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## HOA AMENDMENT NUMBER 1

### ARCHITECTURAL GUIDELINES

A Guide Published by the Board of Directors  
Paddock Oaks Homeowners Association, Inc.  
*Board & ARC Approved: July 28, 2007*

**FORWARD:** Paddock Oaks is a Deed Restricted Community. All residents benefit from the planning and design that has been the basis of the development of Paddock Oaks. The GUIDELINES were developed as an additional tool for the homeowners, the Board of Director's, and the Architectural Review Committee (ARC). The purpose of this Guide is to assure residents that the standards of design and quality will be maintained, which protects property values and enhances the overall environment of Paddock Oaks. An essential element is the recognition by all homeowners of the importance of maintaining the general plan of development of the community.

These guidelines represent an overall summary of the Architectural Rules as promulgated by the ARC and approved by the Board. This document is intended to facilitate the review and processing of any applications for approval of new construction or proposed modifications. This document facilitates identification, enforcement and resolution of any architectural, landscape or site violations of the architectural rules as outlined in the various governing documents of with which the residents of Paddock Oaks are required to comply. These guidelines are not intended to include all of the requirements stipulated in the Articles of Incorporation, By-Laws, Declaration of Covenants, and Conditions and Restrictions for Paddock Oaks, but rather should be considered as a supplement to said covenants.

Please insert this information into the original Covenants given by your title company when you closed on your home mortgage. If you did not receive a copy when you closed, please obtain a copy at the Homeowner's Association (HOA) website [www.paddockoaks.org](http://www.paddockoaks.org). The ARC Application Form, for any proposed change to a property, is also included. *Changes to property or landscaping, which have not otherwise been identified as violations through notice of those violations to the offending homeowners, made prior to the publication of these Guidelines are "Grandfathered In", and do not require ARC approval.*

As the Riverview area continues to undergo changes all around us, we continue to work together to keep our small community a safe and beautiful place to live, and our property values intact and pristine. Our Guidelines are more stringent, in some cases, than those of Hillsborough County. If there is any doubt or question on any issue, please contact the ARC or the Board.

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Many of these items are reflected in the original covenants; however these Guidelines have been developed for clarity, simplicity and an ease of reading and understanding for all of us.

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### **\*\*ARCHITECTURAL REVIEW COMMITTEE (ARC)**

**PURPOSE:** The Articles of Incorporation, By-Laws, Declaration of Covenants, and Conditions and Restrictions of Paddock Oaks assure each Owner that the quality of Paddock Oak's design will be maintained. The Homeowners Association Board of Directors is responsible for administering the Declaration and providing administrative support to the ARC. The ARC must insure that exterior alterations comply with the provisions in *Articles III, VI, VII and VIII of the Declaration*, community-wide standards and this document. All requests for exterior alterations must be submitted to the ARC for approval BEFORE they may be undertaken. Absence of such approval does not relieve the homeowner, contractor or other party from the requirement to comply with all requirements of the Declaration. If unapproved work is constructed, removal of or repair to such work will be at the sole expense of the homeowner, including, without exception, all legal fees and other costs required to defend said homeowner or the Association from any legal matters arising from any unapproved work. The purpose of this Guide is to inform the homeowners of the Design Requirements for Paddock Oaks and the procedures to be followed when requesting an exterior modification to their property.

**AUTHORITY:** The authority for the ARC is set forth in the Declaration, and received by all homeowners when they purchased their homes and acknowledged by each homeowner at that time. The Declaration encompasses all of the homes within Paddock Oaks and is a contract between the homeowners and the Association, wherein each homeowner agrees to refrain from making any modifications to the exterior of the home and property without first receiving approval from the ARC which is responsible to the Board. Modifications to the exterior of the home and property shall include, but not be limited to, dwelling and ancillary structure improvements, landscaping, fences, pools, spas, screened enclosures, hurricane shutters, exterior lighting and satellite dishes. The Board, elected by the homeowners, represents Paddock Oaks.

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**MEMBERS:** The ARC shall consist of no less than three (3) members (homeowners), who volunteered to participate as ARC members. The ARC shall meet as necessary to review Applications received and present their findings within thirty (30) days of receipt. The Board has the right, power, authority and obligation to appoint and rename members of the ARC.

**\*\*ARC GUIDELINE PROCEDURES:** An application is required whenever a homeowner seeks to change or add any landscaping, build any structure or make any exterior changes to the existing unit unless noted in another section.

**\*\*ARC APPLICATION PROCESS:** Applications may be obtained from the Homeowners Association web site at [www.paddockoaks.org](http://www.paddockoaks.org) or from a member of the Board or ARC. Completed applications should be hand delivered to a Board or ARC member, which will then forward them to the ARC for review at its next scheduled meeting. The request may take up to 30 days for approval. The date received by the ARC begins the 30 days, unless the request is missing information, then the 30 days would begin when the ARC receives the entire information. Proposed projects/work cannot begin until the homeowner receives the **WRITTEN** confirmation from the ARC that the request has been approved. If in doubt on any projects, contact the ARC or Board of Directors before beginning any work.

**SITE PLAN:** A property survey or sketch must be included with the application showing the location of existing structures and the boundaries of the Property. Proposed changes or additions should be indicated including dimensions and distances from the home and adjacent properties. Landscaping changes should be indicated as well.

**DRAWINGS AND PHOTOGRAPHS:** A graphic description of the request should be provided. This may be in the form of manufacturer's literature or photographs as well as freehand or mechanical drawings. The amount of detail should be consistent with the complexity of the proposal.

**PERMITS:** After receiving approval from the ARC; the applicant may also be required to obtain a permit from Hillsborough County or other governmental authorities. The Applicant must determine whether this requirement applies to the requested modification.

**THIRD PARTY COMMENTS:** Written comments from neighbors and other residents concerning proposed changes may be furnished to the ARC. These comments will be considered during the review process. The ARC will make its decisions based on standards set forth in the Declaration and further described in this Guide.

**RESPONSIBILITIES:** On behalf of the Association, the ARC is empowered to take the following action:

1. Establish guidelines and recommend changes for Board approval with respect to the approval or disapproval of design features, architectural styles, exterior colors and materials, details of construction, location and size of any structure, landscaping and all other matters that require approval by the ARC.

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2. Establish rules for the procedure for submission of plans and specifications; and establish rules for or with respect to the form and content of plans and specifications to be submitted to the ARC for approval or disapproval.

**LIMITATION OF RESPONSIBILITIES:** The ARC assumes no liability with regard to the structural integrity of any requests. The ARC makes no representation as to its expertise regarding either the structural adequacy, capacity or safety features of the proposed improvement or structure as shown on the submitted plans or on the ultimate construction of the approved modification. The ARC does not assume responsibility for the performance or quality of work of any contractor. It is recommended that residents hire licensed and insured contractors.

**ARCHITECTURAL REVIEW COMMITTEE POLICIES:** The ARC does not seek to restrict individual taste or preferences. In general, its aim is to avoid harsh concepts in the landscape and architectural themes of Paddock Oaks and to foster thoughtful design so there is harmony between neighbors. The ARC intends to be fair and impartial in the architectural review process. The approval of the ARC of plans or specifications submitted by one homeowner shall not be deemed to be a waiver by the ARC of the right to object to any of the features or elements if and when the same features and elements are included in any subsequent plans and specifications submitted for approval for use on other homes. The ARC shall meet as necessary to review all applications submitted by the deadline established (30 days per application).

**APPROVAL NECESSARY:** No building, outbuilding, garage, fence, wall, retaining wall, landscaping, pool, spa, porch, or other structure or improvement of any kind shall be erected, constructed, placed, altered, changed, repaired or modified on any property unless the same shall be approved in writing by the ARC. The foregoing prior approval is intended to specifically apply to painting the exterior of a dwelling, the installation of a pool or spa or fence or screening or of any other maintenance, repair or modification which changes the exterior appearance of a dwelling or other improvements on a unit or the surrounding property. No approval will be required for ornaments, sculpture, furniture, plants or other similar items within *screened, but not fenced areas of a home*.

**TIME LIMITATIONS:** After ARC approval, all improvements shall be completed within six (6) months from commencement of the improvement. Construction of swimming pools must commence within seventy-five (75) days of date of issuance of building permit. The ARC may establish a more specific time for completion as a condition of its approval. In the event the ARC fails to respond to a request for approval within thirty (30) days of receipt of said request it will be deemed to be granted, if submitted in writing to the ARC on the approved form, including all information necessary for consideration and review. The ARC shall have the right to reject applications in order to request additional information (which extends this 30-day window from date of notice).

**INSPECTIONS:** Periodic inspections may be made by the ARC while work is in progress to determine compliance with the approved plans and specifications and provisions of the Declaration. The ARC or any such agent of the ARC shall not be deemed to have committed a trespass or other wrongful act by reason of such inspection. Prior to any inspection by the

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ARC, written notice to the Homeowner of intent to inspect, including date and time of such inspection shall be delivered to the homeowner, within three (3) days of the inspection.

**JOB SITE CONDITIONS:** All job sites shall be kept in a neat and orderly condition, as determined by the ARC. Commercial construction hours are Monday through Saturday, 8:00 a.m. to 5:00 p.m. All construction operations must comply with state & local government ordinances.

**APPROVAL:** Upon approval by the ARC, a copy of applicant's plans and specifications bearing such written approval shall be returned to applicant. Approval of any application shall be final and the approval may not be thereafter reviewed or rescinded provided that there has been compliance with all conditions of approval. If disapproved, a request can be resubmitted with appropriate changes made.

**\*\*KEY ARCHITECTURAL GUIDELINES:** The ARC shall regulate external appearance, use and maintenance of improvements in such a manner as to comply and meet with the community-wide standards. The ARC evaluates all submissions based on the individual merits of the application. Besides evaluation of the particular design proposal, this includes consideration of the characteristics of the individual site and lot size. *The following general criteria apply to all of the dwellings in Paddock Oaks.*

**Relation to Open Space:** Factors such as the addition or removal of trees, disruption of the natural topography and changes in rate or direction of storm water run-off may also adversely affect neighboring properties, open space common areas, preserve and easement areas.

**Conformance with Covenants:** All applications are reviewed to confirm conformance with all applicable Covenants and Restrictions affecting Paddock Oaks.

**Validity of Concept:** The proposed alteration requested must be sound and appropriate to its surroundings.

**Design Compatibility:** The proposed alteration must be compatible with the architectural and characteristics of the applicant's house, adjoining houses and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, and similar use of material, color and construction details.

**Location and Impact on Neighbors:** The proposed alteration should relate favorably to the landscape, the existing structure and the neighborhood. The primary concerns are access, view, sunlight and drainage. For example, fences or landscaping may obstruct views, or access to neighboring properties; some additions may infringe on a neighbor's privacy.

**\*\*VIOLATIONS & ENFORCEMENT:** If any alteration or modification is made without the required prior written consent of the ARC, the alteration has been undertaken in violation of the Declaration. All unapproved alterations or modifications may be required to be removed until ARC approval is granted. In no event may any alteration or modification be allowed to remain if in violation of any of the Covenants and Restrictions contained in the Declaration, or in violation of any zoning or building ordinance or regulation. The

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Association is empowered to enforce its policies, as set forth in the Declaration and this Guide, by means specified in the Declaration, including an action in a court of law, to insure compliance. The Association also has the right to levy a fine and request full reimbursement of all costs incurred by the Association on modifications made without the written request and approval from the ARC (refer to Paddock Oaks Declaration of Covenants, Conditions and Restrictions). *If the ARC Application is submitted, it will settle most offenses before they occur.*

## **ENFORCEMENT PROCESS**

1. If there is a violation, an attempt will be made to try to resolve it amicably in person within 30 days.
2. Second, if the violation is not corrected within 30 days- a registered letter will be sent to the homeowner from the Board and the ARC; giving official notice to have the offense corrected.
3. Third, if the offense is not corrected within another 30 days (60 days total), the Board may elect to have the Association's attorney send another registered letter to the homeowner.
4. The final step would be a lawsuit to have the offense corrected by legal action. Once a Judge orders it corrected, the homeowner **MUST COMPLY** or the HOA could have the offense corrected and the homeowner will be billed accordingly, to include all legal fees; as well as, a lien being placed on the homeowner's property.

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**PADDOCK OAKS: ARCHITECTURAL REVIEW COMMITTEE (ARC) APPLICATION**  
**P. O. Box 642**  
**Riverview, FL 33568-0642**

**Note: A set of plans is required to be submitted with each application. If doing more than one (1) project at the same time, submit a separate request for each project.**

Owner Name (print): \_\_\_\_\_ Phone # \_\_\_\_\_

Address/Location of Project Work (print): \_\_\_\_\_

Project Start Date: \_\_\_\_\_ Estimated Completion Date: \_\_\_\_\_

- Fence Plan: Attach a copy of plot plan with fence location sketched onto it; denote type, height, color and gate locations.
- Landscaping
- Site Plans and Elevations
- Re-Roofing of Home
- Screen Room or Room Addition with details
- Painting Home Exterior: Attach color samples, note body/trim/roof color. **NOTE:** Once colors are approved, **DO NOT** change colors in any way without a new ARC request.
- Other/Remarks: \_\_\_\_\_

**These plans are reviewed for the limited purpose of determining the aesthetic beauty of these plans within Paddock Oaks HOA By-Laws. In the subjective opinion of the undersigned, these plans are approved on a limited basis. No review has been made with respect to functionality, safety, government regulations compliance, or otherwise; any party with respect to such matters should make no reliance on this approval. The undersigned expressly disclaims liability of any kind with respect to these plans, the review of, or any structures built pursuant hereto, including but not limited to, liability for negligence, breach or implied warranty.**

**\*Approval requires three total signatures from either HOA Board or ARC Members.**

HOA BOARD OF DIRECTORS / ARC MEMBER	<i>SIGNATURE</i>
(President)	
(Vice President)	
(Treasurer)	
(ARC)	
(ARC)	
(ARC)	
(ARC)	
(ARC)	

APPROVED ( )

DISAPPROVED ( )

DATE \_\_\_\_\_

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*The following is a listing and description of **GUIDELINES in Paddock Oaks**. An ARC Application must be submitted **PRIOR** to the start of any project for proper approval.*

**General Information Regarding Additional Landscaping:** All individual residential and common areas were fully landscaped at the time of construction in accordance with a master landscaping plan set forth by the Developer. Any changes (either additions or deletions) to this existing plan must be submitted to the ARC for approval prior to implementation. Plant or tree material killed by frost, freeze or drought must be replaced within 30 days. All mechanical equipment (air conditioners, pool pumps, pool heaters, water softeners, etc.) must be fully screened with landscaping. The planting of annuals in front or rear yards does not require ARC approval. All single dwelling yard care, watering, maintenance, irrigation, pest control, mulching, trimming, etc. is the sole responsibility of the individual homeowner.

**Antennas & Flagpoles:** No exterior dwelling television or radio masts, towers, poles, large bird house/feeder poles, CB Radio, Ham Radio aerials or antennas are allowed at any time. Ground-mounted flagpoles are not permitted on private lots anywhere in Paddock Oaks. One (1) wall mounted (angular) flag pole is permitted per home; installed along a garage door border wall or a front door border wall.

**Automobiles:** No inoperative cars or unlicensed cars, motorcycles, trucks or other types of vehicles shall be allowed to remain either on or adjacent to the property; however, this provision shall not apply to any such vehicle being kept in a garage. In addition, two (2) "permitted vehicles" may be parked in the driveway. "Permitted Vehicles" are vehicles without any visible signage which fall on the following list:

- Passenger automobile
- Passenger van (other than a motor home or recreational vehicle)
- Pickup truck or sport utility vehicle with no visible signage

**Awnings:** Awnings are prohibited in front yards. Color of awnings in rear yards will be limited to a solid color matching the exterior stucco or trim and require ARC approval.

**Basket Ball Hoops:** Permanent hoops are not allowed. PORTABLE sports hoops and or equipment are allowed, however, they must remain in the homeowner's driveway and NEVER in the street due to safety hazards. During periods of inclement weather, they will be taken down and safely stored in the homeowner's garage or side-yard such that they will not become a hazard to any homeowners..

**Boats & Boat Trailers:** Small boats (includes Jet Ski's, motorized / non-motorized boats, canoes, kayaks, etc.) must be kept in garages or in a fenced backyard and may not be visible from any vantage point outside fencing such as the street, neighbors homes from any vantage point or neighboring communities or from outside the Paddock Oaks community borders. Home owners with larger size boats / watercraft; or with large / elevated covers or tops (i.e. "Bimini Tops") must find alternate storage options outside of the community. See Recreational Vehicles clause.



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**Color of Houses (Exterior Paint):** Colors MUST BE PRE-APPROVED by the ARC Request with a color chart showing trim and body colors prior to beginning the project.

**Clotheslines:** There shall be NO permanent exterior clothes lines in Paddock Oaks. Temporary clotheslines shall be screened by vegetation or fencing so as to be concealed from view from neighboring homes.

**Dish Antennas:** Satellite dishes must be installed to limit the view from the street as much as possible and not to exceed eighteen (18) inches. Landscape buffering requirements will be determined by the ARC as a condition of approval. The request will include: type of antenna and exact site of proposed installation. If the designated site is in the front yard on the front roof, or appears to pose a safety hazard; the homeowner and the ARC will meet to determine an alternative location to provide an acceptable signal. As long as an acceptable signal is obtained, the antenna should be in the rear of the house on the roof or in the yard (if in the backyard, it should be surrounded by shrubs or landscape plants). If on the house the antenna should be on an obscure wall in the rear and if possible hidden by landscape. If possible, without interfering with reception, the dish should be painted the same color of the house. If a pole for the dish is needed it will not exceed nine (9) feet in height, must be in the rear of the house, and painted the same color of the house. *All satellite dishes shall be placed at rear of property to be as unobtrusive as possible, and no dish shall be visible from any street and shall be screened from other property (unless the ARC approves an exception based on reception quality).*

**Driveways and Walkways:** Any type of driveway or walkway changes must be approved by the ARC. No changes can be made to the sidewalks as they are county property. Repairs to broken sidewalks from pool, fence or other construction will be coordinated directly with the county by the responsible homeowner.

**Doors:** Any desired changes in design or color to any doors on any structure (garage, front, side garage, pool bath access, etc.) must be submitted to the ARC.

**Dwelling Accessory Alterations:** Any alterations to the original dwelling hardware and accessories must be consistent with the community-wide standards. All original door hardware, window frames, exterior lighting fixtures, street numbers, gutters, downspouts, etc. may not be changed in appearance without approval. Any replacements due to malfunction, wear & tear, etc. must match the original appearance as closely as possible.

**Fences:** Restrictions *VARY* depending upon where the home is in Paddock Oaks. They must be of wood construction (most homes), or white vinyl fence (only homes along the West boundary next to St. Stephens), (6) six feet high, with board on board construction. Appearance must remain as natural wood; colored paint and/or colored waterproofing are NOT PERMITTED (clear waterproofing is permitted). Fences along *ANY PONDS* must meet all the above criteria and also be 6 feet high on side tapering down to (4) four feet at back, the tapering must occur in the last (8) eight-foot section of fence and four (4) feet across back of property. Requests for fences MUST BE submitted with drawing of desired area to be fenced. Fences cannot be used to hang boat tarps, swimming pool covers, or any other materials that can be seen from the outside of the fence. Small "pet fences" adjacent to homes or pool screens must also be approved. Street facing "wrought iron" fence work or

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gate work is acceptable with ARC approval. Maintenance of fences is the responsibility of the homeowner. An application for any fence installation must include the type of landscaping to be planted. It is the homeowner's responsibility to contact a qualified irrigation consultant to ensure the fence installation will not impact any irrigation system.

**Garages:** No carports are permitted and all garages will be enclosed. No repairs or alterations will be made to any vehicle except in a totally enclosed structure. No garage may be converted for or used for a living area (i.e. extra bedroom). *Garage Screen Enclosure* plans must be submitted for approval.

**Holiday Decorations:** The front entrance will be decorated for the holidays during the month of December through the New Year and appropriate seasonal flowers and plants will be installed. Individual home decorations for the holidays should be tasteful and appealing and not be offensive or create a nuisance to the neighborhood.

**Horse Trailers:** Are not allowed in Paddock Oaks.

**House Numbers:** All homes must have house numbers that are plainly visible and legible from the street. Residential numbers must be a minimum of (4) four inches tall and be of a contrasting color, mounted so that they can be easily seen from the street.

**Hurricane Shutters:** "Permanent hurricane shutters" require the approval of the ARC prior to installation. Permanent shutters are defined as shutters, mounting brackets and/or other architectural elements which are permanently affixed to the dwelling and are visible from street. The homeowner is responsible for replacing any landscaping damaged underneath installation areas. Approved permanent shutters and temporary shutters shall only be permitted to be closed during the time of a hurricane warning and shall be opened or removed within one week after the lifting of said warning.

**Irrigation:** All home lots will have underground automatic sprinkler systems to irrigate each lot as a supplement to rainwater. Homeowners are responsible for watering all plantings on their property in accordance with county watering guidelines in order to maintain a healthy lawn, trees, and plants. Should additional plants generate a stressful irrigation environment; homeowners will be held responsible to resolve the problem. Homeowners are responsible for coordinating the capping of their irrigation system (for any subsurface work proposed) with a licensed irrigation contractor.

**Jet Ski's:** See Boats and Recreational Vehicles.

**Landscaping:** To change an original landscaping design; submit an ARC request with DETAILED plans on the changes, and the start and completion dates of the project. If replacing existing bushes or plants in the same layout, there is no need for an ARC application. However, homeowners must obtain approval if desiring to add more to the existing landscape (i.e. there are 2 trees in the front, but the homeowner wants to add 2 more trees with additional bushes). See TREES for additional guidelines.

**Lawn Maintenance:** If any plants or grass have died, they will be removed and replaced with new plants or grass within 30 days. Grass must be maintained no more than 6 to 8 inches in

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height. **Homeowners are strongly encouraged to have a professional lawn treatment company fertilize, spray and monitor their lawn and plants for pests and weeds on a regular basis to treat cinch bugs, mole crickets, crab grass, wire grass, etc.** As most "self treatment" lawn products purchased on the open market are not as strong or effective as those used by professional lawn treatment companies, this will save significant cost of re-sodding a lawn in the future. Edging and removal of excessive grass clippings should be completed. Each property should be well maintained by trimming, weeding, etc. and done on a regular basis. **Sod must be Floratam (St. Augustine); Bahia grass is not allowed except in the common areas around the ponds.**

**Mailboxes:** Will be kept clean of mildew and stains on a regular basis in keeping with the beauty and property values of Paddock Oaks.

**Maintenance of Homes:** The HOA shall have the right to provide exterior maintenance upon any property that is in need of repair and is detracting from the overall appearance of the community (properties). **Enforcement:** The HOA must furnish thirty (30) days prior written notice to the Owner, notifying the Owner that unless certain specified repairs or maintenance are made, within the said thirty (30) day period, the HOA shall make said necessary repairs and charge same to the Owner. Upon the failure of the Owner to act within said period of time, the HOA shall have the right, after approval by two-thirds (2/3) vote of the HOA Board of Directors, to enter in or upon any such Lot or to hire personnel to do so to make such necessary repairs or maintenance as is so specified in the written notice. In this connection the HOA shall have the right to appoint, repair, replace and care for roofs, gutters, downspouts, exterior building surfaces, trees, shrubs, grass, walks and other exterior improvements.

**Offensive Activity:** No noxious or offensive activity shall be permitted nor shall anything be done tending to cause embarrassment, discomfort, annoyance or nuisance to the community.

**Parking of Vehicles:** Vehicles (including motorcycles) should be parked in the garage or driveway and MAY NOT block sidewalks (county property) or on the street overnight. Parking on the street creates a danger to children, other drivers, neighbors backing out of driveways, etc. **Parking on the parkway (lawn area between public sidewalk and the street) is not permitted at ANY TIME.** No delivery trucks, vans, or monster trucks may be on any property unless it fits inside a garage. No commercial cars, vans or trucks with corporate lettering/graphics or with ladders or ladder racks may be parked at any time if they are not inside a garage with the door closed. These type vehicles must be inside the garage and **NOT** on the street or driveway. No semi trucks are allowed to be parked in the community (exceptions are moving vans/semi's that are in a transitory manner during moving or delivery). Parking of guest vehicles should be provided by the homeowner within their driveway first, before allowing the guest parking on the street. In the event that a guest parks on the street, the vehicle must not remain on the street for longer than 48 hours.

**Pets:** Must be kept on leash when outside. Owners must pick up any feces the pet leaves. No animals, fowl or reptiles shall be kept on or in property or additions to the property except for caged birds kept as pets and domestic dogs and cats; provided that such dogs and cats shall not be allowed off the premises of Owner's Lot except on a leash. NO pets will be kept, bred or maintained for any commercial purposes.

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**Playground Equipment:** Play houses/swing sets must be kept in rear of property. Must be installed only in rear yard and minimize impact by screening with landscaping and or fence (must have ARC approval).

**Pond Usage:** No swimming, fishing, or water-craft of any kind are permitted in any pond. Ponds cannot be used for lawn irrigation, dumping yard or plant clippings, pool overflow drainage or any personal homeowner purposes at any time.

**Pool Screen Enclosures:** If built at the same time as the swimming pool, approval by the ARC is not necessary (if added later, submit a detailed ARC request plan).

**Recreational Vehicles:** RV's are defined as Jet Ski's, dirt bikes, ATV's, campers, and trailers, travel trailers, pop up trailers, etc. (motor homes are not permitted). ANY RV's must be stored in a garage or behind a fence (see Fence Guidelines above) as to prevent recreational equipment being seen from the street or by any neighbors.

**Roofs and Roof Trim (Eaves):** All house roofs and trim must be kept free of mildew and stains. Yearly professional cleaning is recommended. If planning to replace an existing roof, then submit an ARC request with a sample of the new shingle color.

**Room Additions:** ANY type of room additions, porches, enclosures, patios/lanais, or "Florida rooms" must have ARC approval.

**Screen Enclosures & Patios:** Screen enclosures of entranceways or screen room enclosures will have detailed plans submitted to the ARC for approval. Screen Enclosures must be constructed of all black or all white aluminum framing and charcoal (only) screening. Rear yard concrete patios must match, in texture and color, the surrounding concrete areas, except inside screened enclosures. Pavers and/or stones may be used with ARC approval.

**Sheds:** All sheds must be submitted for approval with detailed plans and placement on the property schematic **prior to installation**. Sheds must be: placed in the rear of the property, wood or vinyl construction, and white in color or color matching owner's house. The shed must be set back a minimum of 5 feet from adjoining property lines; and a (6) six-foot high wood fence must be installed along adjoining property lines to point (10) ten feet past the storage unit corners. The shed must be in the rear of the house and not visible from any street. In order to hide the shed from any neighbors along any ponds, the owner will be required to maintain a significant landscape barrier around 3 sides of the shed. The landscape barrier plan must accompany the request with the shed. *Small plastic storage bins inside pool screens for the storage of pool equipment/toys do not need ARC approval. Homeowners are strongly encouraged to seek a smaller plastic storage unit option in the rear yard vice a large shed to store lawn equipment.*

**Signs:** Signs will be limited to either one security company sign in the front yard of a residence or one security company decal placed in a front window and one identification (address) sign of not more than one (1) square foot in size or one temporary real estate sign of not more than four (4) square feet in size. No other signs (other than "For Sale" realtor

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signs) will be allowed unless approved by the Board of Directors. No garage sale sign shall be posted or displayed on any property for more than three (3) consecutive days.

**Streetlights:** Streetlights are county property and may not be modified, painted or tampered with in any way. Children should be told not to climb streetlight poles to avoid potential damage to the pole or light or injury to the child. If a resident notices a burned out or broken streetlight, they should annotate the streetlight pole number and notify Tampa Electric Company (TECO) by telephone or through the TECO website.

**Swimming Pools & Spas:** No above ground pools are permitted. In ground pools do not require ARC approval due to the strict requirements of the County. All in ground pools must be in the rear of the house. Children's wading pools must be drained nightly and not be visible from the front yard after usage. It is the owner's responsibility and cost to perform the necessary work to ensure that the irrigation system is capped off properly and that no main lines have been disturbed. All pool construction costs and/or damage to any neighbor's property or the Association's Common Areas during construction shall be borne by the homeowner. Fees may be assessed to the homeowner if the common area is accessed or damaged during construction.

**Trailers:** No trailers may be stored or kept on any property. The exceptions would be a boat trailer or a small utility trailer with the trailer being stored in a garage or fenced yard so as not to be seen from any vantage point outside the fencing by any neighbor.

**Trash and Recycling Containers:** All trash containers and recycle bins should be kept in the garage and NOT IN THE FRONT OF ANY HOUSE OR DRIVEWAY. Containers may be kept in the rear or side yard if they are hidden behind a fence or landscape wall.

**Trees:** Every effort will be made by all homeowners to protect all existing trees (including live oaks). Any tree with a trunk over 4" (inches) in diameter requires Hillsborough County approval for removal (and also must have an ARC request submitted). In the event of a natural disaster (i.e. a hurricane, etc.) where more than 50% of a homeowner's trees are destroyed, then a minimum of 4 (four) trees to include 2 (two) shade trees will be replanted and maintained by every homeowner. Trees next to sidewalks should be trimmed so they enable people to walk on sidewalks clear of obstruction.

**Vines:** Vines may be installed on lattice not attached to dwelling walls. Due to their destructive nature, vines may not be installed on dwelling walls directly. Homeowners are responsible to remove vines and structures upon determination by ARC that dwelling painting is necessary.

**Yard Sculpture & Yard Art:** No yard sculpture, ornaments, large statues & fountains, etc. will be allowed in a homeowner's yard where it is visible from the street without ARC approval. No planters or other decorations may be attached to the exterior of a home without ARC approval. No artificial vegetation shall be permitted on the exterior of ANY portion of the properties.

# THIS IS NOT A CERTIFIED COPY

IN WITNESS WHEREOF, the Association has caused this instrument to be executed to be effective as of the date and year written above.

PADDOCK OAKS HOMEOWNERS

ASSOCIATION, INC. OF HILLSBOROUGH

COUNTY, a Florida Corporation

By: *Bryan M. Dolan*

Printed Name: BRYAN M. DOLAN

It's President

Attest By: *Brian Gallagher*

Printed Name: BRIAN GALLAGHER

It's Vice President

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

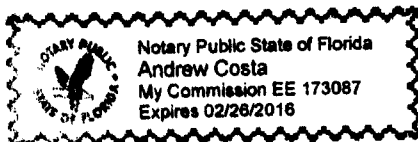
BEFORE ME personally appeared BRYAN DOLAN and BRIAN GALLAGHER respectively as President and Vice President of the Paddock oaks Homeowners Association, Inc. of Hillsborough County, a Florida non profit corporation, who executed the foregoing instrument, and acknowledged to and before me that the executed said instrument for the purposes therein expressed.

Sworn to and subscribed before me this 7<sup>th</sup> day of April, 2014

*AGC*

Notary Public, State of Florida

Printed Name: Andrew Costa



Personally known to me, or  
 Produced identification