

ARCHITECTURAL GUIDELINES



**Fawn Ridge ~~Management-Maintenance~~ Association, Hillsborough
County, Florida**

A DEED RESTRICTED COMMUNITY

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Fawn Ridge Architectural Guidelines

Introduction to Architectural Guidelines

Fawn Ridge ~~Management-Maintenance~~ Association

A DEED RESTRICTED COMMUNITY

These Architectural Guidelines are presented as an aid both to the owner considering an on-site improvement to his or her property, and to the members of the Fawn Ridge Maintenance Association, and of the Architectural Control Committee (ACC) when making decisions for Architectural Applications.

ACC approval for ALL exterior modifications is required.

Fawn Ridge has a well-established community with a consistent architectural and residential character. It is the intent and responsibility of the ACC to protect and maintain the specific style of homes originally created for the Fawn Ridge Community. These Guidelines outline the minimum requirements necessary to ensure the continued existence and maintenance of these characteristics.

Applicants should also be aware the County of Hillsborough and the State of Florida have various codes and ordinances concerned with zoning and building matters, some of which deal with the same subjects contained within these guidelines. All required permits from the County of Hillsborough and/or other agencies must be acquired prior to the start of construction. However, the issuance of a permit or other approval by any government agency **does not eliminate the need for a Fawn Ridge ACC approval**, nor does it imply that approval will be granted.

The approval required by the Fawn Ridge ACC is completely separate, addresses different issues for the most part, and is in accordance with the requirements of the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS for Fawn Ridge.

All applications to the ACC must be accompanied by reasonably detailed plans and specifications. If the Committee does not approve or disapprove any application within thirty (30) days after receipt of an application consisting of a complete set of plans and specifications, it shall be deemed approved. In all events, approval must be in writing.

Owners requesting changes have the right to be heard and should present themselves at **the monthly Architectural Committee Meeting (3rd Thursday of the Month)** or the monthly Board of Directors meeting (second (2nd) Wednesday of the month). Check the reader board at the entrance to the community or community website <https://fawnridge.org> for specific times, dates, and locations.

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The approval or consent of the Committee or Board of Directors to any plans and specifications for the work done or proposed or in connection with any other matter requiring the approval or consent of the Committee, shall not be deemed to constitute a waiver of any right to withhold approval or consent as to any Plans or Specifications or other matters subsequently or additionally submitted for approval or consent to the same or a different person.

Any improvements approved by the ACC must be started within ninety (90) days of written approval from the ACC. After this ninety (90) day period, approval is automatically withdrawn unless work has been started and the re-approval must thereafter be re-requested. All work approved by the ACC must be completed within one hundred and eighty (180) days from the start of construction, or such other period deemed to be reasonable by the ACC after consideration of the work to be done.

The ACC may withhold approval of any site improvement if there are any existing violations of the governing documents outstanding on the property, including but not limited to, violations of the deed restrictions and a delinquency in the payment of assessments.

Failure to Seek Approval:

All exterior modifications require an Architectural Change Application form. The form can be obtained from a member of the Architectural **Control** Committee by emailing the property manager at cmclark@wisepropertymanagement.com or from the Fawn Ridge HOA Website. ([Architectural Control Committee \(fawnridge.org\)](http://Architectural Control Committee (fawnridge.org))). Please ensure you download the latest version before submitting.

Owners / Residents conducting work without prior approval will still be required to submit an application and will be required to pay an additional \$30.00 administrative fee. Persons failing to submit an application form for alterations already commenced or finished after repeated requests will be subject to legal fees charged to their properties and potential legal action. If work commenced or completed is not approved by the Committee, the Association may require the owner to remove such alterations at the owner's expense.

~~**NOTHING CAN BLOCK YOUR NEIGHBOR'S VIEW.**~~

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Fawn Ridge Deed Restrictions

Extracts from Deed Restrictions and Covenants

Article IV

Section 1. Architectural Control Committee. A committee to be known as the Architectural Control Committee (ACC) shall be established consisting of at least (3) three members **with one being a Board Member**.

- a) ~~The members of the ACC shall be appointed by the Declarant so long as there is Class B membership. Thereafter~~ The members of the ACC shall be appointed by the Board of Directors.
- b) The purpose of the ACC is to enforce the architectural standards in the community and to approve or disapprove plans for improvements proposed for the assessable properties.
- c) The ACC shall act by simple majority vote, and shall have the authority to delegate its duties or to retain the services of a professional engineer, architect, designer, inspector or other person to assist in the performance of its duties.

Section 2. Scope of Review No building, fence, wall, outbuilding, landscaping or other structure or improvement shall be erected, altered, added onto or repaired upon any portion of the assessable property without the prior written consent of the ACC, provided however, that the improvements erected, altered, added onto or repaired by Declarant shall be exempt from the provisions of Article IV.

Section 3. Submission of Plans Prior to the initiation of construction upon any Lot the Owners hereof shall first submit to the ACC a complete set of plans and specifications for the proposed improvements, including site plans, grading plans, landscape plans, floor plans depicting room sizes and layouts, exterior elevations, specifications of materials and exterior colors, and any other information deemed necessary by the ACC for the performance of its function. In addition, the Owner shall submit the Identity of the individual or company intended to perform the work and a projected commencement and completion date.

Section 4. Plan Review Upon receipt by the ACC of all of the information required by this Article, it shall have 30 days in which to review said plans. The proposed improvements will be approved if, in the sole opinion of the ACC (1) the improvements will be of an architectural style and materials that are compatible with the other structures in the Assessable Properties; (2) the improvements will not violate any restrictive covenant or encroach upon any easement or across platted building set back lines; (3) the improvements will not result in the reduction in property value or use of adjacent property; (4) the individual or company intended to perform the work is including all cleanup, with six (6) months of the date of commencement (twelve (12) months for construction of a complete house). In the event that the ACC fails to issue its written approval within 30 days of its receipt of the last of the materials or documents required to complete the Owner's submission, the ACC's approval shall be deemed to have been

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granted without further notice.

Section 5. Contingent Approval In the exercise of its sole discretion, the ACC may require the Owner to provide assurances that the improvements will be completed in accordance with the approved plans. Such assurances may include the posting of a performance bond and/or a completion bond in favor of the association, independent professional inspection reports or sworn progress reports.

Section 6. Non-conforming Structures If there shall be a material deviation from the approved plans in the completed improvements, such improvements shall be in violation of this Article to the same extent as if erected without prior approval of the ACC. The ACC or the Association or any Owner may maintain an action at law or in equity for the removal or correction of the non-conforming structure and, if successful, shall recover from the Owner in violation all costs, expenses, and fees incurred in the prosecution thereof.

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Architectural Guidelines

Section 1 Buildings – New Construction, Additions and Alterations

- Single-family homes (only) are permitted. Homes must be of permanent construction and cannot include pre-manufactured homes, trailers, tents, shack, storage shed, or other structures of a temporary nature **visible from the frontage or adjacent lot** except for those structures such as site office or portable toilet temporarily installed during construction.
- No Carports allowed.
- One building is allowed per lot with minimum square footage of 1000 sq ft.
- ~~No free-standing storage sheds are allowed.~~ Due to the new Florida 720.3045, which supersedes the existing Deed Restrictions Article VI, Section 3, 5, and 12; new guidelines were created to comply with the States Requirements.
- Depending on Village Plat, garages must be able to accommodate 1 or 2 vehicles which precludes garages from being sectioned off or converted into living space.
- No set-back lines shall be less than the minimums established by Federal, State, or Local Municipality building set-backs.
- All buildings shall be of concrete block and stucco construction with shingled roofs of not less than a six-inch in twelve-inch pitch and minimum twelve-inch roof overhangs. The roof pitch of all additions and extensions shall be equal to the pitch of the existing roof.
- All new replacement roof shingles must be submitted for approval, and must be of approved color. New roof additions and/or replacement roof shingles must match (be of the same type or style) and be the same color as any existing shingles.
- All additions and extensions shall have slope roofs. Flat roofs will be permitted only when:
 - The enclosed space under existing flat roofs is not in view from the street.

Hardship cases where a sloped roof is not feasible may require a statement from an architect licensed in the State of Florida.

All such permitted flat roof sections shall not exceed 30% of the

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total roof area and are restricted to the rear of the property and not visible from the abutting streets. Exterior architectural design details and color shall match and harmonize with the established architectural character of Fawn Ridge.

~~● The Structure cannot extend past other homes on either side thus blocking views.~~

Section 2 Hurricane Shutters

- Hurricane shutters may be installed when there is a threat of a hurricane in our area. They must be removed when the National Weather Service issues an all-clear. In the event a hurricane affects our area, shutters may remain in place to protect your property.

Non-permanent (removable) hurricane shutters shall not be restricted.

Non-permanent (removable) hurricane shutter panels shall be stored within the dwelling when not in use.

Continuous use or outdoor storage is not permitted.

Permanent hurricane shutters, when installed, must comply with existing county and State building codes, and applicable permit requirements and meet the following community standards:

Accordion-style hurricane shutters shall be permanently mounted on the exterior face of the wall or within the window, providing windows remain operable and must be color coordinated with the house color.

Installations of canopy (awning) style shutters are NOT PERMITTED.

Roll-up style hurricane shutters shall be painted to match the “Body Building Color”. The roll-up unit should be mounted on the exterior face of the wall above the window.

Section 3 Solar Panels

Shall be allowed on the roofs of homes in accordance with Section 163.04 in the Florida Statute and the Florida Energy Efficiency Code for Building Construction.

- Submit the proposed roof plan indicating the location of solar panels to the ACC for review.
- All accessories (pump, storage tank, etc.) shall be internal and not exposed.

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- Any and all roof-mounted fixtures, features, equipment, and systems located on a roof shall be within the wall line of the structure and shall not extend higher than roof lines. However, the Architectural **Review Control** Committee may require additional distance between the solar energy system and the roof edge if the roof overhang is minimal.
- All roof-mounted solar energy systems and related construction shall be an integral part of the roof and maintain the aesthetic nature of the existing structure.
- Panel material for solar energy systems should be dark in color and/or be consistent with the existing character of the structure.
- All plumbing, electrical, and utility lines that connect to the solar energy system on the roof shall be concealed from view. i. Wiring and conduits shall not traverse from one roof plane over to another roof plane nor shall any conduits and wiring installation overlap soffit fascia.
- Professionally drawn construction drawings shall be provided with the initial application. Drawings shall be to scale and should clearly show all elevations, assembly, the attachment to the roof structure, and the proposed location on the lot or building. Details that apply to the specific installation (plumbing, panels, attachments, etc.) shall also be provided.
- Photographs/ Architectural renditions shall be submitted showing the location of the proposed solar energy systems and their visibility from neighboring structures and street(s).

Section 4 Awnings

- All must be of canvas type material only
- Solid color only (choice of colors below)
 1. Black
 2. Brown
 3. Burgundy
 4. Cream
 5. Hunter Green
 6. Navy
- Flat or Rolling Wave Valance
- 4 to 6 inches on sides of the window
- 4 inches above the window
- 30 to 36-inch projection

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- * All awnings MUST be replaced or removed when discolored, faded, damaged or worn.
- * All awnings MUST have architectural committee approval prior to installation.

Section 5 Doors

- Overhead Garage Doors:

Garage doors must be roller doors and may be constructed of wood or aluminum. Solid one-piece garage doors or hinged-type garage doors are not permitted. Residents may not replace the garage door with a solid wall or windows.

Original colors and trim shall be used for the Overhead garage doors. If requesting a color change the changes must be made from the color pallet and be submitted to the ACC for approval.

Overhead garage door trim must be painted to match the exterior “Body Building or Trim Color” of the house.

Pedestrian and service garage doors must be painted to match “Body Building or Trim Color” of the house.

- Front Doors:

~~Original colors and trim shall be used for Front doors. If requesting a color change the changes must be submitted to the ACC for approval. Front doors can be painted an accent color or trim color that is listed in the Exterior Color Palette under door colors. Color choice must be submitted for ACC approval.~~

Front doors may be constructed of wood grain or have a wood grain finish. Wood grain doors must be maintained with varnish or other protective coating.

Front doors may have clear or decorative inserts/panels.

- Patio doors can be sliding or French-style doors.

Metal sliding door and frame to match the style and color of the windows.

French doors must be painted to match the “Body Building and/or Trim Color” of the house, or white to match window frames.

- Screen Doors must be white or match the door color.

They may be retractable style.

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All **exterior** doors MUST have Architectural approval prior to installation.

Section 6 Windows

When Fawn Ridge was developed, houses were equipped with single-pane windows. For the sake of energy efficiency and simple aesthetics, many homeowners wish to change or upgrade their windows.

- All window upgrades are considered an external change and approval must be requested from the Architectural **Control** Committee.
- All Windows facing the street must be consistent with the current architectural standards of the community. This means that windows with separate window panes or faux panes are required.
- Window boxes or bay windows on the front facing of the home are not allowed.

Decorative & Privacy Windows - Installation of windows that are decorative in nature or of a different material than natural glass such as stained glass or frosted glass may be installed on street-facing windows that are considered privacy windows for lavatories and ensuite bathrooms as well as half-circle windows located above picture windows and doors. Approval will also be considered from windows beside the front doors to ensure privacy on the condition the modifications are harmonious with the front entrance.

All decorative window patterns must be submitted to the architectural committee for review. Decorative windows must not portray political, religious, or other types of messages or offensive scenes and still must be harmonious with overall building architecture and décor.

Section 7 Pool and Other Equipment

All, pool pumps, filters, heaters, above-ground tanks, water treatment systems, and any other similar equipment shall be installed properly to building codes and shall be screened from all off-site viewing by means of landscaping or within an approved fenced enclosure.

Section 8 Satellite Dishes and Antennas

The Federal Communications Commission (FCC) rules prohibit local governments, Landlords, community associations, and similar groups from restricting a resident from installing and using an antenna that is covered under the Over-the-Air-Reception Devices (OTARD) Rules. The Association does have the right to adopt reasonable rules and regulations regarding the placement of a satellite dish so long as the homeowner is able to obtain a reasonably satisfactory signal.

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- Satellite dish antennae are permitted with the following restrictions: The homeowner shall endeavor to minimize the visibility.

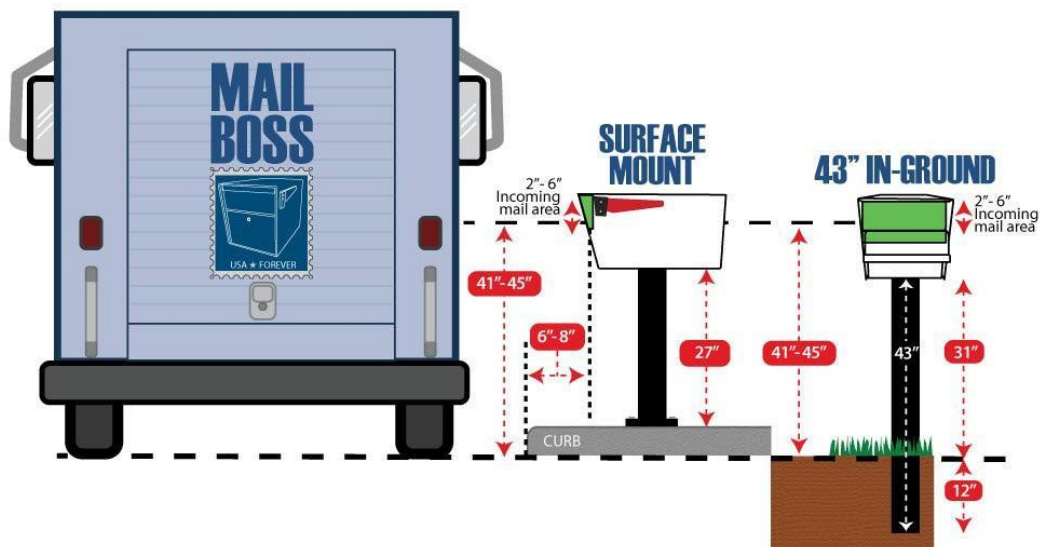
Satellite dishes are not allowed on the front elevation of the home and are allowed only on the sides or rear.

Dish not to exceed 40" in diameter.

Antennae are not to extend more than 10 feet above a residence.

Section 9 Mailboxes

- Mailboxes ~~styles~~ may be chosen by the homeowner, however, all ~~styles new installations~~ must be approved by the Architectural Committee.
- For the safety and efficiency of mail delivery, mailboxes must conform to USPS Mailbox Regulations



- All manufactured mailboxes must meet the internal and external dimension requirements of the USPS.
- Curbside mailboxes must be placed on the right-hand side of the road facing outward so that mail carriers can easily access them without leaving their vehicle.
- House Numbers on the mailbox must be at least 1 inch tall and positioned on the "Flag" side of the mailbox.
- Mailboxes must be placed 6 to 8 inches away from the curb; the incoming

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mail slot or door must be 41 to 45 inches from the ground. Curbside mailbox posts should be buried less than 24 inches deep and made from wood no larger than 4 inches high by 4 inches wide. Steel or aluminum pipes with a 2-inch diameter are also acceptable.

- Newspaper receptacles may be mounted on the same post as the mailbox, but they must not contact it directly or be supported by it.

Section 10 Exterior Lights

Exterior light fixtures shall be architecturally compatible with the home and shall provide:

- Exterior Building Lighting (Coach lights on garage & entryway lighting) shall provide uniform lighting of less than 100 Watts each and shall provide the same decorative look and feel.

- Low-level illumination for the home and grounds. (Landscape Lighting) An over-illuminated nighttime appearance is to be avoided. Decorative landscape lighting shall be discreet in that fixtures shall be concealed and low illumination levels employed.

Landscape floor lighting should accent the home or vegetation and remain focused on the property.

- Security lights shall be subject to the following criteria:

Fixture design and location shall be compatible with the design of the Home.

All lighting fixtures shall be installed in such a manner that the source of each individual light is shaded, positioned, and maintained so as not to be projected off the premises.

Security lights of higher than 60 Watts must be installed with motion or heat proximity detectors so as to not impact neighboring residents.

- Holiday Lighting

Holiday lighting is fully acceptable and encouraged

Lighting should not be installed more than 30 days prior to the holiday and must be removed within 30 days after the holiday.

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Lighting should not cause a nuisance and disturbance to neighbors and should be activated on a timer to turn lights on at dusk and off by 1 am.

Section 11 Driveways

Driveways are intended to provide access to the garage and for temporary guest parking. It is intended that any lot contains maximized landscaped areas in conjunction with minimum paved areas. Driveways shall be architecturally compatible with the home and shall comply with the following:

- Shall be designed in a manner that will not support or compel the lateral parking of more than two cars. Cars must remain parked within the original 16ft width of driveways at all times.
- Shall not modify the width of the apron of the driveway (flanged entry into the driveway in front of the sidewalk) beyond its originally constructed dimensions.
- Shall not extend beyond the outer walls of the garage. With the exception of the construction of a squared or rounded walkway/footpath leading to the side of the home or front entrance.
- Walkway/footpaths: a) Maybe a seamless extension of driveway b) Shall not have parallel width greater than 4ft. on either side of driveway except for a section that branches off as sidewalk to the side of the home. c) Shall not extend the whole length of the driveway. d) Whenever possible walkways should have curved features for aesthetics.
- Paving materials shall consist of concrete or brick or concrete pavers. Asphalt shall not be allowed.
- Surfaces and coatings such as stains, and concrete overlays may be used (color and texture subject to approval).
- Easements (grassy areas in front of sidewalks) shall not be paved.
- All local setback ordinances must be adhered to.
- All exterior modifications must first be submitted to the **Board of Directors Architectural Control Committee** for suitability review prior to the commencement of work.

Section 12 Sidewalks and Walkways

Pathways leading from the driveway to the front door of the residence or pathways to the side or rear of the properties may be concrete, concrete covered with decorative ceramic tile, or constructed of pavers. This does not extend to sidewalks on County's right of way.

Pathway modifications from their existing concrete finish must be submitted as an

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architectural application and shall be maintained in good repair.

New or replacement of sidewalks or walkways with asphalt are prohibited.

Section 13 Exterior Painting

To promote continuity and harmony throughout the entire community, exterior colors must be harmonious with established colors. The Association has enlisted the services of professional color consultants to establish an Exterior Color Paint Palette Guide for residents looking to paint their structures.

Color combinations within the palette have been preapproved ~~colors and color combinations~~ for the neighborhood, however there are other considerations which must be taking into consideration for approval:

1. Color must blend with the current colors within the immediate vicinity of the residence.
2. Color cannot be the same as on adjacent buildings on either side or directly across the street.
3. Existing home colors that have been approved by the ACC committee may repaint their home the same color for touch up.

Color Palette Guides may be viewed ~~by making a request to the Management Company or by contacting the Architectural Committee.~~ by visiting Sherman Williams located at 11685 Sheldon Rd, Tampa, FL 33626 or by visiting the community website fawnridge.org.

For colors not in the Exterior Color Paint Palette Guide ~~color palette~~, homeowners may ~~are required to~~ submit a request to have the color added and the color palette amended. This process needs architectural and board approval to modify the approved Color Palette. ~~Form to add a color combination can be found on the community website fawnridge.org.~~ All new colors and color combinations must also follow the above criteria to be added to the Exterior Color Paint Pallet. Requestees must pay \$100 fee to cover the cost to update the Sherman Williams Exterior Color Paint Palette, which will occur twice a year. ~~Approval of a color amendment to the color palette does not constitute acceptance of the ability to apply that color to the residence making the submission. That decision would be made separately based on the above defined criteria.~~

Complete color schedules, including sample color chips, are required to be submitted and approved by the ACC for non-palette colors.

Section 14 Swimming Pools

At a minimum, all types of swimming pools shall comply with the following:

- Conform to all State, County, and Local Building Codes and secure all

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proper permits and approvals.

- Set back of pool/deck to conform to the County Code and the following community requirements. The more stringent shall apply
- The pool, pool deck screen enclosure and other related appurtenances shall not be constructed beyond the width of the original building.
- Provide a screen enclosure (see guidelines for screen enclosures) and/or fence around the pool as may be required by County and/or Local Code.
- All pool equipment that is visible from the street must be camouflaged with landscaping or fencing.
- Any damage to the sidewalk and to landscaping must be repaired by the property owner, within 39 days after completion of the project.
- Pools MUST be maintained and treated to eliminate the growth of algae, insects or other wildlife and fauna within the pool.
- In accordance with Florida Statutes 720.3045, all above-ground pools must be nonvisible from the parcel's frontage or an adjacent parcel.
- Above-ground pools will also need to comply to all State, County, and Local Building Codes and secure all proper permits and approvals.
- ~~NO PERMANENT ABOVE GROUND POOLS ALLOWED~~
- Wading pools and temporary pools of less than 3 feet depth may be erected but must not be left standing for more than a 7-day period.

Section 15 Gutters and Downspouts

Shall be white, ~~or~~ color of house, or trim.

Downspouts from gutter systems shall not discharge onto the adjoining property.

Downspouts from gutter systems shall be installed in a manner that does not cause soil erosion.

Section 16 Screened Enclosures

At a minimum, screen enclosures shall comply with the following:

- The screened enclosure shall conform to all State, County and Local Building Codes and shall include all applicable permits.

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- Set back screened enclosure shall conform to the County Code and the following community requirements. The more stringent requirements shall apply.

The screened enclosure shall not be constructed beyond the width of the original building.

Screened enclosure construction within or encroaching upon setbacks along lakes, ponds, or other wetland areas is required to obtain a variance from the authority having jurisdiction. No pool, pool deck screen enclosure, or other related appurtenances shall be constructed in the setback area without written approval of the authority having jurisdiction. A copy of the approval shall accompany the submitted application to the ACC.

Note: An approved variance does not replace the required application review process by the ACC or approval by the Board.

- Screen enclosure acceptable colors are white, dark bronze, and black with color coordinating screen. No green or opaque screen is allowed.

~~MUST NOT BLOCK VIEW OF PONDS OR CONSERVATION AREA.~~

Section 17 Children's Playground Structures

All play structures are classified as "Accessory Structures" and are defined under Hillsborough County Municipal ordinances. All structures must be located at the rear of the house and conform to placement or setback requirements.

- Structures must be firmly anchored to the ground
- Structures must be enclosed by a fence
- The equipment must be compliant with the safety regulations at the time of purchase, and maintained in such a manner.
- A waiver to exclude Association liability shall apply during the approval process for these items.
- Homeowners are responsible for disclosing the installation of approved items to their insurance carriers.

Section 18 Fences

Erection and replacement of all fencing requires an Architectural Application and approval from the Architectural **Control Committee & HOA prior to installation.**

- Vinyl or Wood (Treated, Stained, or Painted)
- No Chain Link fences allowed

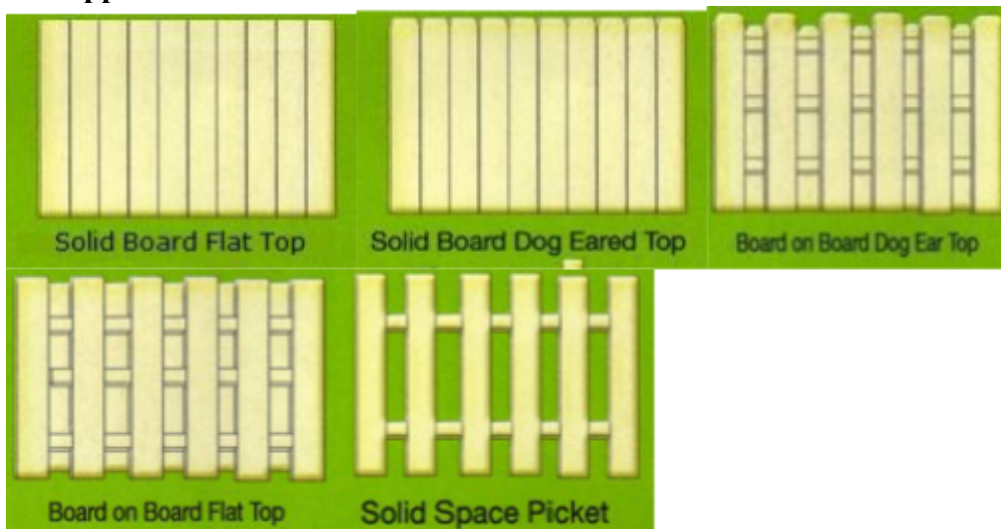
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- 6ft maximum height, some adjustments may be necessary to accommodate property slopes
- All fences located along a retention pond, conservation area, or located along a drainage easement adjacent to a retention pond shall be four (4) feet in height. Drop from 6ft to 4ft can be tapered or stepped but the 4ft height must occur at the end of any screen enclosure.

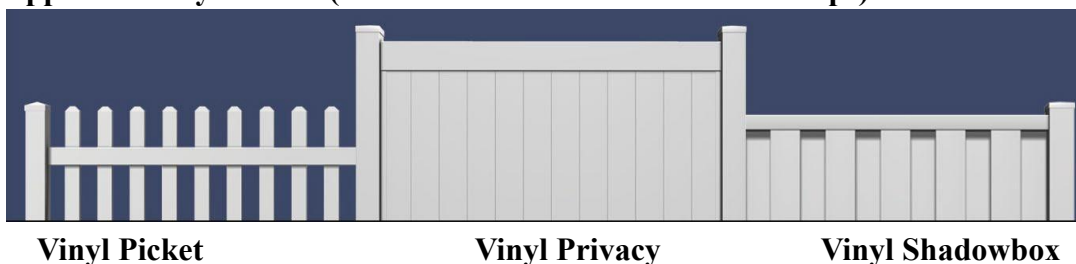
Fence Styles

- **Solid Board Shadowbox, Board on Board (Privacy) & Picket (Wood, vinyl or metal) (on certain lots).**

Pre-Approved Wooden Fences



Approved Vinyl Fences (With or without Decorative Post Caps)



Appearance:

Picket Fences are not to exceed “50% opaque” and are only permissible for bordering pond, lake conservation, and golf course lots. (50% opaque has the appearance of being at least 50% see-through in order to maintain visibility of the pond lake or golf course for the neighbors).

Example: 4’ slats are regularly spaced at least 4” apart.

Fences need to have the appearance of having been professionally installed. Vertical slats must be upright and plumb. All slats need to be securely attached and maintained to

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produce a clean and uniform appearance. (**Existing Fences should are not be-allowed to fall into disrepair**). “Disrepair” is defined as: loose, leaning, missing, warped, or split boards, uneven coloring, and active presence of mold or fungus which contributes to a non-uniform appearance. If a fence is not maintained properly, a notice will be given to the homeowner detailing needed repairs. Repair waiver requests for extenuating circumstances will be considered.

Placement:

From front of house: No closer to the than edge of front corner of building, taking into account the A/C unit and the neighbor’s house position as well. Fence should be positioned so as to not block access to the electrical and other utilities panels. Placement should be architecturally pleasant and conform to county standards with respect to fencing.

From rear of side of house: Property or easement line

From side of Corner lot: As per easement, according to survey.

Height in Front (street side) and front sides: Regular (non-pond/non-lake/ non-conservation) lot: 6 feet high

Placement of fence: Pond/Lake/Conservation Lot:

4’ high across back, and 4’ high from the rear lot line/easement line (whichever is closer to the home) along the side for a distance of 10’ and from that point fence can be put up 6’ high. Consult fencing diagrams on placement of fence elevation change.

General:

Visibility at street corners: No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between two and six feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular areas formed by the street property line and a line connecting them to points 25 feet from the intersection of the street lines. The same sight line limitations shall apply on any lot within ten feet from either intersection of the street property line with the edge of a driveway. No tree shall be permitted to remain within such distance of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines. No fence, wall, hedge or mass planting shall be permitted to extend nearer to any street than the above restrictions.

Section 19 Landscape

Landscaping does fall under the jurisdiction of the Architectural ~~Review—Control~~ Committee as specified in the Fawn Ridge Deed Restrictions and Covenants. While most landscaping is encouraged to add beauty and charm to a property, the landscaping must be in accordance with the architectural standards of the community and must maintain the harmony and aesthetics of the neighborhood.

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Trees

There are many trees available, however, all trees should be planted with consideration of their root systems and potential growth. Trees with extensive root systems should not be planted within 10 feet of structures.

The original landscape design in Fawn Ridge included Oak trees in the easement areas between the sidewalk and the street. If an owner wishes to install a different tree other than an oak tree, the owner must install trees that are on the approved list of hardwood trees.

In accordance with Hillsborough County regulations, permits may be required to remove trees from both the County right of way and from homeowners property. Consult Hillsborough Count Guidelines & Procedures for determining if permits are required.

<https://www.hillsboroughcounty.org/library/hillsborough/media-center/documents/development-services/permits-and-records/permits/natural-resources/hillsborough-county-tree-removal-guide.pdf>

<https://www.hillsboroughcounty.org/en/businesses/permits-and-records/natural-resources/trees-that-dont-require-a-tree-removal-permit>

Landscape surfaces

The original landscape design in Fawn Ridge included the installation of St. Augustine grass in the front and rear yards for the majority of lots in Fawn Ridge. There are some exceptions where Bahia was installed in some of the yards. Zoyzia Grass has also become a popular replacement grass type due to low watering requirements and low maintenance. The grass type is up to the homeowner dependent on watering requirements and individual selection.

Residents must ensure that whatever Landscaping surface that is installed, is well maintained through regular watering (in accordance with County watering restrictions), cutting, fertilization and pest control.

Residents are also free to adopt other Florida Friendly landscaping as per Florida Statute 373.185 that can conserve water resources through the use of drought resistant landscapes but plans must be submitted for architectural approval.

The use of synthetic ground cover is prohibited.

Flower & Mulch Beds

Flower Beds may be covered with stone or organic or synthetic mulch to improve aesthetics as well as reduce weed growth and conserve moisture. Mulch beds must be kept free of weeds, organic litter and dead vegetation.

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Use of mulch such as Cypress which fades over time must be replenished regularly to provide contrast between mulch and dead vegetation such as leaves.

Beds must be properly edged to provide uniform separation between grass and bed. Use of edging stones or concrete edging around mulch beds and trees is permitted, however this edging needs to be maintained in an attractive and uniform manner.

Mulch beds must be used as a landscaping accent to highlight ornamentals, decorative plants, shrubs and trees but may not be deployed as landscaping by itself.

Ornaments, Statues and Lawn Art

Many homeowners have a desire to augment their landscaping with ornaments such as statues, Lawn Art and structures. As with all landscaping any modifications must ~~be approved by~~ follow the guidelines set by the Architectural Control Committee and modifications must be aesthetically consistent with the landscaping and also with neighboring properties. The following guidelines should be considered when adding or approving enhancements.

- o Architectural style of objects must be compatible with other structures
- o Landscaping should not detract from overall neighboring aesthetics and should blend as opposed to detracting attention from other properties.
- o Accent pieces should blend with landscaping or landscaping can be used to enhance a single accent piece. For example, a single fountain may form the primary accent with supporting landscaping and flower beds or smaller accents can be used to emphasize and embellish flower beds and plantings.
- o No built-up landscaping structures
- o No religious shrines, altars or items/areas of public attraction
- o Use of figurines and small statues for yard décor must discretely accent the landscaping and not be the center of attention or overwhelm the space with size, quantity or color.
- o Arbors may be used but no higher than 7 foot and should be white or earthy in color and should be erected in close proximity to the dwelling.
- o Fountains and ponds are popular but should be of shape and size to not overwhelm front yard or cause attractive nuisance.
- o Planters and pots are permissible in landscaping beds as long as such planters and/or pots cover no more than 10% of landscape bed and are used for storing plants and are of a consistent style / color for the area.
- o Wall art may be allowed but cannot be obscene, offensive, political or be construed as a sign which is prohibited through deed restrictions.

As with all landscaping, anything deployed must be maintained against elements, overgrowth, deterioration and damage.

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Section 20 Shutters

- Shutters can be vinyl (PVC) or Aluminum.
- They must conform to the color of the house trim.

Section 21 Roofing

Fawn Ridge has a consistent theme to all dwellings and roofing styles. All roofing changes require Architectural Application.

- Roofing shall be of shingles made from asphalt or similar material
- No Tin, clay, slate, wood or other type of shingles are allowed
- Shingle colors must conform to the current harmony of the neighborhood and meet the current Architectural color guides.

Section 22 Forbidden Alterations

The following alterations are forbidden by the Fawn Ridge Declaration of Covenants, Conditions and Restrictions.

- No outdoor free-standing storage sheds or outbuildings are allowed **with exception to those that fall under Section 23 Nonvisible Structures and Alterations.**
- No signs may be erected on the property except for signs advertising Sale or Rent of the property. Political signs may be erected but must be installed no more than 90 days before election and 15 days after the election.

Section 23 Nonvisible Structures and Alterations

According to the new Florida Statute 720.3045, which supersedes the existing Deed Restrictions Article VI Section 3, 5, and 12; the following guidelines were created to comply with the State's Requirements adopted on July 1st, 2023 and to create an ACC approval process.

720.3045 – Installation, display, and storage of items “Regardless of any covenants, restrictions, bylaws, rules, or requirements of an association, and unless prohibited by general law or local ordinance, an association may not restrict parcel owners *or their tenants* from installing, displaying, or storing any items on a parcel which are not visible from the parcel's frontage or an adjacent parcel, including, but not limited to, artificial turf, boats, flags, and recreational vehicles.”

“Frontage Visibility” is defined as visible from the parcel's frontage at street level. “Frontage” being the imaginary line parallel to the front of the home across the entire lot. Any part of the structure visible from the frontage of the parcel is in violation according to the Florida Statute 720.3045.

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“Adjacent Visibility” is defined as visible from the adjacent parcel lot where 45% or more of the structure height is visible from ground level. Privacy Fence, shrubs, etc. can be used to help cover the structure to meet this requirement.

No structure is allowed to be in “Disrepair”

Disrepair” is defined as: loose, leaning, missing, warped, broken, uneven coloring, or active presence of mold or fungus which contributes to a non-uniform appearance. If the structure is not maintained properly, a notice can be given to the homeowner detailing needed repairs.

Free-standing Storage Shed/Pergolas/Gazebos Guidelines

It is recommended that all structures and alterations be submitted for review by the ACC to receive approval, which will benefit all requestees and neighboring parcels.

- Structures must not have “Frontage Visibility” or “Adjacent Visibility”.
- All structures must be located at the rear of the house and conform to placement setback requirements.
- Structures must have a solid foundation either by a concrete slab, gravel pad, deck blocks, or equivalent.
- Any structure larger than 150 SF will also need to comply to all State, County, and Local Building Codes and secure all proper permits and approvals.
- Sheds and any other structures with walls must follow the Section 13 Exterior Paint and Section 21 Roofing Guidelines.
- All accessories shall be internal and not exposed.
- Construction drawings or equivalent shall be provided with the initial application. Drawings shall be to scale and should clearly show all assembly and proposed location on the lot.
- A *Nonvisible Structures and Alterations Endorsement Form* must be submitted and signed by all adjacent lot owners.
- Corner lot owners must also submit a *Nonvisible Structures and Alterations Endorsement Form*; however, they do not need a signature from the County on the side that is owned by them as long as the lot has a 6 ft privacy fence or equivalent.
- Lot owners without a privacy fence may seek approval, however, all guidelines must be met with the exception of “Adjacent Visibility”, whereas the *Nonvisible Structures and Alterations Endorsement Form* would override it.
- The Board of Directors has the right to approve or deny endorsement on any lot that is either owned or maintained by the Association.

Section 24 Display of Flags

According to the new Florida Statute 720.304 (2)(a) Any homeowner may display one

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portable, removable United States flag or official flag of the State of Florida in a respectful manner, and one portable, removable official flag, in a respectful manner, not larger than 4 1/2 feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association.

(b) Any homeowner may erect a freestanding flagpole no more than 20 feet high on any portion of the homeowner's real property, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association, if the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement. The homeowner may further display in a respectful manner from that flagpole, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association, one official United States flag, not larger than 4 1/2 feet by 6 feet, and may additionally display one official flag of the State of Florida or the United States Army, Navy, Air Force, Marines, or Coast Guard, or a POW-MIA flag. Such additional flag must be equal in size to or smaller than the United States flag. The flagpole and display are subject to all building codes, zoning setbacks, and other applicable governmental regulations, including, but not limited to, noise and lighting ordinances in the county or municipality in which the flagpole is erected and all setback and locational criteria contained in the governing documents.

Patriotism Flag Guidelines

- The above statutes will act as the guidelines for the Association.
- These flags and displays are protected by the state.
- Any flags that are not listed, must not be offensive, aesthetically unappealing, or fall under the category of discriminatory.

It is recognized that there are various other flags currently within the community representing other states, supporting sport teams, etc. It is not the intention of this Board to restrict the displaying of these flags, however, we are setting guidelines for how they are displayed.

Freestanding Flag Poles Guidelines

It is recommended that all free-standing flag poles be submitted for review by the ACC to receive approval.

- Flags poles may not exceed 20 ft in height.
- Does not obstruct sightlines at intersections.
- Not erected within or upon an easement.
- Construction drawings or equivalent shall be provided with the initial application. Drawings should clearly show all assembly and proposed location on the lot.

Article III

Fawn Ridge Architectural Guidelines

SUBMITTAL REQUIREMENTS

In order to thoroughly evaluate submittals for architectural approval in Fawn Ridge, the following is a list of the minimum information needed when submitting a request for the architectural approval:

Site plan illustrating the nature and location of the proposed improvements, including dimensions of all proposed structures and walls to property lines.

Schematic landscape plan indicating species proposed, as well as size, location, and quantity.

Floor plan and complete set of architect's signed and sealed drawings of additions and/or extensions.

Exterior elevations of all sides of proposed improvements.

Color sample(s) of paint.

Photograph of proposed windows, shutters, awnings, doors, etc.

These Standards are to assist the Fawn Ridge Maintenance Association, Members and Architectural Control Committee in maintaining continuity and harmony throughout the community. Interpretation and implementation of the Standards set forth above are within the sole discretion of the Architectural Control Committee (ACC). All denials may be appealed before the HOA Board of Directors.

If any Section of these Architectural Guidelines is considered vague or is capable of being interpreted in more than one way, then it is within the sole discretion of the ACC to give an interpretation to any such perceived vagueness.

These Architectural Guidelines may be reviewed and modified from time to time to reflect current trends.