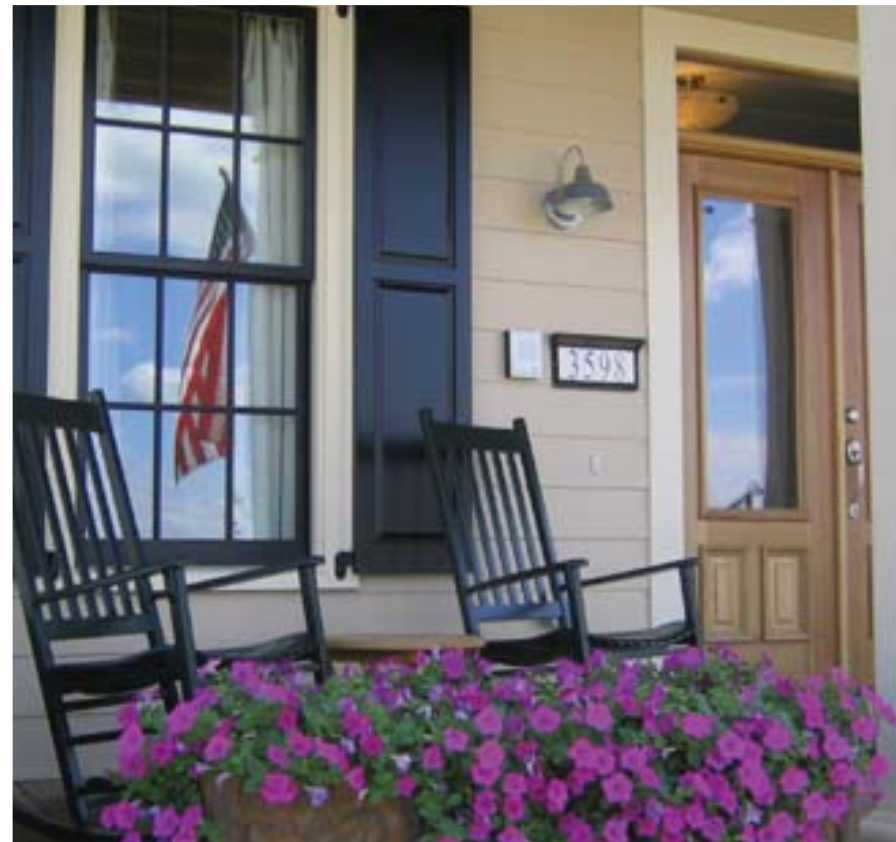
Homes should be aligned along the street to create a comfortable outdoor space; using the buildings to create a 'street wall' which defines the outdoor room of the street. Fences, hedges and garden walls can also divide the public realm of the street from the more private outdoor space of the home. Garages and side wings of buildings can help close off the view of less appealing spaces in the core of the block (parking areas, rear lanes) from view from the street. In the best neighborhoods, garages are often located behind the home and accessed from a rear lane which has the benefit of placing cars out of sight and creating a more consistent people-oriented street.

The proper balance and relationship of public and private spaces in traditional architecture is expressed by the use of a porch to create a transition between the highly public street from the private interior of the home. The porch is elevated so it overlooks the street and creates an inviting environment for guests and children to conduct private conversations within view of the public realm. Side porches and the design of the massing helps a building 'turn the corner' and address side streets while also preventing the private rear yard from being exposed from the side street.

Traditional architecture is most successful when appropriately scaled and proportioned elements (doors, windows, roof overhangs, etc.) are arranged in a well-designed composition based upon historic precedent, while keeping true to the needs of a livable home for a modern family. An endless variety is possible, creating a neighborhood filled with individuality and delight while creating the sense that every house (and everyone) is welcome in the community. When done with sensitivity, families of different types and homes of different prices can coexist within the same neighborhood.

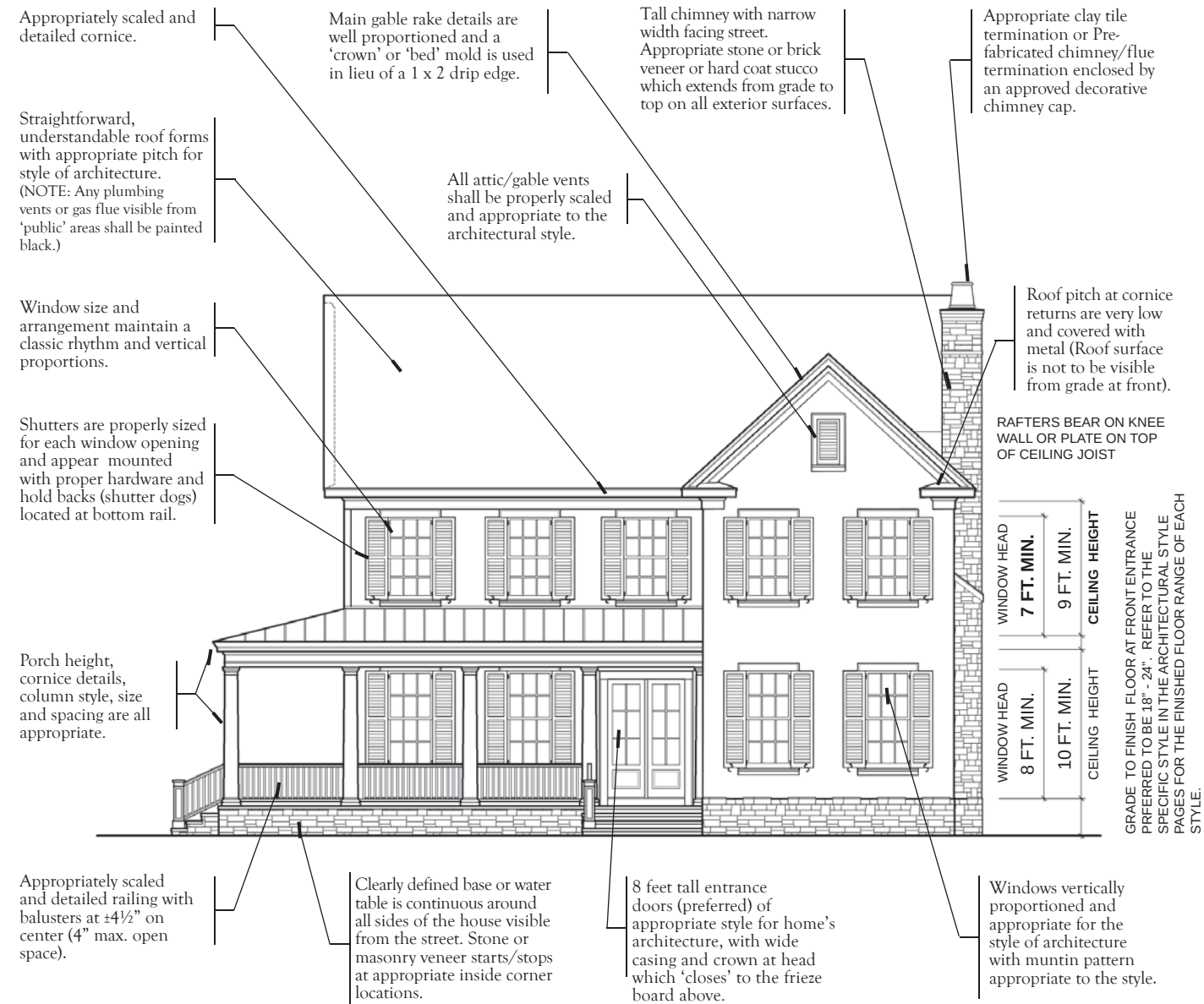


ARCHITECTURAL DESIGN STANDARDS



APPROPRIATE FACADE DESIGN

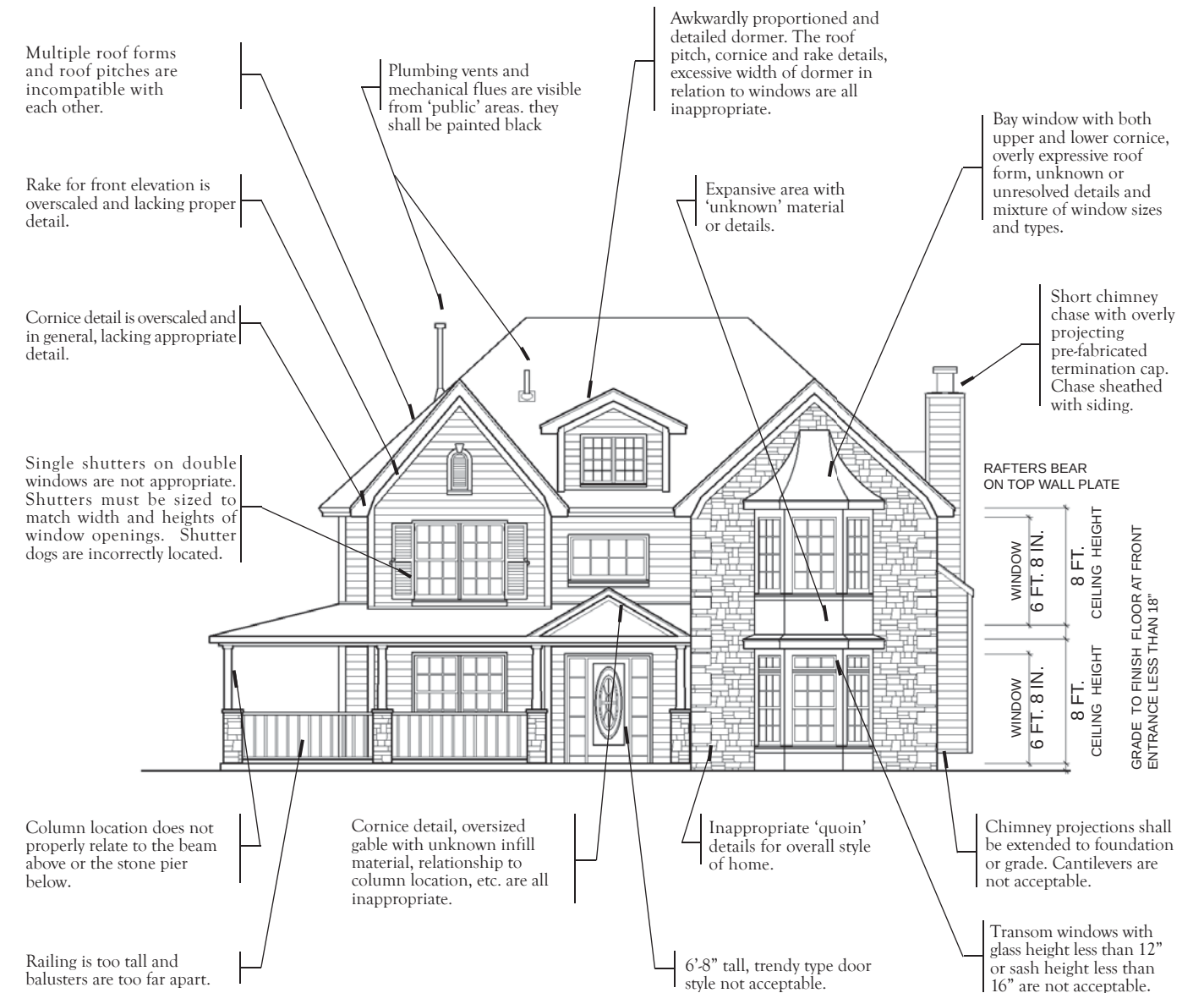
YES



NOTE: The two facade images have been created from an identical floor plan layout, yet the elevation on the right is composed of multiple items and issues which are inappropriate and the elevation on the left is composed of multiple items and issues which are appropriate.

INAPPROPRIATE FACADE DESIGN

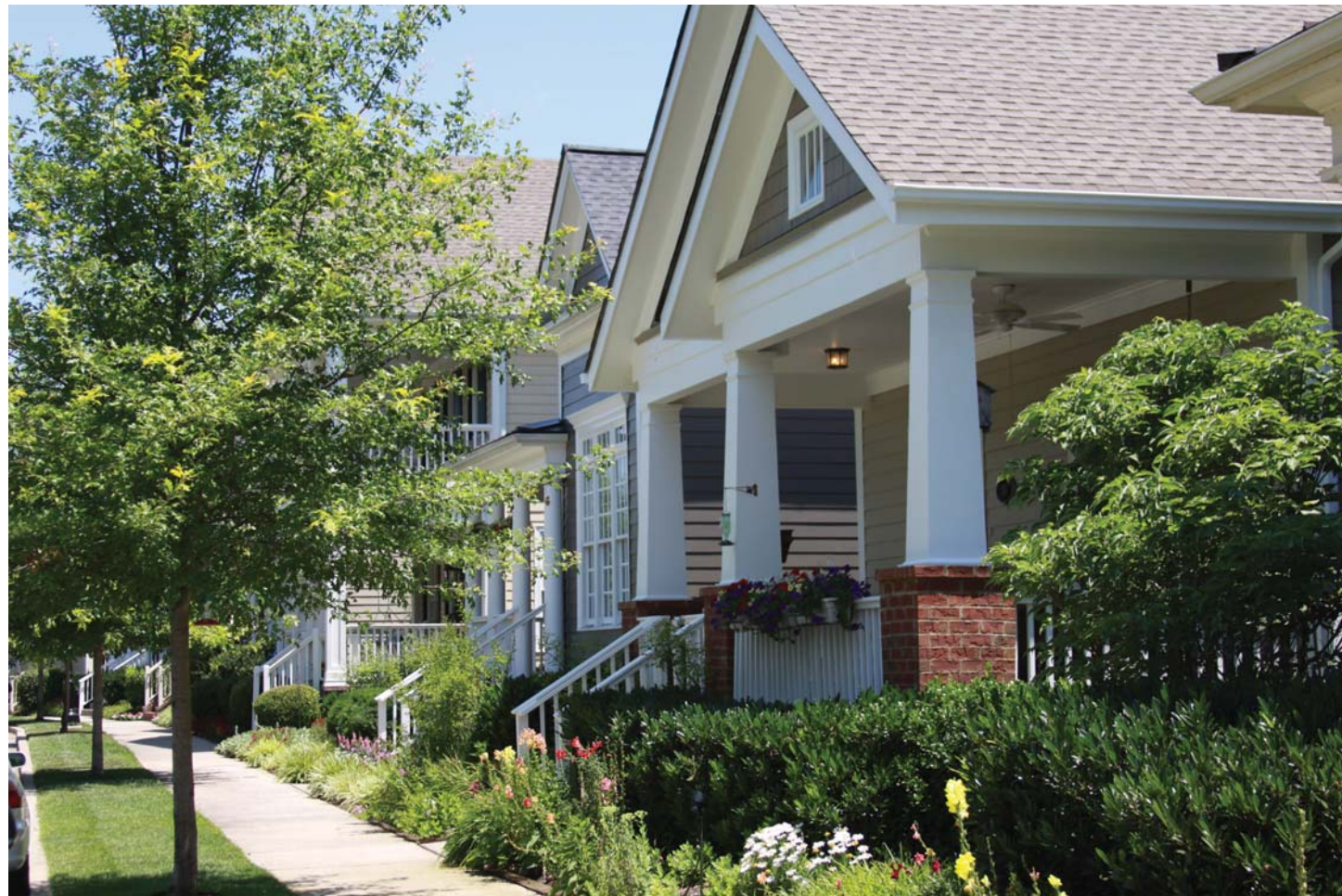
NO



ARCHITECTURAL DESIGN STANDARDS

WEST PHASE - FISHHAWK RANCH, LITHIA, FLORIDA

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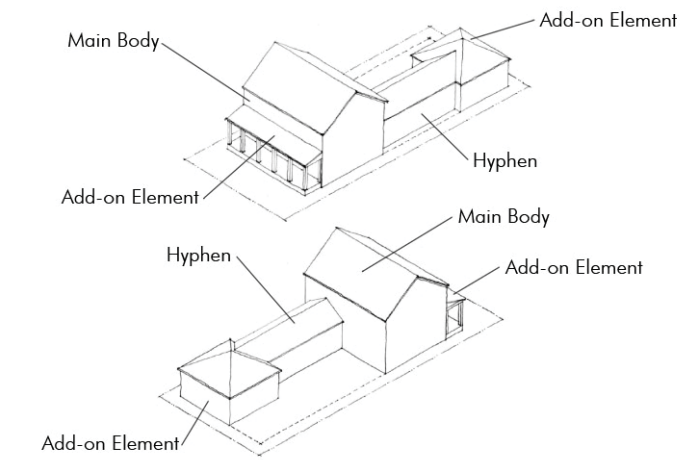


ARCHITECTURAL DESIGN STANDARDS

WEST PHASE - FISHHAWK RANCH, LITHIA, FLORIDA

THE ARCHITECTURAL DESIGN STANDARDS are provided as an overriding guide applicable to all homesite types and architectural styles. The individual architectural style guidelines are supplemental to these General Architectural Provisions.

The Architectural Design Standards are intended to ensure that all new construction and renovation within FishHawk Ranch shall utilize quality materials, craftsmanship and finish which are appropriate to this community. The Architectural Design Standards are not intended to restrict expression or variety in architecture but rather to ensure that a minimum level of quality and detail are present in all construction at FishHawk Ranch and that each building will have a positive impact on the streetscape, the neighborhood



and the community as a whole. Adherence to the intent of the Architectural Design Standards is the responsibility of the FishHawk Ranch Arcitectural Review Committee. Variances from these Architectural Design Standards may be granted by the ARC on the basis of design merit solely at the discession of the ARC. Applications for variances will be considered on outstanding design merit and on an individual building/site specific conditions. The approval of a variance to the design guidelines shall not establish a precedent for other buildings and site conditions.

Disclaimer: These Architectural Provisions are aesthetic in nature. They shall not supersede any local, state or national building code for new or existing residential construction.

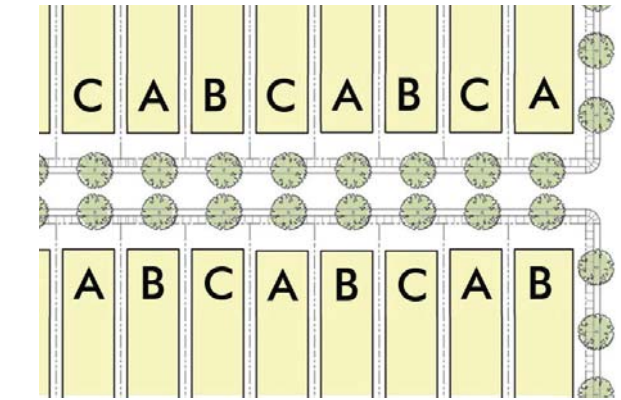
1. ARCHITECTURAL STYLE

The architecture of the homes in FishHawk Ranch is a reflection of the multiple styles that are found throughout the Florida Gulf Coast Region. Research of historical styles, principles of scale, massing and appropriate detail will ensure the desired character for the homes in FishHawk Ranch.

- a. The main house and all accessory structures shall be of the same architectural style within any given lot. Mixing styles within a lot is not permitted.
- b. Add-On Elements: forms of lessor mass attached to the Main Body are referred to as “add-on elements” (e.g. porches, hyphens or wings). Often these add-on elements suggest that they were added over time. Add-on elements are encouraged on all homes and required on larger homes.
- c. The minimum floor to ceiling heights shall be appropriate to the style but not less than 10’-0” for the first floor and 9’-0” for the second floor. On corner lots, the rear yard is required to be screened from the side street by the house, garage, fencing or landscaping.

2. REPEAT HOUSE PROGRAM

Each lot in FishHawk Ranch shall incorporate a home plan and one of the plan’s alternate front elevations. Homes with identical elevations shall only be permitted when they are located according to the diagram where “A,” “B,” and “C,” etc. represent different front elevations. Elevations of similar architectural style and similar massing and materials (even if the plan is different) will be considered identical by the ARC. A change in color or mirroring the elevation does not constitute a change in the elevation.



NOTE: The ARC can waive this requirement to create a special repeat pattern for a themed area.

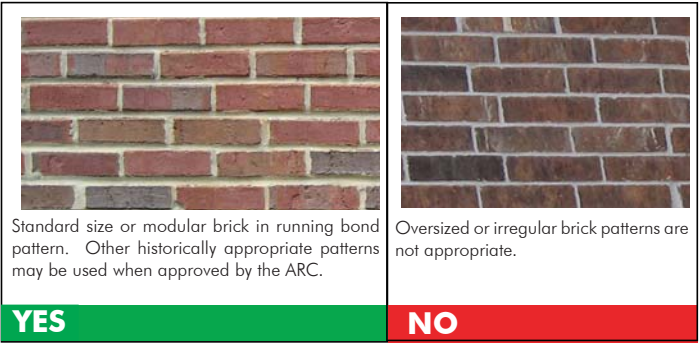
3. CONSTRUCTION FINISHES AND DETAILING

This guideline illustrates appropriate detailing for each architectural style. Historically houses have varied their level of detail depending on the location of the site, placement on the site, function, add-on elements and architectural style. The FishHawk Ranch house will follow in this tradition as the level of detail may vary between the Primary and Secondary Facades.

- a. Architectural details and exterior finish materials shall be the same on all elevations of the main body of the house so that the main body provides a consistent palette of materials, finishes and colors for wall and roofing materials.
- b. Material and finish changes may occur on appendages, add-on elements, ancillary structures, dormer or gable end accent elements as consistent with the Architectural Style.
- c. Architectural detailing shall remain consistent on all four elevations of the main body. Transitions in details may change at inside corners of primary and secondary elevations. Refer to style sections for additional requirements.
- d. Chimneys and fireplace flue enclosures shall be constructed of or clad with brick or stone. Siding shall not be used as an exterior finish for these elements.
- e. Homes that are on special focus lots, i.e. corners, terminated vistas or fronting public open space, shall receive greater scrutiny with respect to massing, scale, details and finishes.

4. MATERIALS

Exterior materials shall be appropriate to the architectural style of the home. Exterior wall materials may include brick, painted brick, stone (if stone veneer is used, it must be supported on a 2” ledge), high quality (redwood, cedar, or cypress) wood siding (or smooth finish cementitious siding such as Hardiplank or equal), or hard coat stucco. All control and feature joints in stucco shall be shown on elevation drawings. 2nd floor framing shall be positioned so that 2nd floor stucco finish is flush with 1st floor stucco finish.(Note:



Synthetic stucco, i.e. EFIS shall not be permitted.)

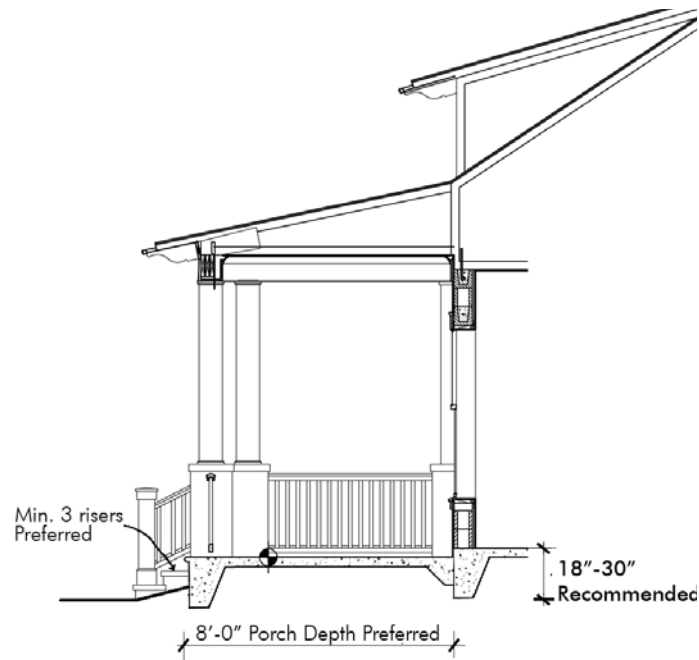
Roofing materials shall be flat or barrel tile (Note: All Mediterranean style homes must incorporate tile roofs.), slate or synthetic slate, standing or flat seam metal (factory-finished steel, terne or copper), metal shingle, or architectural grade composite shingles (minimum 25 year warranty weight and must simulate the appearance of a wood or slate shingle, and must be of the gray or “weathered wood” color range) as appropriate to the style. All roof penetrations - gas vents, plumbing stacks, etc - shall be painted flat black.

To provide character, combinations of cladding materials may be appropriate on a single house, and should be based on sound historical precedent for the style. Care should be taken to give the appearance of wings or elements added over time, such as a wing with wood siding added to a brick main body. In general, any change in materials must occur at an appropriate inside corner or horizontal transition point consistent with the style.

The use of brick and brick colors must be appropriate to the architectural design of the house. All brick used must be domestic hard-fired modular brick which is even in color and texture, and must meet the minimum requirements of ASTM-216. The use of “Queen” and other non-modular brick sizes is not permitted. The employment of used brick, or a new brick which has been manufactured to look old is permitted subject to ARC review. The use of natural stone, and the color and pattern of the stone must be appropriate to the architectural design of the home. All mortar joints shall be tooled. Slump joints are unacceptable. Mortar color shall be selected to complement the brick color.

All entry and window trim, soffits, fascias, cornices and similar architectural trim elements shall be constructed of high quality wood (redwood, cedar or cypress) trim , or an alternate wood-like material (cementitious trim or cellular pvc)that has been submitted for review and approved by the ARC.

All exterior material and color selections must be approved by the ARC. The architectural style of the dwelling, in most cases, shall dictate the proper range of materials and colors. Materials and colors which are appropriate to one architectural style may be inappropriate to another.



SECTION AT A TYPICAL PORCH

5. PORCHES

Porches are encouraged when appropriate to the overall architectural character and style of the home. Porches will serve as either a part of an entry element and/or as an outdoor living space. Front and corner side porches will be designed with a preferred depth of 8' 0" and a height of 18" above finish grade at the front recommended. The materials, scale, proportion and details will complement the overall architectural character and style of the home. A solid masonry skirt wall with decorative vents, as well as screening that is appropriate to the architectural character of the house, is appropriate.

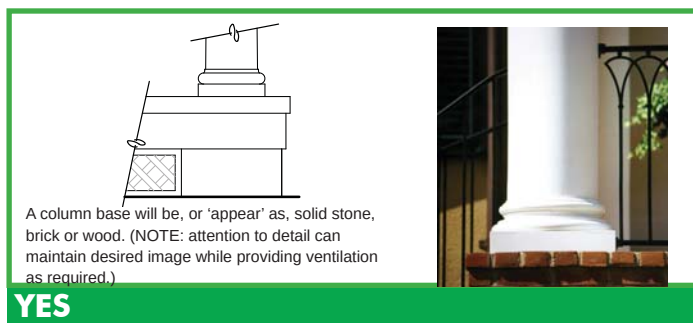
a. Front porches and corner-side porches must be open. Screened or enclosed porches are not permitted where they are visible from a street or public open space.

b. Porch beam: The width of the porch beam shall be equal to the diameter of the column at the column neck.

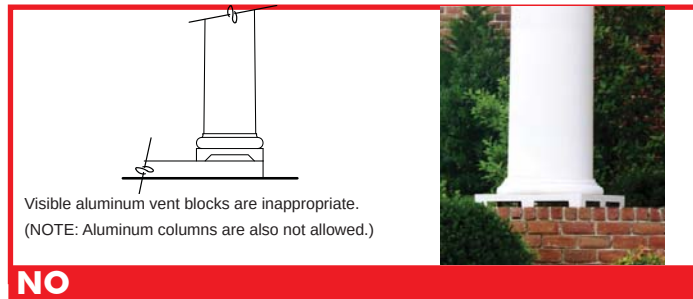
c. Pilasters or half columns, when used, shall match the porch columns. Pilasters shall be used when the porch is appended to the main body of the house. When the porch roof is integral with the main body roof, pilasters are optional. Refer also to the Architectural Style for specific proportion characteristics of each style.

6. COLUMNS

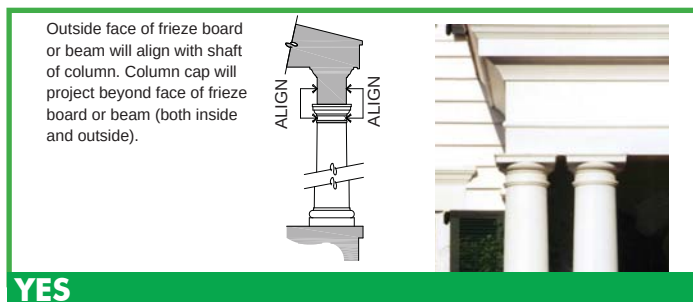
The selection of square, round, milled, masonry or built-up columns must be appropriate to the style of the house. The construction documents must contain details and sections which clearly illustrate the style, components, size, and location of any column, and the relationship to the frieze board



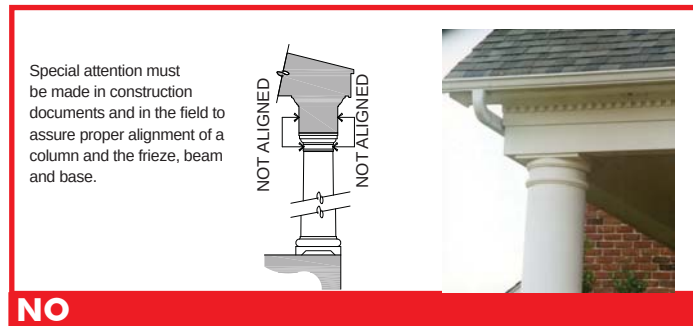
YES



NO



YES



NO

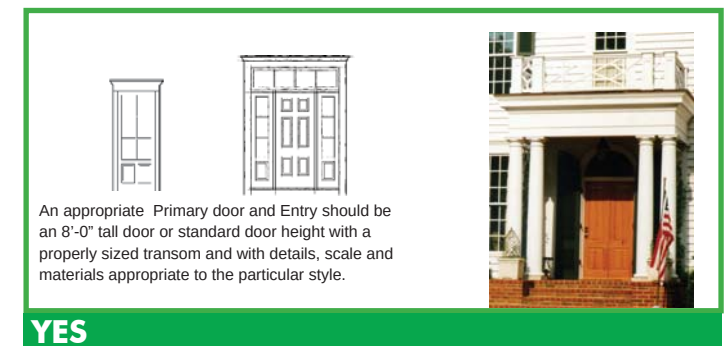
or beam. The outside face of any column shaft will align with the outside face of the frieze board or beam above. The column cap will project beyond the face of the frieze board or beam, both at the inside and outside face of the column shaft and beam above. The column base is typically larger than the capital and will be, or 'appear' as, solid stone, brick or wood.

The foundation or porch edge must be extended beyond the edge of the frieze or beam above to allow proper column alignment. This must be properly depicted on the construction documents. All columns must be of wood, masonry, or a composite material and properly flashed to allow for a

long-lasting waterproof condition. Visible aluminum vent blocks are inappropriate and shall not be permitted. The spacing of columns shall be symmetrical with equal sections not to exceed 4/5 of the column height. Openings between columns shall be taller than the distance between each column, therefore being vertical in proportion. Column bays on frontage facades shall always be odd in number, although the center bay need not be the stoop or entry bay.

7. DOORS AND ENTRIES

The primary entrance (front door) to a home will embody the character, scale, proportion and detail of the overall house and its appropriate architectural style. The entry will be easily identifiable from the street. A walkway of an approved material will extend from the public sidewalk to the steps, stoop or porch of the entry. The entry should provide at least minimal protection from the elements. Overscaled, out of proportion, over-bearing or deeply recessed entries are inappropriate. Front entrance doors will be designed or selected to complement the design, style and character of the entry and the overall architecture. In general, four or six panel wood or 3/4 glass with wood panel below are appropriate styles. 8' 0" tall entrance doors are recommended. 6' 8" tall doors with the sidelights and transoms may be used but must be appropriate to the overall entry design. Metal doors are not appropriate for use as a front entrance door. If used, sidelights must match the design of the entrance door. Transoms must have a minimum glass height of 12" and will be incorporated as a single door/transom unit with continuous casing trim. Overscaled, two-story or separate transoms

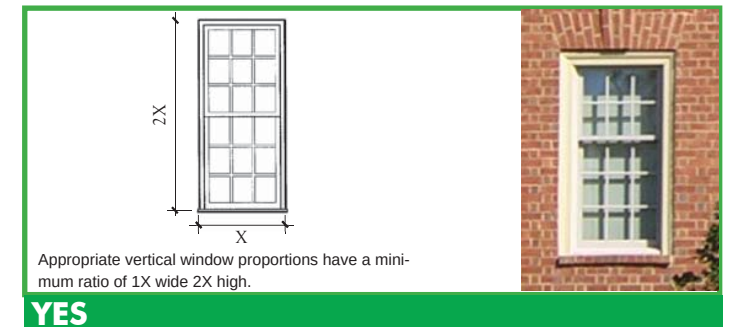


YES

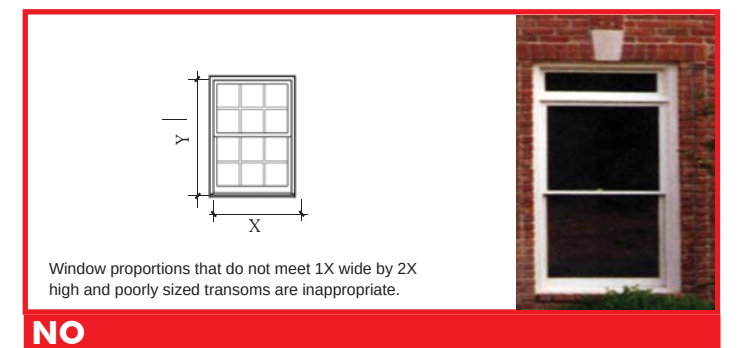


NO

are inappropriate. Storm or security doors are only allowed if the design, material and color match that of the entrance door and after review of full submittal of details or actual sample are approved by the ARC. Refer to specific styles for additional requirements.



YES



NO

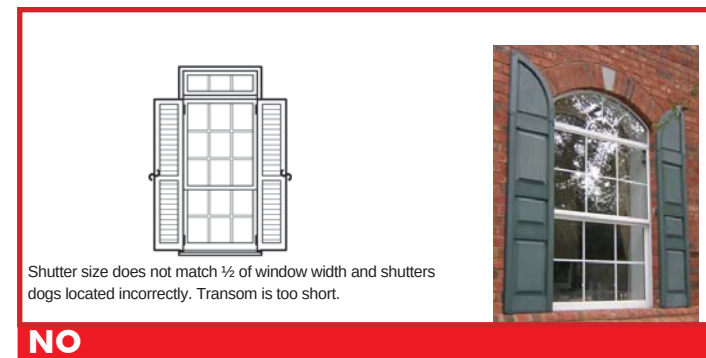
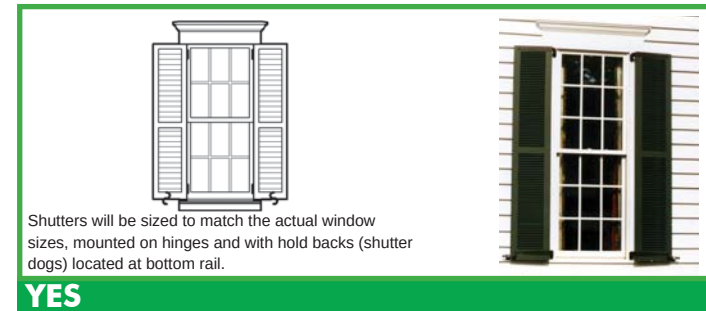
8. WINDOWS

Window types, sizes, style, trim and location will be appropriately designed and selected to be compatible with the overall home design, style and character. Window mullions located between glass or inside of glass are not permitted. Windows that are visible from the street or public spaces shall be simulated divided lights with muntins applied to the exterior of the glass. Windows shall typically be vertically proportioned and head heights will be in proper proportion to the scale and mass of the house. The minimum window head height is 8', not the standard 6'-8" height. Undersized, short or 'trendy' multi-arched or shaped windows are not acceptable. Window size, style and type should be consistent on all sides or facades visible from the street or public open space. Typical brick mold casing will only be used when appropriate to the architecture. Wider casing, head trim or special molding will be appropriately sized and detailed. Refer to specific styles for additional requirements.

a. Windows shall be clad wood, aluminum or vinyl.
b. Window muntins shall be 5/8" to 7/8" wide and may be between the glass but projecting out from exterior surface of the glass is preferred.

ARCHITECTURAL DESIGN STANDARDS

c. Clear glass shall be used in all windows and doors. Colored, tinted, or reflective glass is not permitted. Clear low-emissivity glass is allowed. Painting the inside face of the glass is not acceptable. Glass block windows are not permitted on a front or corner-side facade.



9. SHUTTERS

When shutters are used they must be appropriate to the architectural design and style of the home. 'False' decorative shutters mounted directly to the wall and shutters which do not match the height and 1/2 the width of the window opening are not acceptable. Shutters for double or grouped windows are not acceptable. shutters shall be fabricated from wood, composit or vinyl - foam shutters are not permitted.

a. Shutter height shall be equal to the window opening height. Each flanking shutter shall be one-half the width of the window so the shutters can completely cover the window if in a closed position.

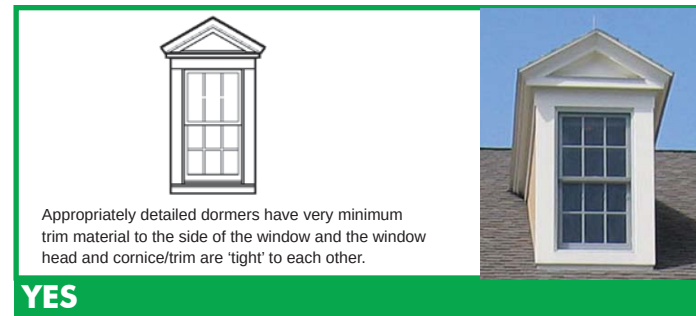
b. Shutters shall be installed to be operable or shall be mounted with the hardware to appear operable.

c. Louvered shutters should be installed so as to shed water away from the house when shutters are in a "closed" position.

d. Hinges and shutter dogs shall be provided on each shutter. Shutter dogs will be located along bottom rail.

10. DORMERS

Dormers will generally be composed as a secondary architectural element used in a functional or nonfunctional fashion to complement the primary form of the main structure.



The mass and composition will be composed in an understandable and straightforward manner and should maintain the character and style of the design. Overly complex or contrived forms, offsets, projections and the resulting roof forms are unacceptable. Rafter bearing heights, overhang dimensions, cornice and rake details should be carefully studied and crafted to comply with the appropriate style. Typically, dormer roofs will be hipped, gabled, shed, or arched depending on the characteristics of the main house style. In general dormers will be vertically scaled and proportioned and should tightly frame an appropriately sized and styled window. Dormer overhangs and rakes should be tight to the main body of the dormer and should be consistent on all three sides. Dormers shall be no wider than the window(s) plus required corner casing.

11. ROOF VENTILATION & PENETRATIONS

a. Off-ridge vents must be located on back side of ridge or on the side elevation behind the front elevation.

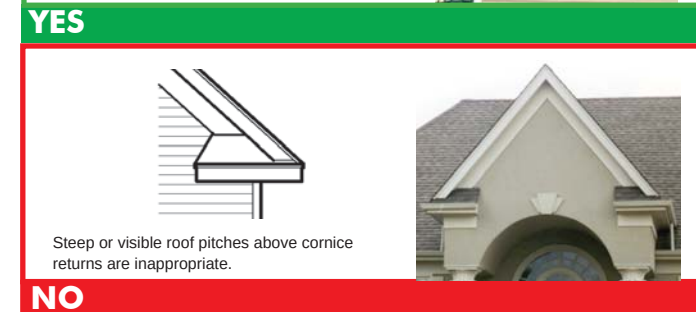
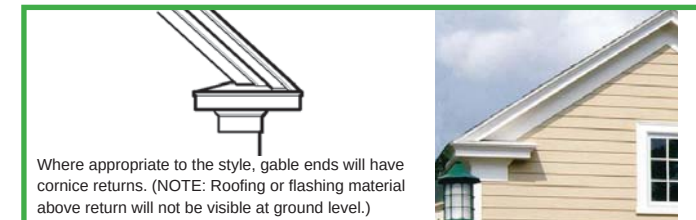
b. Continuous ridge vents are permitted.

c. Gable end vents that are not functional must appear to be functional.

d. Perforated cementitious soffits are Preferred. Perforated aluminum or vinyl soffit vents are not acceptable on a porch or stoop when visible from a street or public open space.

e. Decorative vent designs shall be consistent with the Architectural Style.

f. Gas Vents and plumbing vents shall be located off the front of the house when possible and painted black.



12. CORNICES AND RAKES

The appropriate selection, detailing and implementation of cornices and rakes are critical for an appropriate house design. The construction documents must contain details and sections which clearly illustrate the style, components, sizes and location of any cornice and rake. High quality wood (redwood, cedar or cypress), cementitious or cellular PVC trim are recommended material for cornices, rakes and facial. When aluminum trim material is used it shall be painted to match other trim materials. Components of the cornices and rakes shall be appropriately sized and scaled for the style of the home. Minimum material thickness shall be 3/4". Care should be taken to assure the details proposed are appropriate for the style, materials and overall design of a home.

13. GUTTERS AND DOWNSPOUTS

Gutters shall be either half round or ogee in form. Half round gutters shall have smooth round downspouts. Ogee gutters shall have either smooth round or rectangular downspouts. Downspout locations must be shown on elevations and be carefully planned to work with the architecture. The location of downspouts on columns should be avoided.

14. EQUIPMENT

All miscellaneous equipment, including, but not limited to utility meters, condensing units, pool equipment, satellite dishes, irrigation controllers and solar panels shall be located in such a way that the equipment is not visible from adjacent streets. Hedges, low fence enclosures or other landscape means of screening the equipment is required.

15. FENCING

A. Rear yard fencing - Typically fencing is not required. There may be some fencing requirements per the special condition lots as shown on Page 7

i. Fences at lots backing up to or siding a conservation area shall be a 3-rail, black powder coated fence, flat top gate (see Page 36) with a height of 4 feet or 6 feet.

ii. Non-Standard Lots and special Focus - lots terminating vista, corner lots, etc. may have special fencing requirements.

iii. Rear/Side yard fencing shall be set back a minimum of 20 feet from the front corner of the home.

B. Front yard Fencing is typically **NOT** permitted.

i. Rear Lane Garage Access Lots that front common areas or green space may install 36" high, black aluminum, 3-rail fencing in the front yard. Fence must extend a minimum of 10' behind the front corner of the house. (see Page 36)

16. TRASH RECEPTICLES

All trash receptacles shall be stored out of view of public spaces including streets and alleys (either in the garage or within an approved enclosure comprised of fencing and/or landscaping). Trash and recycling receptacles and any other materials for pick-up shall be placed near the curb (or alley) no earlier than 6PM the day before regularly scheduled trash pick-up, and removed from public view by 8 PM on the day trash is collected.

17. LIGHTING

Exterior light fixtures viewed from the street will be of a style, size and material that is appropriate to the home's architectural character. The quantity, lamp type, location and mounting height will be reviewed and approved by the ARC. Security lights shall not be visible from the street or public open space and shall not spill onto an adjacent property.

18. COLOR PROVISIONS

The palette of materials and colors for any building or improvements will be submitted for review by the ARC prior to construction.

Note:

The FishHawk Ranch Architectural Review Committee (ARC), is a group whose main purpose is to oversee the architectural and landscape designs and material selections for every home constructed in FishHawk Ranch. The ARC is appointed by the developer.

INTRODUCTION TO ARCHITECTURAL STYLES

The rich architectural heritage of the Gulf Coast of Florida is well exemplified in the wonderful collection of neighborhoods and residential buildings built in the early part of the 20th century, mainly pre-Second World War. The strong influence of stylistic driven architecture and the elegant, yet simple execution of neighborhood patterns provide a strong collection from which to find examples.

The design team has found strong influences in the area, and categorized them into four main preferred stylistic groups - Colonial Revival/Classical, Craftsman, Mediterranean/Tuscan, European Vernacular, Southern Vernacular and Transitional. To these four has been added a fifth - Transitional. Transitional is not truly a style but allows the incorporation of more contemporary colors, materials and details into the scale and massing of the traditional styles. The authenticity and fit of the styles are indispensable in developing the correct neighborhood and architectural patterns that will differentiate FishHawk Ranch from typical suburban neighborhoods.



COLONIAL REVIVAL / CLASSICAL

The inspiration for this style came from ancient Greece and Rome. With its re-emergence at different times throughout history with different interpretations, Classical design has evolved into our National style.



CRAFTSMAN

The Craftsman style is rooted in the Arts and Crafts movement which influenced much of the architecture popular in the early part of the 20th century. This style emphasizes an expression of the house's structure in its form and detail.



MEDITERRANEAN / TUSCAN

The style draws its characteristics from the architecture found in the Mediterranean region including Spain and Italy, and is heavily influenced in the United States by the Italian Renaissance Revival.



EUROPEAN VERNACULAR

The European Vernacular Style allows for adaptations of French and Tudor Architectural Styles with simple massing and simple detailing..



SOUTHERN VERNACULAR

The Southern Vernacular style employs the massing and scale of Classical and Victorian styles but with much simplified detailing



TRANSITIONAL

Transitional Architecture borrows massing and scale from the other approved styles then allows variations especially in materials, colors and details which create a more contemporary look. It is critical that the architecture, while more contemporary, still maintain a compatibility with its neighbors.

ARCHITECTURAL STYLES

COLONIAL REVIVAL / CLASSICAL



Simple massing made elegant with classical details. Landscape reinforces the symmetry.



Front motor court houses can work well on large lots. Landscape is used to soften and screen paved surfaces.



This Classical style house features a temple front with classically proportioned columns and pediment which dominate the front facade.



This home illustrates how the main body with hipped roof wings creates a classic single story residence.



Carefull attention to scale and detail provide even this small home with a significant presence on the street.



Traditional design is combined with well-detailed functioning porches and appropriate use of materials.



Front and side elevations are fully detailed to appropriately address this corner lot.



Classical styling is exemplified in the simple rectangular form and vertically proportioned windows.



This Classical home displays the best in garage placement and design for a street accessed garage.

MASSING

- Simple rectangular forms; clearly defined main body, 3 or 5 bays; long axis parallel or perpendicular with street; side wings smaller than main body
- Hipped or gabled roof (7/12 to 10/12 pitch); Greek Revival gables 6/12
- First floor elevated 2'0" to 3'0"
- Eave Detail - 8" to 12" overhang; cornice with classical moulding above the frieze

PORCHES AND PORTICOS

- Porches - Gable end with one or two floors; flat roof with balustrade
- Porticos - Single or double column with gabled end, flat roof or balustrade top

WINDOWS AND DOORS

- Windows - Vertical proportions, double-hung in appearance, multi-paned with projecting muntins preferred; heavily tinted windows are not permitted
- Special or Accent Windows - Palladian; triple window; round or half-round multi-paned for use in gable ends or side wings
- Doors - Paneled, often with side lights and transoms

MATERIALS

- Roofing - Architectural dimensional shingles; slate or synthetic slate; metal (narrow standing seam)
- Cladding - Smooth bevel or lap siding; brick; painted brick; light sand finish stucco
- Columns - Doric, Ionic, Tuscan
- Shutters - Sized to close over windows; panel or louvered, mounted with hardware to appear operable
- Lintels - Stone, brick, pre-cast concrete
- Railing - Straight or turned balusters; decorative black metal
- Gutters/Downspouts - Half round or ogee gutter with round downspouts (avoid locating downspout on columns)
- Windows may be made of wood, clad or other materials that have the appropriate profile consistent with the historical dimensions for the style.

ARCHITECTURAL STYLES



The porte cochere with rooms above allows this home to use the full buildable width of the site and still place the garage at the rear of the lot.



Oversized square columns on stone piers, bracketed roof overhangs and appropriately ganged windows make this a uniquely Craftsman home.



This historic Craftsman home displays numerous characteristics which can be mimicked at FishHawk Ranch.



The typical characteristics of the Craftsman style compliment this simple bungalow.



The brick piers, tapered columns, shed dormer and wood brackets and distinctive massing help define this typical craftsman home. .



This craftsman home has the main roof structure parallel to the street versus the home below with the main roof structure perpendicular to the street.



Contrasting colors highlight the distinctive wood brackets and trim against the main body of the house.



Appropriate window muntin patterns, paired columns, exposed rafter tails and standing seam metal roof define this unique craftsman home.



This home displays several characteristics of the Craftsmen style including exposed rafter tails, tapered columns on square bases and brackets roof overhangs.

MASSING

- Simple broad massing proportioned to emphasize the horizontal lines; first floor elevated 1’6” to 2’6”; low pitched roofs with wide overhangs, exposed rafter tails

PORCHES

- Deep porches, horizontal in proportion, usually ¾ to full width of the main body
- Articulated by heavy squat columns supporting an articulate roof structure with the columns often sitting on piers.

WINDOWS AND DOORS

- Windows are large, wide proportioned, double hung, with vertical panes on the upper sash only; occurring as singles, groupings of singles, or groupings of pairs
- Entry doors are single and wide, typically 3’4” to 3’8”, often with glass to match the windows, with no transom or sidelites

MATERIALS

- Roofing – Architectural dimensional shingles; barrel tile or flat tile
- Cladding – Siding 4” to 6” exposure, wood appearing shingles, stucco
- Columns – Thick and square, usually tapered, with a base of 2’4” to 2’8” square in brick, cut stone, stucco, or shingles

ARCHITECTURAL STYLES

MEDITERRANEAN / TUSCAN



Landscape enhances appropriate massing, details and materials on a classic Mediterranean home.



Simple massing, barrel tile roofing and semi-circular arches describe this Mediterranean home.



Asymmetrical but balanced facade. Arched loggia features beautifully detailed columns.



Asymmetrical elements and simple massing combine with appropriate materials and detailing.



While simple in massing and detail, the barrel tile roof, casement windows and smooth stucco finish clearly describe the Mediterranean style.



Elements are composed to resemble porches that have been enclosed over time. Landscape is kept simple and formal.



Simple massing is combined with appropriate windows and use of materials.



This small home displays the simple massing, casement windows semicircular arched loggia of the Mediterranean style.



Simple massing, appropriate window patterns and components.

MASSING

- Simple rectangular forms
- Narrow width gable ends
- Hipped or gabled roof (4/12 to 5/12 pitch)
- First floor elevated 1'6"
- Eave Detail - Minimal or no eave overhang, or +/- 1'6" deep overhang with rafter tails exposed
- Thick stucco walls
- Asymmetrical façade

PORCHES AND PORTICOS

- Loggia - Series of full arched bays with variety of column styles or timber post and beam; all bays to have a vertical proportion.
- Balconies - Single balconies cantilevered from the second floor with stone brackets; railing types are cast stone or metal.

WINDOWS AND DOORS

- Windows - Primarily casement (vertical proportioned) 3 or 6 lite with projected muntins; recess window in wall 4"; heavily tinted windows are not permitted
- Special windows - arched top, round, quatrefoil, square
- Doors - Paneled, vertical board, French; entry doors may have appropriately scaled stone surrounds

MATERIALS

- Roofing - Barrel mission tiles
- Cladding - Stucco
- Columns - Doric or Corinthian; square timber with chamfered corners
- Lintels - Smooth stone, stucco or timber
- Shutters - Board and batten, sized to close over windows and mounted with hardware to appear operable
- Railing - Stone, pre-cast or black metal
- Gutters/Downspouts - Half round gutter or OGEE and round or rectangular downspouts (never locate downspout on columns). Half round gutter and round downspouts strongly encouraged on homes facing the main boulevard.
- In some cases, architectural foam or other products may be appropriate for window heads, sills, brackets, or eave details. Products must be submitted, and will be reviewed on a case by case basis.
- Windows may be made of wood, clad or other materials that have the appropriate profile consistent with the historical dimensions for the style.

ARCHITECTURAL STYLES



This home incorporates the simple massing the change in roof pitch at the rafterends of the European Vernacular Style.



The arch top windows repeated in the arched entry help this home contribute positively to the streetscape.



The segmental arched entry recessed into the main body of the home is a characteristic of the European Vernacular Style.



French Casement windows and the full width porch contribute to the elegance of this home.



Asymmetrical massing, the recessed segmental arched entry and the segmental arched dormer identify this home as European Vernacular Style.



Varied roof forms, symmetrical massing with asymmetrical placement of the recessed entry give character to this cottage home.



The perfect bilateral symmetry of the main body of this European Vernacular home provide it with a special presence on the streetscape.



Board and batten shutters on casement windows are distinguishing features of this European Vernacular home.



Painted brick is an appropriate alternative to stucco on this perfectly symmetrical European Vernacular home

MASSING

- Simple rectangular forms; clearly defined main body, often asymmetrical in form, side wings smaller than main body
- Hipped or gabled roof (7/12 to 12/12 pitch); often with a change in pitch at the rafter end.
- First floor elevated 1'0" to 3'0"
- Eave Detail - 12" to 24" overhang; often with exposed rafter tails.

PORCHES, STOOPS & ENTRIES

- Porches - Hipped, flat or shed often incorporated into the main body
- Stoops - Gable, hip, shed or flat, compatible with the main roof form.
- Entries, Arched, segmental arched - often recessed into the main body.

WINDOWS AND DOORS

- Windows - Vertical proportions, single/double-hung or casement, multi-paned with projecting muntins preferred; heavily tinted windows are not permitted
- Special or Accent Windows - Palladian; multi-window; round or half-round multi-paned for use in gable ends or side wings
- Doors - Paneled or 2/3 multi-paned glass over panel often with side lights and transoms

MATERIALS

- Roofing - Architectural dimensional shingles; slate or synthetic slate; metal (narrow standing seam)
- Cladding - Smooth bevel or lap siding; board & batten, brick; painted brick; light sand finish stucco
- Columns - Doric, Tuscan
- Shutters - Sized to close over windows; panel or board & batten, mounted with hardware to appear operable
- Lintels - Stone, brick, pre-cast concrete
- Railing - Straight or turned balusters; decorative black metal
- Gutters/Downspouts - Half round or ogee gutter with round downspouts (avoid locating downspout on columns)
- Windows may be made of wood, clad or other materials that have the appropriate profile consistent with the historical dimensions for the style.

ARCHITECTURAL STYLES

SOUTHERN VERNACULAR



Cross-gable massing combine with simple detailing on this southern vernacular home.



Pushing the garage to the rear of the lot contributes to the streetscape.



Brick wings on a simple siding box give this Southern Vernacular home the appearance of having been added onto over time.



Farmhouse Victorian is one of the styles which make up Southern Vernacular.



Classical massing, windows and shutters, combine with simplified porch detailing on this Southern Vernacular home.



Classical massing and proportion and simple detailing provide a welcoming presence on the street.



Simplified dormer, porch and eave details contribute to the quality of this Southern Vernacular home.



The cross-gable massing a wrap around porch on this Southern Vernacular home make it a great house for a corner location.



This quintessential American Farmhouse updated with a second floor balcony contribute to the quality of the streetscape.

MASSING

- Simple rectangular forms; clearly defined main body, 3 or 5 bays; long axis parallel or perpendicular with street; side wings smaller than main body
- Hipped or gabled roof (6/12 to 12/12 pitch)
- First floor elevated 2'0" to 3'0"
- Eave Detail - 8" to 12" overhang; simply detailed cornice.

PORCHES

- Porches – Wide, deep and often wrap-around with simple detailing. Shed, hip or flat roofs. Usually simple square columns with simple detailing at cap and base.

WINDOWS AND DOORS

- Windows – Vertical proportions, double-hung in appearance, single or multi-paned with projecting muntins preferred; heavily tinted windows are not permitted
- Doors – Paneled or 3/4 glass, often with transoms and/or sidelights.

MATERIALS

- Roofing – Architectural dimensional shingles, metal (narrow standing seam)
- Cladding – Smooth bevel or lap siding; brick; painted brick; light sand finish stucco
- Columns – Square with simple cap and base trim.
- Shutters – Sized to close over windows; panel or louvered, mounted with hardware to appear operable
- Lintels –Stone, brick, pre-cast concrete
- Railing – Straight balusters; decorative black metal
- Gutters/Downspouts – Half round or ogee gutter with round downspouts (avoid locating downspout on columns)
- Windows may be made of wood, clad or other materials that have simple trim.

ARCHITECTURAL STYLES

TRANSITIONAL



The Massing, eave brackets and tall narrow windows of this home might classify it as a Victorian, but the much simplified detailing and bold color make it transitional.



Because of the play with detailing especially of the columns, this otherwise craftsman home can be called Transitional.



The exaggerated pier design and metal porch roof give this craftsman home a more contemporary feel.



The mix of board and batten with stucco and playful detailing help make this a Transitional style home.



The classical lines of this home are made Transitional through the different porch columns and beam and the imaginative color scheme



Clever mixing of siding materials, interesting window arrangement combined with a traditional Carribean character add to the Transitional look of this home.



The arched porte cochere helps mitigate the street garage access of this Transitional home.



This Transitional style home employs simple porch detailing and bold color to make its statement in the streetscape.



The assymetry of the front facade along with the unconventional use of corrugated metal for siding, angled porch brackets and metal mesh railings add to the interest of this Transitional style home.

Transitional Architecture borrows massing and scale from the other approved styles then allows variations especially in materials, colors and details which create a more contemporary look. It is critical that the architecture, while more contemporary, still maintain a compatibility with its neighbors.

MASSING

- Simple rectangular forms constant with the source style.
- Hipped or gabled roof (5/12 to 12/12 pitch)
- First floor elevated 2'0" to 3'0"
- Eave Detail - constant with the source style.

PORCHES

- Porches - Wide, deep and often wrap-around with simple detailing. Shed, hip or flat roofs constant with the source style.

WINDOWS AND DOORS

- Windows - Generally vertical proportions, generally constant with the source style but with variations in grid pattern, ganging or other features. Projecting muntins are preferred; heavily tinted windows are not permitted
- Doors - Generally constant with the source style but often with variations.

MATERIALS

- Roofing - Architectural dimensional shingles, flat or barrel concrete or tile, metal (narrow standing seam)
- Cladding - Smooth bevel or lap siding; brick; painted brick; light sand finish stucco
- Columns - derived from the source style but often different material and or proportions..
- Shutters - Sized to close over windows; panel or louvered, mounted with hardware to appear operable
- Lintels - Stone, brick, pre-cast concrete
- Railing - Straight balusters or turned; decorative black metal
- Gutters/Downspouts - Half round or ogee gutter with round downspouts (avoid locating downspout on columns)
- Windows may be made of wood, clad or other materials that have simple trim.

ARCHITECTURAL STYLES

5.1 LANDSCAPE INTENT

Newland Communities in association with The FishHawk Ranch Home Owners Association considers landscaping to be a critical design element to the community and to the individual homes within the community, and urge you to consider “Florida Friendly Landscaping” and its many benefits to our community. Florida Friendly Landscaping utilizes several common sense elements of our environment and the advice of numerous experts to create a sensible plan for every yard. The FFL program provides all the necessary elements to create a well planned and ecologically sensitive landscape. We hope FFL encourages families to enjoy all the joy and beauty of Florida’s landscape.

Florida Friendly Landscaping Web Address: <http://www.floridayards.org/>

Landscape design should be integrated into the design of the home, from its inception. The use of native and naturalized landscape material is strongly encouraged. Planting plans should strive to have as strong an impact as possible at the time of installation. New planting compositions should employ simple plant massing and a controlled palette of plant types in order to build unity and cohesiveness in the design. The landscape development shall be compatible with the natural environment that surrounds FishHawk Ranch. Selection of plant material should evoke this type of atmosphere, with the causal ambiance of the Florida landscape. All landscaping, including sod and groundcovers, shall be installed prior to the issuance of a certificate of occupancy of any house within the West Phase of FishHawk Ranch. Homeowners shall be responsible for the maintenance of their individual landscaping, which shall be maintained in good condition so as to present a healthy, neat and orderly appearance at all times.

5.2 REVIEW REQUIREMENTS

Landscape plans submitted shall not be at a smaller scale than 1” = 20’-0’. All trees, shrubs, screen material, berms, paving patterns, groundcover areas and any other elements necessary to convey the design intent shall be shown. Plans submitted for review shall have botanical and common names, height, caliper, spread and quantities of all plant material. Plan distances, in the case of hedge material and groundcovers, and spot elevations where earth work is part of the design intent, will also be required. All landscaping will meet the requirements of Hillsborough County landscape ordinance. Nothing herein shall be construed to reduce the requirements of the County. Additional landscaping may be necessary to meet the guidelines detailed below. All landscape previously reviewed and approved by the ACC must be in place before occupancy of the house has taken place.

5.3 PLANTING YARDS

Each lot in FishHawk West is made up of four (4) planting yards in respect to landscape requirements. These yards are: the Right-of-Way Yard, the Front Yard, the Side Yard and the Back Yard (See exhibit 5A). Each yard requirement is individually defined as:

Right-of-Way Yard: The right-of-way yard goes from the edge of pavement to the front property line and runs the full width of the Lot. On Corner Lots this yard also extends the full length of the street Side Yard.

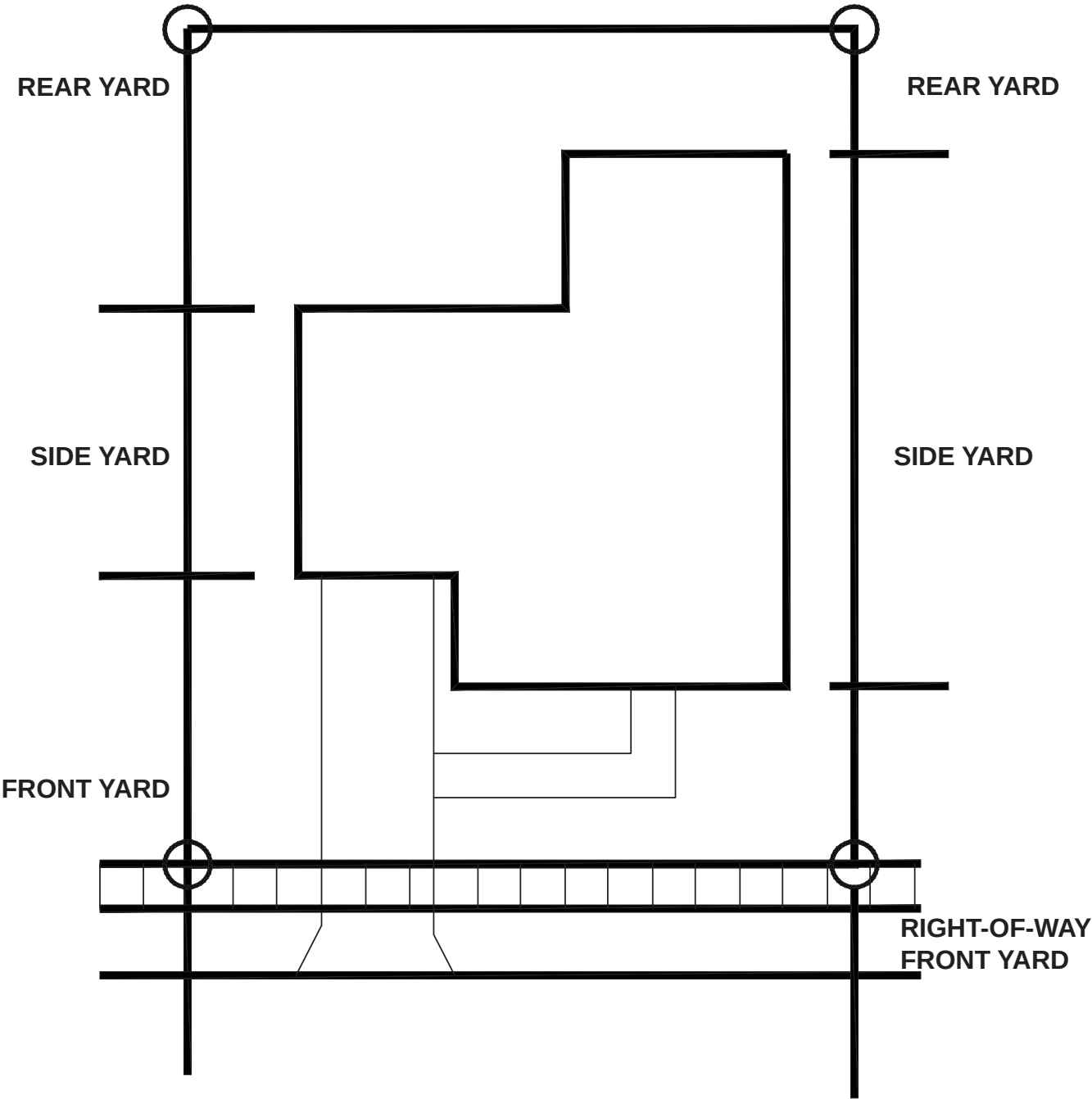
Front Yard: The front yard is the area included between the front property line and the front plane of the house. Corner lots shall be treated as having two (2) front yards. The minimum requirement for a Front Yard is one (1) major tree and two (2) accent trees. Accent trees may be substituted by a cluster of (3) accent Palms for each accent tree (Note: On interior lot locations smaller than 45’ in width only 2 front yard trees will be required as per the ACC). Corner lots shall have the additional requirements of installing one (1) additional shade tree or three (3) and one (1) additional accent tree or an additional cluster of three (3) accent palms on the side fronting the other right-of-way. Shrubs and groundcovers will take approximately 25% of the Front Yard.

Side Yard: The side yard is the area comprised by the side walls of the house and the side property lines and from the front plane of the house to the rear walls. 3 gal. shrubs may be used to effectively screen outdoor machinery. The number of shrubs will depend on factors such as the length of the side wall, visibility, and the review and approval of the ACC.

Back Yard: The back yard is the area comprised by the rear property line of a lot and the rear walls of the house in it. Accent trees as per Exhibit 5C are required at rear yard locations. Accent trees may be substituted by a cluster of three (3) palm of staggering heights. When back yards include a pool deck, shrubs and groundcover will take approximately 15% of the back yard. When a pool deck is not included, the requirement is approximately 20%.

All of the above requirements of the different yards represent a minimum are in addition to the plant material that may be included inside screened enclosures, courtyards, atriums or behind garden walls.

EXHIBIT 5A: PLANTING YARD DIAGRAM



5.4 PLANTING MATERIAL

Plants shall have a habit of growth that is normal for the species and shall be healthy, vigorous and be equal to or exceed the measurements specified. Plants shall be measured with branches in the normal position. Requirements for measurements, branching, grading, quality, balling and burlapping of plants should generally follow the code of standards currently recommended by the American Standards for Nursery Stock. Plant materials shall be graded Florida No. 1 or better as outlined under Grades and Standards for Nursery Plants, State Plant Board of Florida. Plants that meet the requirements specified, but do not have the normal balance of height and spread typical for the respective plant, shall not be accepted. Please see Exhibit 5G for a list of plant material that is prohibited at FishHawk West. At a minimum, plant material shall meet the following size requirements at the time of planting:

At the front elevation and at the street side elevation of corner lots, shrubs shall be planted in beds of curvilinear shape. The amount of shrubbery will depend on the size of the house, the area of the Front Yard and the review and approval of the ACC; however at no instance shall any portion of the exterior wall be left without shrubbery. The shrubbery shall always be bordered by a groundcover and the planting bed of all landscape material shall include 3" of pine bark nuggets, or any other type of "enviromulch" approved by the ACC.

Shade/ Street Trees	14' Height 6'-8' Spread Minimum 5' Single Clear Trunk Minimum 30 Gallon Containers
Accent Trees	8' Height 4' Spread Minimum 15 Gallon Container
Accent Plants	4' Height Full in Container depending on Species
Palms	12' Height Measured from Base to Bud
Shrubs	3 Gallon Containers 16" Height depending on Species Full in Container depending on Species
Groundcovers	1 Gallon Containers 12" minimum Height depending on Species

5.5 PLANTING RESTRICTIONS

Please see exhibit 5G for a list of plant material that is prohibited in the West Phase.

Easements & Rights-of-Way: The Developer and the Home Builder are the only entities 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 may replace the sod should the need arise; however, no other type of planting can be done by the homeowner in these areas.

Vision Lines: Improvements such as fences, walls, hedges, shrubs or tree plantings are not allowed if they create a traffic or sight problem at intersections for Corner Lots or at the intersection of streets and driveways.

Sculptures & Fountains: In any location visible from the right of way street, Common, and park/green spaces decorative fountains, sculptures, statues, lampposts and other yard ornaments must be approved prior to installation by the FishHawk Ranch ACC.

- Only one fountain or sculpture may be placed on the property at the front of the house
- Only one fountain or sculpture may be placed at the rear of the house when visible from right of way, common or park/green spaces.
- Fountains and sculptures may not exceed 48 inches in height above grade and 36 inches in width. However larger fountains and sculptures may be considered if they are in proportion to the lot and other improvements.
- Fountains and sculptures must be natural cement or earth tone in color and constructed of concrete, stone, plaster, granite, bronze, aluminum, or copper. No other colors or material are allowed.
- 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.
- Fountains and sculptures shall conform to the home's existing architectural style and landscaping design and shall not be distracting.
- Fountains must be maintained, cleaned and in working order at all times. Lighting for fountains and sculptures must conform to the lighting guidelines set forth herein.

Artificial Planting: No artificial planting may be attached to the exterior of a house or located within the planting Yards.

5.6 IRRIGATION

The purpose of these guidelines is to promote water efficient landscape and irrigation design, installation, and management while ensuring that the aesthetic, functional, energy and environmental benefits of landscaping are achieved. The following factors must be achieved in the design of landscape and irrigation systems in FishHawk Ranch - West Phase:

- A maximum of 50% green space may be planted with St. Augustine, Floratam or Empire Zoysia configured with a permanent irrigation system.
- Fifty (50) percent of on-site green space shall be allowed to utilize conventional irrigation techniques other than low volume irrigation, i.e. sprays and rotors.
- Spacing of irrigation heads shall not exceed 50% of coverage diameter and shall utilize either square or triangle spacing techniques.
- Spray heads and rotor heads shall not be combined on the same control valve circuit.
- Low flow irrigation shall be isolated on its own control valve circuit.
- Spray heads and rotor heads shall have matching precipitation rates within each irrigation zone.
- All irrigation systems shall be designed to avoid overspray, runoff, low head drainage or other similar conditions where water flows onto or over adjacent property, non irrigated areas, walks, roadways or structures.
- Automatic control systems shall be equipped with an operable rain sensor device installed as per manufacturer recommendations.

The irrigation system shall be maintained and managed to ensure water effectiveness and prevent inefficient practices. Items should include, but are not limited to, resetting the controller for seasonal changes, cleaning filters, testing rain sensor for proper operation, adjusting and maintaining head heights for proper coverage distribution and replacing or repairing damaged or worn out irrigation equipment. Irrigation systems shall be in accordance with Hillsborough County's codes and regulations.

5.7 PLANT SELECTION

The following criteria should be considered when selecting plants for use within the West Phase at FishHawk Ranch. Native species and evergreens are preferable and relatively resistant to insects and disease. Cold hardiness of the material, adaptability to existing soil conditions, durability, Florida-friendly design should be considered. The selection of plant material for development with the project should be given careful consideration. Attention should be give to year round appearance, maintenance requirements, water requirements, and cold and drought resistance. A list of generally acceptable plants is herein provided. This list is not intended to be complete and is to be used as a guideline only. Those listed may be considered to have reasonable maintenance requirements. Native plants are to be included with other ornamental planting. Plant material has many variables, therefore it is necessary that all plants be reviewed and approved by ACC to ensure that satisfactory plants have been selected for each location. A list of plants for all selections of trees and shrubs is hereby suggested. Some of these listed in the following exhibits reflect the preference from the part of the Master Developer. Particular attention should be paid to the individual soil conditions and soil preparation to provide adequate drainage for all planted vegetation. Fruit trees: Planting of fruit trees is prohibited the West Phase. However, they may be kept potted in the porch areas. Please see Exhibit (5G) for a list of plant material that is prohibited in the West Phase.

EXHIBIT 5B: MAJOR TREES	
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 5C: MINOR (ACCENT) TREES	
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	GRAPE MYRTLE 'VARIOUS VARIETIES'
LAGERSTROEMIA SPECIOSA	QUEENS GRAPE 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 5D: PALM TREES	
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*	MEDJOOL PALM
SABAL PALMETTO	SABAL PALM
TRACHYCARPUS FORTUNEI	WINDMILL PALM
WASHINGTONIA ROBUSTA	WASHINGTON PALM
*Note: Some Phoenix Varieties are suseptable 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 5E: SHRUBS	
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
HYMENOCEALLIS 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
ILICIIUM 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	MUHL Y GRASS
MYRCIANTHES FRAGRANS	SIMPSON STOPPER
PASPALUM QUADRIFARIUM	EVERGREEN PASPALUM
PLUMBAGO AURICULATA	PLUMBAGO
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 5F: GROUNDCOVERS	
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 5G: PROHIBITED/INVASIVE PLANT MATERIAL	
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

EXHIBIT 5G: PROHIBITED/INVASIVE PLANT MATERIAL	
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



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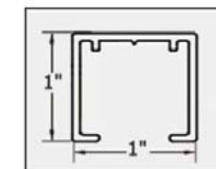
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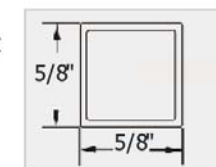
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