

ARCHITECTURAL STANDARDS & CRITERIA

Revision 4

Revision History

Original: 23 October 2003
Revision 1: 12 February 2018
Revision 2: 12 June 2018
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Revision 4: 8 June 2021

DIAMOND HILL

Master Association Inc.



Revision 4 Updates, 8 June 2021

1. Update to General Information Link; pg. 6
2. Update to Fence and Wall Locations on the Lot; pg. 21, Section 1
3. Update to Flags and Flag Poles Standards; pg. 22
4. Added Tree Trimming; pg. 40-41
5. Added Tree Removal; pg. 41
6. Added Exhibit H - Tree Trimming; pg. 52
7. Added Exhibit I – Homeowner & Association Responsibility; pg. 53

DIAMOND HILL

Master Association Inc.



Diamond Hill is a Deed-Restricted community, developed with the intent that all dwellings harmonize with each other and present a pleasing and consistent style throughout the community.

Except as required by the Home Owners Association Governing documents, the Architectural Standards and Criteria (the Standards and Criteria) are not imposed by Architectural Code, rather the results of the vision of the Developer.

Introduction

The intent of the contents of this document, as well as the existence of the Architectural Review Committee (ARC), (see Diamond Hill Master Declaration of Covenants, Conditions, and Restrictions, Article XI, Architectural Control) is to provide the Standards and Criteria required for maintaining an aesthetically pleasing community. Adhering to the Standards and Criteria is beneficial for all involved in that they are meant to protect the investment of the Homeowners, as well as portray a quality community of well-planned houses constructed with long-lasting materials insuring high construction standards.

In conjunction with the Diamond Hill Master Declaration of Covenants, Conditions, and Restrictions (the Documents), the Standards and Criteria are binding on all parties having interest in any portion of Diamond Hill Community, and each Homeowner is required to comply with the Standards as set forth. Any failure to comply with these Standards and Criteria will be subject to remedies provided for in the Documents.

The Standards and Criteria provide an overall framework to allow the Community to develop and progress in an orderly, cohesive and attractive manner, implementing planning concepts and philosophy which are required by regulatory agencies and desirable to residents. The Standards and Criteria include minimum standards for the design, size, location, style, structure, materials, color, mode of architecture, mode of landscaping and relevant criteria for the construction, addition, or improvements of any nature. They also establish a process for judicious review of proposed changes within the Community.

These Standards and Criteria have been adopted by the Board of Directors of the Diamond Hill Master Homeowners Association; Inc. pursuant to the Declaration of Covenants for Diamond

DIAMOND HILL

Master Association Inc.



Hill. The right to enforce the Architectural Standards and Criteria is granted to the Diamond Hill Master Homeowners Association as well as any Owner as established by the Diamond Hill Board of Directors in accordance with the Diamond Hill Master Homeowners Association Bylaws, Article IX, and Declaration of Covenants, Conditions and Restrictions, Article XII, Section 4 – Enforcement.

An Architectural Review process has been established to maintain the integrity of the architectural and design character of Diamond Hill. To this end, the Architectural Review Committee (ARC) will review all proposed additions, improvements, or alterations on lots and houses for conformity with the Architectural Standards and Criteria.

To the extent that any government ordinance, building code or regulation requires a more restrictive standard than that found in these Standards and Criteria, the government standards shall prevail. To the extent that any government ordinance, building code or regulation is less restrictive than these Guidelines and any standards contained herein, these Standards and Criteria shall prevail.

Terms such as "good taste" and "sound design" are difficult to define and even more difficult to legislate. It is the intent of these Standards and Criteria to encourage "good design" by showing examples of a desired result. Elements such as deed restrictions, appropriate attention to scale, proportion to the community should be considered with all requests.

Nothing contained in these Standards and Criteria shall obligate any agency, governmental or otherwise, nor shall the approval of the ARC be construed as meeting neither the requirements of Hillsborough County nor any governmental agency required for approval.

The ARC may develop, adopt, promulgate, publish and make available to all Owners and others who may be interested, either directly or through other means, and may from time-to-time change, modify and amend a manual or manuals setting forth detailed architectural and landscape design standards, specifications and criteria to be used by the ARC as a guide or standard for determining compliance with the Declarations and the acceptability of those components of development, construction and improvement or any Properties or Common Areas requiring review and approval by the ARC. (See Declaration of Covenants, Conditions and Restrictions Article XI - Architectural Control, Section 5).

DIAMOND HILL

Master Association Inc.



Aspects and Objectives of Architectural Review

The ARC will evaluate all properly completed Alteration Applications. Decisions made by the ARC are not based on subjective elements, but on the following criteria:

Relation to the Natural Environment: To prevent the unnecessary removal, destruction or blighting of the natural landscape or of the existing man-made environment.

Conformance with Covenants and Architectural Standards and Criteria:

All applications are reviewed to confirm the project is in conformance with approved Architectural Standards and Criteria.

Design Compatibility: Compatibility is defined as similarity in architectural (style, quality of workmanship, and use of similar materials, colors, and construction details.

Location and Impact on the Community: The proposed alteration shall relate favorably to the landscape, the existing structure, the surrounding houses and the neighborhood.

Materials: Continuity is established and maintained by the use of the same materials and color schemes as were used in the original construction, with consideration given to evolving trends and design standards.

Workmanship: The quality of work shall be equal to or better than the surrounding area.

Validity of Concept: The basic concept shall be sound and appropriate to its surroundings.

Non-Liability for Approval of Plans: Approval by the ARC shall not be considered to be approval by the county or any other government entity. Any county required approval or permitting is the sole responsibility of the Homeowner. Furthermore, the ARC shall bear no responsibility regarding the suitability of a specific modification for a particular purpose. The Hillsborough County permit site is available at www.hillsboroughcounty.org/en/businesses/permits-and-records/permitting-tools

Alteration Application

DIAMOND HILL

Master Association Inc.



General Information

All exterior modifications to the lot and/or house, regardless of whether specifically addressed in these guidelines, shall be submitted to the ARC using an Alteration Application form for approval prior to commencement of the modification. Alteration Applications can be found on the Greenacre Homeowners Portal under “My Association” > “Association Documents” > “Forms”. <https://g360.greenacre.com/Webadmin/Login.aspx>

No modifications may be installed, constructed or located to impede or modify the drainage design of the lot on which it is constructed. Nor shall any modifications be installed, constructed or located to impede or modify the drainage design of an adjoining lot, or any street, retention pond, lake or any other body of water.

At no time will any trailer, truck (or the like) involved in any modification be stored on any individual's or association property.

The ARC shall have the discretion and authority to approve or disapprove any alteration application and/or to request removal of any alteration made without approval.

The ARC may request additional information as it deems necessary regarding the alteration prior to approving or disapproving the alteration. Alteration Applications will expire six (6) months after approval. If the Homeowner wishes to commence the Alteration project after expiration, a new Application must be submitted.

In the event that any person, (Homeowner or Renter) fails to abide by our Covenants, Conditions and Restrictions, as well as the Architectural Standards and Criteria, then that person shall be subject to remedies provided for in the recorded Documents.

Supporting Documents/Materials

All Alteration Applications for exterior alterations must be accompanied by a copy of the original stamped plot plan (lot survey) of the lot with the location of the alteration clearly indicated. *Exception: A plot plan (lot survey) is not required for exterior painting of the home.*

An application fee of twenty-five (\$25.00) will be invoiced to all Owners who submit an Alteration Application **after** such alteration has commenced or completed upon the exterior of

DIAMOND HILL

Master Association Inc.



the house or lot and prior to receiving the required approval from the ARC. Such fees will be payable to the Association within thirty (30) days of notification and will be collected in accordance with the Declaration.

An Alteration Application will not be considered accepted until it is accompanied by the required plans, and/or specifications showing the nature, kind, shape, height, materials and color to be used and the location of the proposed alteration. It is recommended that the Application and supporting documentation should be sent by certified mail, return receipt requested. Electronic submission with verification of transmittal will also be acceptable.

Requests for room additions, extensions, modifications (see page 13-14) including swimming pools (see page 39-40) and their screened enclosures, and fences (see page 18-22) should include:

- a) Plot plan clearly depicting the location, size, and measurements of the proposed change and the measurements to the home site boundary lines.
- b) Contractor drawings
- c) List of materials being used
- d) Sample of roof shingles if applicable
- e) Paint sample if applicable

Request for exterior dwelling surfaces including painting, installation of pavers or tiles on walkways, driveways, etc. (see page 16-17):

- a) Sketch of the area(s) to be covered such as entry, walkway, driveway, sidewalk, etc. shown on the plot plan.
- b) Sample of proposed material - paver, tile, paint chip.

Request for landscaping (see page 29):

- a) Sketch or drawing showing name or type of planting(s) together with an approximate location of each. Existing major landscaping should be shown on the drawing. Indicate measurements from property lines when sketching on the plot plan.
- b) Requests to remove trees shall include evidence of Hillsborough County approval to remove the tree(s), a diagram depicting the approximate location of all existing trees and their types, along with the tree(s) to be removed and

DIAMOND HILL

Master Association Inc.



the reason for their removal. A copy of the Hillsborough County tree permit is available at www.hillsboroughcounty.org/en/businesses/permits-and-records/permitting-tools

Review Process

General Information

It is the ARC's goal to approve all requests in an expedient fashion. The more detail provided with the Alteration Application, the quicker a response may be expected. Thorough and timely submission of the Application and associated information, as well as adherence to the Guidelines set forth in the process will prevent delays and minimize frustration of all parties involved. Questions concerning interpretation of any matter set forth in the Standards and Criteria should be directed to the Community Manager or a member of the ARC.

The Review Process is a four (4) step process:

- 1. Homeowners shall submit a completed Alteration Application with supporting documents and materials to the Diamond Hill Community Manager no later than the twentieth (20th) of the month preceding the monthly ARC meeting.** The Community Manager will review all Applications for completeness and will forward complete Applications to the ARC. After receipt of the Application and prior to the monthly meeting, a member of the ARC may visit the project site to get a perspective of the project.
- 2. The second Tuesday of each month, the ARC will meet to review and Approve, Conditionally Approve, or Disapprove all Alteration Application(s) that have been presented to the ARC. Work may commence for Applications that have been Conditionally Approved and require reasonable additional information or changes, but must comply with any and all notations on the Application and/or supporting documentation, including the existing Architectural Standards and Criteria within fifteen (15) calendar days. Failure to comply with in fifteen (15) calendar days will result in disapproval of the application and a new application to be submitted. **Alterations that have been Disapproved are not authorized.** The Homeowner is encouraged to attend the meeting to participate in the discussion. Homeowners not in attendance will be notified by the next business day of the ARC decision by the Community Manager.**

DIAMOND HILL

Master Association Inc.



3. A member of the ARC may visit the project site from time to time to obtain status of the project progress. Any modification to the original Application must be re-approved. The ARC shall have the right to enter upon and inspect any property at any time before, during or after the completion of work for which approval has been granted.
4. Upon completion of the improvement the Homeowner shall give notice to the ARC by completing and submitting the Notice of Completion that is attached to the Alteration Application form.

Express Approvals

The following Alterations may be approved outside of the monthly ARC meeting, streamlining the approval process. A complete Alteration Application with all supporting documents is still required to be submitted prior to consideration of the alteration. In the event of an emergency repair or a natural disaster, Homeowners may forego the Alteration Application process in advance of beginning the project (see page 19). A complete Alteration Application with all supporting documents is still required to be submitted prior to completion of the project.

- Re-paint house exterior, trim and doors in the **identical** color scheme previously approved by the ARC. Proof of original colors must be submitted with the Application.
- Re-surface existing driveways in the **identical** color/material previously approved by the ARC.
- Install landscape lighting per the Standards and Criteria shown on page 36. (Also see examples of approved landscape lighting at Appendix, Exhibit E pg. 45).
- Install gutters per the Standards and Criteria shown on page 27.
- Install satellite dish per the Standards and Criteria shown on page 14.
- Install decorative landscape border per the Standards and Criteria on pages 32-33. **Note: Borders may not be installed within the public right of way.** (Also see examples of approved landscape borders at Appendix, Exhibit C pg. 44).
- Install solar panels per Standards and Criteria on page 39.

DIAMOND HILL

Master Association Inc.



Alteration Applications are **not required** for the following changes:

- Replace existing screening with **identical** screening material previously approved by the ARC.
- Replace existing exterior doors with **identical** exterior doors previously approved by the ARC. **Note: Replacing existing exterior doors with non-identical doors requires an application to be submitted for review at an ARC meeting.**
- Install portable flag pole on the front of the home or garage front as outlined on page 23. **Note: This does not apply to an in-ground flag pole which requires an application to be submitted for ARC review. See page 24 for Standards and Criteria on installing free-standing flag poles.**
- Change type of mulch used in landscape beds with a mulch material identified on page 31.
- Install annuals and replacement plants as previously approved by the ARC and per the Standards and Criteria on page 30.
- Replace A/C unit or other previously approved equipment such as water conditioner, pool pumps, etc. in the same location and with the same type of screening as previously approved by the ARC.
- Install garden hose reels and racks per the Standards and Criteria on page 26.
- Install Holiday decorations per the Standards and Criteria on page 27.
- Install portable canopies for a one (1) day event per the Standards and Criteria on page 15.

Note: All references in the above paragraph to "identical" shall mean that such item shall be replaced with an item that is the same in all respects to the existing item (i.e., the identical style, texture, size, color, type, etc.).

Homeowner Responsibilities

All exterior changes and modifications shall be completed in a manner so they do not materially damage the common areas of the Association or individual lots. Nor shall they in any way impair the integrity of the improvements on the property subject to maintenance by the Association. *(See Exhibit I; Page 53 for example of Homeowner & Association Property)*

No Homeowner shall permit their contractor to access or otherwise cross the common areas, or another person's lot without receiving written permission from the Board of Directors

DIAMOND HILL

Master Association Inc.



or the Community Manager. In the case of accessing another person's lot, permission shall be obtained from the owner of the lot.

Homeowners are responsible for any damages to the Common Areas and other Association property. Homeowners are also responsible for restoring, regrading, repairing and replacing any damaged grass or plants on the Common Area or any adjoining lots, caused by the construction.

Homeowners are responsible for all clean-up of any improvement project. (All debris, sod, soil, construction trash etc. shall be removed from the lot and hauled to the proper waste sites within seven (7) calendar days of the completion of the project.

All Homeowners shall be held responsible for the acts of their employees, subcontractors and any other persons or parties involved in construction or alteration of the home site. The responsibilities include but are not limited to:

1. Ensuring that the construction site, community properties and roadways are kept clean and free of all debris and waste materials, and that stockpiles of unused materials are kept in a neat and orderly fashion.
2. Prohibiting the consumption of alcoholic beverages, illegal drugs or other intoxicants that could hamper the safety and well-being of other personnel on the site.

Change or Modifications to the Approved Application Made Without Approval

Homeowners making changes or modifications to the improvement in advance of receiving approval from the ARC will receive a letter of violation from the Community Manager. Homeowners will have fifteen (15) calendar days from receipt of the letter to submit a revised Alteration Application or remove the change. The revised Alteration Application is not considered complete unless it is accompanied by all supporting documents listed on page 6. Failure to comply with this request may result in monetary fines and legal action. All costs associated with gaining compliance shall be charged to the Homeowner.

Reconstruction Due to Casualty or Natural Disaster

In the event that a residential structure or any part thereof is damaged or destroyed by casualty or natural disaster, the Homeowner must notify the ARC and commence reconstruction within thirty (30) calendar days of Homeowner's receipt of the insurance proceeds and the

DIAMOND HILL

Master Association Inc.



repairs/rebuild must be completed within six (6) months from the date of the casualty. An Alteration Application prior to repair/rebuild will be waived (see pg. 9 - Express Approval). The ARC will make every effort to accommodate the Homeowner in the Application process in order to repair or rebuild in an expedited manner. Homeowner must contact the ARC should an extension of time be necessary for completion of work.

Sale of Property

Florida Statute 720.30851 requires that an estoppel certificate be provided to the prospective buyer of a home within a community association. Homeowners who offer their house for sale shall first advise the Community Manager. Any non-compliance issues relating to the published Standards and Criteria that the Homeowner has been notified of in writing by the Community Manager must be brought into full compliance with all provisions and requirements of the latest edition and revisions of these Standards and Criteria. Non-compliance with this provision must be disclosed on the estoppel certificate, which could result in a lower sale price or a delay in closing.

Alteration Appeals Process

In the event that the ARC disapproves any plans and specifications, the (Homeowner may request a re-hearing by the ARC for additional review of the disapproved plans and specifications. The meeting shall take place no later than forty-five (45) calendar days after written request for such a meeting is received by the ARC, unless the Homeowner waives this time requirement in writing. The ARC shall make a final written decision no later than forty-five (45) calendar days after such meeting. In the event the ARC fails to provide such written decision within the forty - five {45} calendar days, the plans and specifications shall be deemed **disapproved**.

Upon final disapproval by the ARC, the Homeowner may appeal the decision of the ARC to Diamond Hill HOA Board of Directors within thirty {30} calendar days of the ARC's written review and disapproval. Review by the HOA Board shall take place no later than thirty {30} calendar days after receipt of the Homeowner's request for review. If the HOA Board fails to hold a review meeting within thirty (30) calendar days after receipt of the request for such meeting, then the plans and specifications shall be determined **disapproved**. The HOA Board shall make a final decision no later than sixty (60) calendar days after such meeting.

DIAMOND HILL

Master Association Inc.



In the event the HOA Board fails to provide such written decision within sixty (60) calendar days after such meeting, such plans and specifications shall be deemed **disapproved**. The decision of the ARC, or if appealed, the HOA Board shall be final and binding.

Site Improvement Standards

NOTE: These Architectural Standards and Criteria are supplemental requirements for the recorded Declaration for Diamond Hill Homeowners Association, Inc. Additional requirements may be contained in the recorded documents. Homeowners/Applicants are encouraged to review the Covenants in addition to these Architectural standards and Criteria prior to submitting an Alteration Application.

Additions to Dwelling

1. The architectural design of any and all alterations, additions and renovations to the exterior of any existing house shall strictly conform to the design of the original house in style, detailing, materials and color.
2. The height of any addition to an existing house shall not be higher than the original ridge-line and the proposed eave-line must be at the same height as the existing eave line. No alteration or improvements shall be made which provide a roof pitch that varies from the roof originally constructed.
3. All additions to houses shall be built within the building setback lines originally established for Diamond Hill or as modified by the Declarant regardless of any more lenient requirements of any local government agency. No structure may be placed within the first twenty-three (23') feet of the front yard, within seven and one-half (7 ½') feet of the side property line or within the specified setback of the rear yard.
4. All additions shall meet the minimum wind load requirements of the Southern Building Code (latest edition) concerning wind resistance and other applicable requirements. An engineer's statement of wind load capacity is required as a part of plans submitted with the Alteration Application.
5. All materials used in maintenance, repair, additions and alterations shall match those used by the Declarant or Builder as to color, composition, type, and method of attachment. The ARC may allow substitute materials if they deem these materials to be compatible with the theme of the community.
6. No additions, alterations or renovations shall be permitted if it is determined to have a material adverse impact on neighboring properties and/or the community.

DIAMOND HILL

Master Association Inc.



7. When any additions, alterations or renovations are performed to an existing house, the established lot drainage shall not be altered. Any Owner or Occupant who changes the existing grading or drainages shall be liable for all cost and expenses of repairing such changes, or any costs, liabilities, damages or causes of action arising out of such changes.
8. Storm water from a new addition roof or new grade of house terrain must not run-on neighboring property as to create a nuisance.
9. The location of all windows in a new addition must not adversely affect the privacy of adjoining neighbors.
10. No addition may extend beyond the sidewalls of the house.

Antennae and Satellite Dishes

1. All outside antennas, antenna poles, antenna masts, electronic devices, satellite dish antennas or antenna towers are subject to the approval of the ARC. Installation shall be in accordance with the latest amendments to the Federal Communications Act. It is respectfully requested that all such items be screened from view to the extent possible so as not to be directly visible from the street.

Awnings

1. No permanent or retractable awnings (metal, fabric, wood, plastic, or other materials) that is visible from the street shall be permitted.

Barbecues/Smokers/ Grills

1. Barbeque grills, smokers and built-in barbeque units shall be located within the rear side setbacks of the home. Their location must be carefully planned to minimize smoke or odors affecting neighboring properties.

Basketball Goals/Hoops

1. Backboard goals or hoops shall not be mounted on houses, garages or fences.
2. Nets must be white and maintained in good condition.
3. Portable basketball goals shall not be positioned on the sidewalks or in the roads and shall be contained within the boundaries of the driveway. When not in use, Portable basketball goals shall be stored within the structure or in a place not easily visible from the street and shall be maintained in good order, clean and in a like-new condition at

DIAMOND HILL

Master Association Inc.



all times. Backboards shall be clear and shatterproof and nets shall be secure to the rims.

Canopies and Large (diameter greater than ten (10' feet) Umbrellas

1. Canopies (fabric gazebos) and large umbrellas are temporary installations. Portable canopies are permitted only for a one (1) day event (e.g., wedding reception or party) and do not require ARC approval.
2. Canopies and large umbrellas may not be set up prior to one (1) day in advance of the event.
3. Canopies and large umbrellas must be dismantled no later than one (1) day following the event.
4. Any event where the Homeowner requires a canopy or large umbrella shall not exceed a period of one (1) day, nor is it acceptable for a 15 homeowner to have more than four (4) such events in any twelve (12) month period.
5. No other type of sun shade, tent, or canopy cover is permitted.

Clotheslines

1. Clotheslines shall only be installed in the rear yard and behind the structure.
2. They shall not be visible from the street along the front of the house and may not be located on the street side of a home on a corner lot.
3. They shall be retractable (Also see approved example at Appendix, Exhibit F, pg. 49), displayed only when in use, and used for the shortest possible time to accomplish drying clothes. Umbrella style or permanent installed posts are not permitted.

Decks and Patios

1. All decks and patios shall be in the rear yard of the lot and not visible from the street in front of the house.
2. All decks and patios shall be solid poured concrete or concrete pavers in a color to complement the color palette of the house.
3. Wooden or composite material decks may be considered based on the grade and terrain of the lot and will be reviewed by the ARC on a case-by-case basis.
4. Weeds shall not be permitted to grow in spaces between pavers.
5. Construction of decks and patios shall not adversely affect any designed and approved drainage pattern for this or any other lot.

DIAMOND HILL

Master Association Inc.



Dog Houses, Runs, Invisible Fences

1. All dog houses will be located in a fenced rear yard (excluding golf course lots) and within the side setbacks of the house.
2. The exterior colors and materials must relate to the exterior of the house on the lot on which it is located or blend with the environment. The height of the dog house may not exceed the height of the fence. As with all other structures, these are subject to the proper maintenance, care and appearance.
3. Dog houses shall be a minimum of fifteen (15') feet from any neighboring property line, and must also take into consideration safety concerns, noise minimization and the possibility of offensive odors.
4. Dog runs (partial fencing of an area), cages and kennels are not permitted.
5. Invisible fences must have approval prior to installation. Wiring must be buried no less than six (6") inches and stay inside the lot line. No alteration of the lot grade shall be permitted with the installation of such system.
6. **Regardless of the method of restraint used, including invisible fencing, pet owners are responsible for assuring their pets do not run free. Pet owners are liable for any damage or injury to persons or property caused by their pets.**

Doors

1. Doors may be replaced with doors that are similar in style and composition. Requests for replacement doors shall include pictures and color choices with the Alteration Application.

Driveways, Sidewalks and Garage Entrances

1. Driveways and entrances to garages shall be constructed of poured concrete or concrete pavers.
2. Driveways may be sealed with a clear coat sealant without ARC approval. New or replacement driveways and modifications to driveways must be approved by the ARC. Materials such as asphalt, loose gravel, stabilized rock and sand based, etc. are not permitted.
3. Any staining, decorative stamping, installation of pavers or widening of driveways must be submitted for approval and will include a lot survey, specific location of

DIAMOND HILL

Master Association Inc.



- proposed change, photo or sample of material type, color, pattern and any other appropriate details.
4. Driveway stain may only be applied to the driveway from the exterior of the garage doors to the beginning of the sidewalk. Staining of the sidewalk or driveway "apron" is **not** permitted. Refer to the Diamond Hill HOA Color Scheme biner for approved driveway stain colors (Rev 3 on 10/12/2019)
 5. Additional walk areas adjacent to the driveway which extends the driveway width not more than two {2'} feet on each side of the existing driveway will be considered for approval. The extension shall match the existing driveway in design, material, and color. Brick or concrete pavers may be considered. No driveway extension shall be permitted beyond the external sidelines of the garage, and shall not extend beyond that of the sidewalk. No widening of the driveway "apron" area is permitted.
 6. Sidewalks are not permitted to be widened and shall remain concrete except for the area of the driveway 'apron' which shall match or compliment the material of the driveway.

Elevations (change in facade) Including Reconstruction

1. Changes in the outside appearance of the facade will not be permitted unless these features were offered by the builders as an option.
2. No vinyl siding will be permitted.
3. All reconstruction including roofs shall be of the same or substantially similar material, colors, etc. as the original construction of the house.

Elevations (change in grade)

1. No owner shall excavate or extract earth {dirt} from a Lot for any business purpose.
2. No elevation changes shall be permitted which materially affect surface grade of surrounding Lots or change the flow and drainage of surface water within Diamond Hill.

Encroachment and Plantings on Common Grounds

1. No extension of the landscaping or gardens of home sites will be permitted onto Association or CDD property.

DIAMOND HILL

Master Association Inc.



2. Residents shall not put trees, bushes, plantings, bird baths, lawn ornaments, planters, bird feeders, flower pots, picnic tables, furniture, fences, walks, hedge enclosures and any other type of groupings on Association or CDD property.

Fences and Walls

General Information

NOTE: Please refer to Declaration of Covenants, Conditions and Restrictions for Diamond Hill Single Family, Article X, Section 8, and Exhibit "E" Fencing Specification Standard for additional permissions and restrictions regarding Fences and Walls.

In general, fences or walls are not encouraged within the Diamond Hill community except where they are integrated with the design of the principle dwelling and enhance the overall character of the community. Hedges and/or clusters of trees and understory shrubs are preferred. Complete enclosure of rear yards by walls and/or fencing is also discouraged as the feeling of open space and the unity of surrounding area is an important part of reinforcing the natural character of the community. Where a proposed fence or wall is deemed by the ARC to be unnecessary or unsightly and detracting from the character of the community, a landscape screen in lieu of a fence or wall may be recommended.

Homeowners may be permitted to add fences or walls to a house to privatize their lot. In such instances, special consideration shall be given to the design, location and specifications to ensure all elements are consistent with the architectural styling of the community. The materials, height and appearance of each type of fence and wall shall be established according to its location, purpose, durability and the desired visual effect, the goal being a consistent quality of placement, design and materials.

Except as installed by the Declarant, the location, type and design of all proposed fences and/or walls shall be approved by the ARC prior to installation. Unless otherwise installed by the Declarant, no chain link fences shall be allowed. No barbed wire or electrical strands shall be used as a fence or part of a fence. All fences and/or walls, where permitted, shall be of the same or complementary material and design of the house.

DIAMOND HILL

Master Association Inc.



Fences and/or walls, where permitted, shall be high enough to provide definition and privacy yet low enough to remain unobtrusive. Heights shall range from a minimum of three (3') feet to a maximum of six (6') feet. No fence or wall over six (6') feet in height shall be permitted except as may have been installed by the Declarant.

Fences and/or walls in the front yard areas shall not be permitted except where such elements are integral with the architecture of the house and, in the opinion of the ARC, enhance the character of the community.

Nothing stated in this section shall be interpreted to mean that the ARC is required or obligated to approve a fence for installation on any lot, or that because a fence has been approved on a specific lot, that it will be approved on any other lot.

Fences and Walls Specifications

The ARC has located and pre-established a community standard for three (3) fence types and one (1) masonry wall that are the only acceptable standards for the community (see Appendix, Exhibit G, pg. 50-55 for illustrations, locations, and specifications of the fences and wall. This should be viewed when reading this section).

1. The ARC's approval of any fence may be conditioned upon (without limitation) the installation and continued maintenance of hedges, and continuing maintenance provisions as to the fence and landscaping in addition to those set forth herein.
2. The owner of the lot on which the fence is installed shall maintain the fence in good order, clean and in a like-new condition at all times. All repairs shall be made using materials that are similar in grade, quality, finish, color and overall workmanship.
3. Damaged fences and walls shall be removed and disposed of, or stored inside the structure while awaiting replacement, within a reasonable time.
4. Should fences or the associated landscaping, including lawn grass not be maintained as stated herein, or as required by an ARC approval, the Association may require the owner of the fence to remove it upon thirty (30) calendar days written notice to do so.
5. No fence, wall, or hedges may be located to impede or modify the drainage design of the lot on which it is constructed, nor adjoining lots.
6. Irrigation systems should be reconfigured to provide complete coverage outside the fence or wall area.

DIAMOND HILL

Master Association Inc.



7. All fence posts and stringers must face in towards the homeowner's property so that they are not visible from outside the fence.

Privacy Fences

1. Privacy fences shall not exceed six (6') feet in height and shall be made of wood or polyvinylchloride (PVC). Fences shall conform to all manufacturer's specifications.
2. The approved fence styles shall be substantially similar to those illustrated in Exhibit G. In the case of PVC fences, all fences shall be white. Wood fences shall be wood tone solid color stained as approved by the ARC. Gates shall be in the same style and color as the fence type.

Side-yard Fences

1. Side-yard fences shall be a minimum of three (3) feet and shall not exceed four (4') feet in height. Amenity fences may be substituted for side-yard fences. Side-yard fences shall be made of wood, PVC or aluminum where an amenity fence is substituted. Fences shall conform to all manufacturer's specifications.
2. The approved fence styles shall be substantially similar to those illustrated in Exhibit G. In the case of PVC fences, all side-yards fences shall be white. Wood side-yard fences shall be of wood tone solid color stain and where amenity fences are substituted, aluminum fences shall be black or dark green as approved by the ARC. Gates shall be in the same style and color as the fence type.

Amenity Fences

1. Amenity fences shall be a minimum of three (3') feet and shall not exceed four (4') feet in height and shall be made of aluminum or PVC. Fences shall conform to all manufacturer's specifications.
2. The approved fence styles shall be substantially similar to those illustrated in Exhibit G. In the case of PVC fences, all amenity fences shall be white. Wood amenity fences shall be wood tone solid color stained as approved by the ARC. Gates shall be in the same style and color as the fence type.

DIAMOND HILL

Master Association Inc.



Masonry/Privacy Walls

1. Walls can be utilized as an architectural statement, serve as planters or simply provide screening and privacy. Masonry/privacy walls may not exceed six (6') feet in height and shall be constructed of eight (8") inch concrete blocks and stucco finish.
2. Paint color shall always match the exterior base color of the house. Painted concrete block walls are prohibited.
3. Walls may be constructed of pre-colored brick or stone. The brick or stone shall be compatible with accents on the house.
4. The use of decorative tile or stucco banding is encouraged to offer interest and architectural flair to the walls.

Fence and Wall Locations

The placement of a fence or wall on a lot has a direct impact on adjoining lots and on the streetscape. The following section addresses both the location of the fence or wall on a lot and the type of fence that is mandated for certain lots due to the impact of the fence or wall on adjacent lots, amenities, or the streetscape. Exhibit G, pages 46-51 provide typical fencing layouts, and illustrates the placement of the fences on typical non-amenity lots and typical amenity lots.

Fence and Wall Locations on the Lot

1. **No fencing of any type is permitted on a golf course lot. No plants, shrubs or hedges may be planted or intended as a natural fence. Trees may be planted in the five (5') foot golf course easement in accordance with Declaration of Covenants, Article XIV, Section 4.**
2. On a non-amenity interior lot, privacy fencing is permitted.
3. Fencing must be placed along the rear and sidelines of the lot lines.
4. Side-yard fencing must be set back no less than ten (10') feet from the front elevation of the house.
5. If a fence exists on an adjoining interior Lot, the new fence must attach to the existing fence regardless of its setback.
6. When adjoining a fence to an existing fence on a corner Lot condition, special considerations shall apply. The ARC shall require a site plan showing the proposed fence location and the proposed attachment to the existing fence. The ARC shall make its decision on a case-by-case basis.

DIAMOND HILL

Master Association Inc.



7. Placement of a fence on the street side of a non-amenity corner Lot shall require a fifteen (15') foot setback from the side property line, in addition to the ten (10') foot setback from the front elevation of the house. Amenity fencing is required on the street side.
8. On an amenity Lot, two (2) types of fences (Privacy and Amenity) are permitted (see Fencing and Wall Specifications above).
9. Privacy fencing must be placed along the side of the property line no less than ten (10') feet from the front elevation of the house, and must terminate on the same horizontal plane as the rear elevation of the house. Pool enclosures are not to be included in the measurement.
10. At the point of termination of the privacy fence, a transitional section shall be placed and the remainder of the fence shall be the amenity specification (see Appendix, Exhibit G, pg. 51 - Transition Detail).
11. Corner Lots shall be required to utilize the amenity standard on the street side of the Lot, set back fifteen (15') feet from the front elevation of the house.
12. The location and placement of walls shall be considered on a case-by-case basis and shall closely align with the requirements for the placement of fences above.
13. Signatures from neighbors on all sides of the property where fencing will be installed must be on the Alteration Application at the time of submittal to the ARC. The purpose of the signatures is to notify the owners that workers will be installing a fence and may inadvertently trespass on their property or have materials on their property.

Firepits

1. Outdoor wood burning is prohibited except in a permanent or portable firepit used on an uncovered patio or an open area of pavers or concrete within the rear yard. When not in use, a portable firepit shall be stored in an area not visible from the street. The portable firepit must have a screen wire mesh covering, be freestanding and kept in good working condition. Permanent firepits require an Alteration Application before construction begins.

Flags and Flag Poles

1. In accordance with Florida Statutes 720.304, any homeowner may display one (1) portable, removable official flag not larger than four and one-half (4 ½') feet by six (6') feet, United States flag or one official flag of the State of Florida in a respectful

DIAMOND HILL

Master Association Inc.



- manner, and one (1) portable removable flag not larger than four and one-half (4 ½') feet by six (6') feet, which represents the United States Armed Services or a POW-MIA flag.
2. Portable flag poles are permitted on the street side of the house and (must be installed on the front of the house or garage. No flag poles shall be attached to the side of a house or garage. Portable flag poles mounted to the front of the house or garage do not require ARC approval, provided the following guidelines are followed and maintained.
 - a. The flag and pole must be capable of being removed in ten (10) minutes or less by one person.
 - b. Poles shall not be left attached to the house without a flag displayed from it.
 3. A free standing flag pole not to exceed twenty (20') feet in height may be installed in a location that does not interfere with the line of sight at an intersection, does not interfere with power lines or tree limbs, is not within an easement and does not present a hazard to drivers or pedestrians. Free standing flag poles require an Alteration Application.
 4. The pole must be constructed with high pressure fiberglass or anodized aluminum. Preferred colors are Bronze, Black, White, clear satin finish on anodized aluminum. The pole must be able to withstand wind speeds of 130 mph or be of a design that allows lowering of the pole.
 5. Flag poles and attachments shall be kept in a clean and maintained condition and flags shall be replaced if faded, tattered, or in poor condition.

Fountains, Sculptures, Garden Art

1. All fountains or sculptures over two (2') feet tall require ARC approval, and require supporting documentation with the Alteration Application (See Supporting Documents/Materials section J page 6). Any fountains or sculptures in the rear yard that cannot be seen from the street and do not obscure the view from an adjacent lot, are permitted to be installed without ARC approval.
2. Any fountains, sculptures, garden art that are not properly anchored must be removed during severe (tropical storm/hurricane) weather.
3. Each homeowner may place one (1) fountain and/or two (2) sculptures at the front of the house.

DIAMOND HILL

Master Association Inc.



4. Overall height of any fountain or sculpture shall not exceed five (5') feet. Overall width or diameter shall not exceed three (3') feet.
5. Fountains or sculptures shall be constructed of concrete, stone, plaster, granite or other similar material. Fountains or sculptures constructed of plastic are not permitted.
6. Fountains and sculptures shall be a natural color of the material, or a color that compliments that of the body or trim of the house.
7. Any electrical or plumbing material or equipment needed for the operation of the fountain shall be hidden by landscaping design or otherwise obscured from view.
8. Garden Art or decorative embellishments include those on lawns, landscape beds, entryways and those mounted on the house that are visible from the street or common area. Garden art include, but are not limited to animal figures, angels, pottery and potted plants, wind spinners, bird baths, bird feeders, bird houses, squirrel houses, gazing globes, plaques, sun dials, tiki torches, sports banners, etc. (collectively considered Garden Art) no larger than two (2) square feet are permitted without ARC approval, provided the following guidelines are followed:
 - a. **All Garden Art must be removed and stored inside the dwelling upon issuance of any storm warning of a tropical storm or higher.**
 - b. Garden Art items less than two (2) square feet are limited to a total of eight (8) within the front yard visible from the street. Corner Lots are permitted to have up to four (4) additional items for a total of no more than twelve (12) garden art items visible from the street(s).
 - c. Decorative buckets to catch A/C water are permitted as long as they are aesthetically pleasing (plastic paint buckets shall not be used).
 - d. Potted plants, not to exceed five (5) in number may be placed in the front yard, entryway or one (1) on each side of the garage door. Pots must be kept in good condition at all times and must be continually planted with live plants. Dead plants and empty flower pots must be removed immediately. Pots must be made of clay, masonry or other traditional garden material. Plastic pots or containers are not permitted in the front yard of the home.
 - e. Artificial grass is not permitted.
 - f. Garden Art and flower pots displayed in sets of two (2) or more will be counted individually. For example, a ceramic duck with two (2) ducklings is three (3) art items.

DIAMOND HILL

Master Association Inc.



Front Entry of Home

1. The front entry into the home may not be screened and must be left open as constructed by the builder of the home.
2. The front entry shall not be used for storage of any kind.

Garage

1. No garage shall be enclosed or converted into a living area and must at all times be used as a garage for car storage or storage of Owner's personal property.
2. Retractable screening may be allowed on garage door openings. Permanent screening on garage doors is not allowed.
3. For security and aesthetic purposes, garage doors shall remain closed when the garage is not in use.
4. Stand-alone and/or secondary garages accessible by side or rear yards are not approved.
5. Replacement of garage doors shall meet all Hillsborough County codes
 1. at the time of replacement. If there is more than one (1) garage door and a new door cannot be an exact match, then all doors must be replaced at the same time.
6. Garage doors shall be painted the same color as the body of the house. Design monograms and anything other than a solid door, with the exceptions of window panes in the top-most panels of the door, are not approved.

Garbage and Trash

All garbage cans, recycling containers and other refuse containers shall be kept inside the garage or in the side or rear yard, screened to conceal them from view of neighboring Lots and streets, except on the day of collection. ***(Tip: If storing garbage cans inside the garage/ placing one or two untreated charcoal briquettes inside the containers after each trash pick-up will help to eliminate odors).***

1. Acceptable screens shall be of material and color compatible with the design of the home and may include landscaping, privacy-type screens or fencing.
2. If enclosed, overall height of the enclosure, including posts shall not exceed four (4') feet. Overall length shall be kept to a minimum necessary to accomplish the screening. Overall width may not block side yard access to the rear yard.

DIAMOND HILL

Master Association Inc.



3. Garbage cans shall not be placed at the street for pick up earlier than seven (7:00) p.m. the night before scheduled pick up day, and containers shall be removed whether, empty or full, from sight the same day as scheduled pick up. All food refuse shall be placed in a covered receptacle to avoid scavenging animals. Plastic bags with food refuse placed outside of receptacles are not adequate.
4. Garbage and trash may not be accumulated or stored on any portion of the Lot.
5. Open burning of garbage, trash or other refuse is not approved.

Garden Hoses

1. Garden hoses shall be on a hose rack attached to the house or on a portable station. Hoses may also be neatly coiled on the ground in a planting bed. **Note: This does not require ARC approval.**

Gas Tanks (Propane and/or Natural)

1. Other than for portable gas grills, any gas tanks intended for indoor appliances and fireplace uses or for heating of swimming pools and/or spas, shall be buried and not installed above ground.

Generators

1. Permanent or hard-wired generators may be installed and mounted on a concrete pad. These generators are normally hard-wired to the house's electrical system and run off propane.
2. The generator shall be installed at the rear of the house.
3. Generators shall be screened from view from the street with shrubs or other landscaping under the same guidelines as those for screening swimming pool equipment.
4. The generator enclosure box shall be painted to match the exterior body color of the house unless located within a privacy fenced yard.
5. The generator may **only** be operated when there is a power outage or for the briefest possible time to test it as required by the manufacturer.
6. Portable generators shall be stored in the garage and only placed outside during periods of a power outage. They shall be operated in accordance with the manufacturer's direction and located as far as possible from all adjacent houses.

DIAMOND HILL

Master Association Inc.



Gutters

1. Gutter and downspout material shall match or harmonize with the existing colors of the house.
2. Homeowners shall maintain any gutters and downspouts to always present a clean and neat appearance.
3. Damaged gutters and downspouts or portions thereof, shall be removed, disposed of, and repairs made within a reasonable time.
4. The outflow of water from such gutters and downspouts shall not be directed to any portion of land so as to cause a gully, dip, hole or other impediment to the drainage of any lot.
5. Installation of gutters and downspouts are permitted without ARC approval provided the above guidelines are followed.

Heating and Air Conditioning Equipment (HVAC)

1. HVAC equipment shall be screened from view from the street with shrubs or other landscaping under the same guidelines as those for screening swimming pools.
2. No air conditioners shall be mounted through a window or door, hung on an exterior wall or mounted on a roof.
3. Replacement of HVAC components shall be in their original components' location unless approved by the ARC.

Holiday Decorations

Holiday decorations do not require ARC approval and homeowners must abide by the following guidelines:

1. Holiday decorations and lighting shall not be installed more than thirty-one (31) calendar days prior to any holiday.
2. Holiday decorations and lighting shall not create a nuisance to the adjacent residents or the community. Lighting must not be directed so as to shine into passing traffic, or into a neighbor's home.
3. All holiday decorations and lighting must be completely removed within twenty-one (21) calendar days after the holiday.
4. Holiday displays in the front entryway and on the front door, along with traditional holiday lighting do not require approval from the ARC.

DIAMOND HILL

Master Association Inc.



House Numbers

To aid emergency response personnel, deliveries and to conform to Hillsborough County ordinances, each home shall have readily visible address numbers permanently attached to the front of the house, preferably over the garage doors where they are clearly visible to the street.

Hurricane Shutters

1. Hurricane shutters include temporary and permanent types.
2. Hurricane shutters may only be installed (if temporary) or shut/closed (if permanent) upon issuance of a tropical storm or hurricane "watch".
3. All shutters (temporary and permanent) must be removed or opened within five (5) calendar days after the hurricane has passed, or the warning/watch has been cancelled.
4. Shutter installation, removal and verification of hurricane certification are the responsibility of the homeowner.
5. Shutters shall not be used to secure a home, vacant or occupied, for a period of time outside that described above.
 - a. All permanent hurricane protection material (shutters and/or film) shall be maintained in good, safe and neat order and be replaced with like material when torn or damaged to a point of unusable condition as soon as reasonably possible. **(For examples of approved hurricane shutters, please see Appendix, Exhibit A, pg. 43).**
6. Temporary shutters do not require ARC approval and shall be permitted pursuant to the following requirements:
 - a. Temporary shutters include any standard certified window protection material, such as but not limited to, corrugated steel, aluminum, fabric/mesh, polycarbonate, etc.
 - b. Duct tape does not protect your home and is not certified window protection material and therefore is not recommended.
 - c. Mounting studs, brackets and other hardware that remain attached to the structure following removal of temporary shutters shall match the color of the house where installed so as to minimize the visual impact of the overall structure.
 - d. No part of the permanent mounting system shall protrude from the surface of the structure by more than two (2") inches. Should this hardware be attached

DIAMOND HILL

Master Association Inc.



near a window with a lip or a ledge that extends beyond two (2") inches, the hardware shall be attached as close as possible to the house while allowing the clearance needed for proper placement of the temporary shutters.

- e. Shutters must be stored inside the structure when not in use.
7. Permanent shutters require ARC approval and shall be permitted pursuant to the following requirements:
- a. Permanent shutters are those that are attached to the structure and remain in place at all times. They shall remain in the 'open' position except for a period of time as described above.
 - b. Permanent shutters include any certified window protection material, such as but not limited to accordion windows/doors, roll down shutters, colonial and others upon approval.
 - c. Colors of shutters shall match that of house or trim as close as possible.
 - d. A photo sample of the type and color of permanent shutters shall be included with the Alteration Application.

Irrigation System

1. An irrigation system may be installed in the front, side and rear yards of the house.
2. For houses where there is no irrigation system or where the irrigation system is not functioning, the lack of an irrigation system does not relieve the homeowner of the responsibility of maintaining the lawn and landscaping to the minimally accepted standards.
3. In periods of extreme drought and tightened water restrictions, the Association will waive the portions of the community standards requiring the replacement of dead grass and landscaping until the restrictions are lifted. After the restrictions are lifted, all dead grass and landscaping shall be replaced within thirty (30) calendar days.
4. Installation of drilled wells require ARC and County approval.

Landscaping

General Information

Certain areas have been designated as open space, wetland or preserves within the community and shall be maintained by regulatory authorities and as described in specific permit conditions and in the Declaration. No Owner or Occupant may mow, trim, remove vegetation,

DIAMOND HILL

Master Association Inc.



fertilize, apply chemicals, maintain, alter or modify any area not owned by the Owner without expressed approval by regulatory authority.

The addition or removal (with the exception of dead trees or plants) of any landscaping on a homeowner's lot is a landscape change and requires a landscaping plan attached to an Alteration Application requesting approval prior to commencing the change. The landscaping plan should include the quantity, approximate size and types of plants and must detail the location of beds and planting materials.

The following Specifications and Standards shall apply:

1. Individual plantings of annuals and other plantings which are seasonal in nature, may be planted in existing beds without approval of the ARC.
2. Specific plants wholly contained within any builder defined planting beds may be removed, replaced or changed for an alternate plant at the homeowner's discretion provided such plant is not commonly considered a weed or invasive species. (For more information on plants, trees, vines, etc. that are known to be invasive or non-friendly to this area, please refer to <http://plants.ifas.ufl.edu/education/district4.html>.)
3. Any enlarging of an existing plant bed or additional beds to be installed shall be subject to the approval of the ARC.
4. Removal of any tree over eight (8") inches in diameter at chest height, or addition of any trees to the property either within the lot lines or easements, shall be subject to approval of the ARC.
5. At no time shall any front yard grass area be reduced to less than fifty (50%) percent grass, nor paved over, covered with stones, gravel, or asphalt, unless initially constructed as such.
6. Any modifications to rear yards that include, but is not limited to installation of decking, pavers, concrete, stones, landscape beds, pools/screen rooms and the like require ARC approval as well as applicable permits by the county or other governing agency.
7. Hedges may be planted as a means of privacy. (*See Fences and Walls section on pg. 18*).
8. Trees and shrubs should not be planted any closer than five (5') feet from any property line unless approved by the ARC.

DIAMOND HILL

Master Association Inc.



9. Trees, hedges and shrubs that restrict sight lines for vehicular traffic shall be trimmed back or removed.
10. Landscape architectural features may include such items as benches, planters, fountains, planters, lights, etc. as an integral part of a landscape design. Drawings must be provided which clearly show the location, size, and materials planned for these features.

Mulch, Rocks, Stones and Compost Bins

1. Mulch material should remain woodchips as originally designed. Specific woodchip types can be substituted with another wood type provided that all mulch material in all beds is consistent. Any alternate mulch materials such as pebbles, shells, rock, recycled rubber, etc. shall be subject to the approval of the ARC and require supporting documentation to be submitted with the Alteration Application (*See Supporting Documents/Materials section, page 6*).
2. All mulch installation shall cover the whole bed with no bare ground showing.
3. Shrubs or groundcover planted in mass shall have a continuous mulch bed.
4. No decorative rock shall be permitted as ground cover.
5. No more than three (3) rocks of varying sizes shall be used as decoration in a landscape. The largest rock shall not exceed forty-eight (48") inches (') in any measurement.
6. Trellises, Lattices, Arbors and Arches may not be installed in the front or side of the home. No more than three (3) of these structures combined may be installed on the Lot and may only be installed within a fenced in back yard. They may not be taller than seven (7') feet and must be anchored to meet all wind codes.
7. Vegetable, Herb and Cutting gardens are permitted and shall be properly maintained before, during and after the growing season, and confined to a fenced rear yard. Plants shall not exceed fence height.
8. Composting is only permitted in commercially manufactured bins, covered at all times, and designed specifically for suburban composting and must have ARC approval prior to placement on the Lot. Bins shall be located a minimum of fifteen (15') feet from neighboring property lines. In the event an adjoining property Owner complains regarding odors, rodents, or other animals that are attracted to the bin, the Association will notify the Owner in writing and the bin shall be immediately removed.

DIAMOND HILL

Master Association Inc.



Landscape Borders and Edging

General Information

Landscape edging that includes plastic mini-fence, wood mini-posts, faux or natural river rock and stones, pre-cast bricks, scalloped pavers or other decorative concrete curbing is acceptable material. Railroad ties or other dimensional lumber are not approved. Additional types of edging may be permitted pursuant to the following Standards. (See Appendix, Exhibit C, pg. 47 for examples of approved Landscape Borders and Edging).

1. Plastic edging (standard roll edging) is permitted without ARC approval and edging color must be black, brown or green.
 - a. Plastic edging is properly installed when grass height covers ninety (90%) percent of the edging; secured by stakes or other anchoring device, and shall be maintained at all times.
2. Mini-fence edging is permitted without ARC approval and should match, blend, or otherwise compliment the overall look of the structure, planting beds and surrounding areas.
 - a. Mini-fence edging is properly installed when the entire stake pieces are buried into the ground, and shall be maintained at all times.
3. Wood mini-posts, pre-cast bricks, scalloped pavers are permitted without ARC approval and should match, blend, or otherwise compliment the overall look of the structure, planting beds and surrounding areas.
 - a. Mini posts must be of a wood-like color such as brown or tan.
 - b. Pre-cast bricks or scalloped pavers must match or compliment the base or trim color of the house.
 - c. Proper installation of wood mini-posts, pre-cast bricks, scalloped pavers is when forty (40%) percent of its height is buried and secured by backfilling with dirt or mulch and shall be maintained at all times.
4. Faux or natural river rock and edging stones are permitted without ARC approval in accordance with the following requirements:
 - a. Rocks or stones shall be no larger than fourteen (14") inches across and ten (10") inches high.
 - b. Trimming of the lawn shall include all areas up to the outer edges of the rocks or stones in order to present a neat and clean appearance.

DIAMOND HILL

Master Association Inc.



- c. Proper installation is when the rocks or stones appear to be "settled in the ground" and not simply placed on the lawn or planting bed, and shall be maintained at all times.
5. Concrete curbing must be submitted to the ARC for approval prior to installation and require supporting documentation with the Alteration Application (*See **Supporting Documents/Materials** section, page 6*).
 - a. Curbing color should match, blend, or otherwise compliment the overall look of the structure, planting beds and surrounding areas and shall be maintained at all times. No painting or staining will be allowed after pouring. (*Also see Appendix, Exhibit B, pg. 43 for examples of approved Concrete Curbing*).

Landscape Lighting/Flood Lights

1. Landscaping lighting, solar or wired, may only be installed in landscaping beds, at the base of trees and along the walkway from the front door to the driveway. It may not be installed along the sides of the driveway, adjacent to the sidewalk or between the sidewalk and the street. Individual light fixtures shall be black, white, or natural metal (silver, gold, bronze, copper) in color.
2. Post mounted lights shall not exceed twelve {12"} inches in height from the top of the fixture to ground level.
3. Lighting shall be low level and recessed to shield the source of light. Tree mounted lights are not approved.
4. Junction boxes and other hardware shall be placed below grade or screened by landscape material to minimize daytime visibility.
5. Lights may not shine onto other properties or onto the sidewalk or street.
6. Rope lighting is only permitted for holiday use. (*See Appendix, Exhibit D, pg. 44 for examples of approved Landscape Lighting*).

Lawns

1. All Lots shall have grassed front, sides and rear lawns.
2. Lawns shall be maintained in accordance with adopted policies that define the minimum community standards.
3. All lawns shall be irrigated or manually watered at a frequency necessary (or as restricted by the County) to maintain a healthy appearance.

DIAMOND HILL

Master Association Inc.



Lawn Furniture

Outdoor lawn furniture is permitted without ARC approval given the following requirements are met and maintained.

1. No furniture designed for interior use is permitted to be placed, stacked or stored outside of the home, particularly in front or the sides of the home.
2. Small chairs and small tables are permitted for those floor plans that include a paved or concrete front porch area.
3. A single bench of concrete, wood or iron may be used in the landscape bed area at the front of the house or in front of the single garage section of a three (3) car garage home, as long as such bench does not exceed four (4') feet in length.
 - a. No plastic or PVC furniture is permitted. Approved material is wood, wicker or iron.
 - b. Homeowners shall maintain any outdoor furniture to always present a clean and neat appearance.
 - c. Damaged outdoor furniture shall be removed and disposed of, or stored inside the structure while awaiting replacement.
4. Benches, swings, rockers and patio style furniture is not approved for placement in front of the home.
5. **All lawn furniture must be removed and stored inside the dwelling upon issuance of any storm warning of a tropical storm or higher.**

Lighting

1. All exterior lighting shall be consistent with the character established in Diamond Hill and be limited to the minimum necessary for safety, identification and decoration.
2. Owners may not install security spotlights or flood lights unless lights are activated by a motion sensor.
3. No spot lights, flood lights or other high intensity lighting will be placed or utilized upon any house so that the light is directed or reflected on neighboring property, creates a nuisance or hazard to any owner or resident.
4. Bug lights are not approved.
5. Rope lighting is only permitted for holiday use.

DIAMOND HILL

Master Association Inc.



Lightning Rods and Brushes

1. Lightning rods and brushes may be installed and shall be done in a manner that is least obtrusive and uses the minimum number to accomplish the desired purpose. ARC approval is required.
2. Lightning rods shall not be allowed to fall into disrepair. Any lightning rods needing repair or replacement shall be repaired or replaced immediately or completely removed.

Outbuildings, Sheds, and Containers

1. Temporary or permanent utility or storage shed or storage building will not be approved.

Painting and Approved Color Schemes

1. Only those colors noted in the approved Sherwin Williams binder of Homescapes Signature Collection of Color Schemes for Diamond Hill are permitted.
2. Prior to painting, each Owner must submit to the ARC a color plan showing the color of all exterior surfaces including samples of the actual colors to be applied.
3. All colors are from the Sherwin Williams collection; however, you may use the paint manufacturer of your choice as long as the color has been matched to the Sherwin Williams color and is substantially the same.
4. Alteration Applications without color samples will be returned.
5. The body and trim color schemes shown on the color palettes must stay together and are not interchangeable with the other schemes.
6. The exterior of the house and garage door colors must be the same.
7. The front door must be a color shown in the scheme selected, and if the home has shutters, they must be the same color as the front door.

Please refer to the Color Scheme binder located at the Diamond Hill club house, and on the Diamond Hill website.

Play Equipment and Play Structures

All play equipment or play structures that will be visible from the street, including those rising above a fence, require prior approval by the ARC. Play equipment and play structures include, but are not limited to swing sets, jungle gyms, toddler playhouse, climbers, children swimming pools, soccer goals, tether ball, trampolines, basketball goals and nets, etc.

DIAMOND HILL

Master Association Inc.



1. Alteration Application submissions shall include a photo of the play equipment or play structure (if possible), a survey of the lot and intended placement, dimensions, material and color.
 - a. Multi-colored play equipment shall not be visible above the fence line from outside the lot.
2. Approved height and placement are subject to Lot size and impact on neighboring Lots which may be determined by a site visit by a member of the ARC.
3. The play structure's visual impact to the neighborhood must be buffered as much as possible via approved fencing or landscaping. Since fencing and landscaping are subject to ARC approval, it is strongly recommended that these be submitted with, or prior to the Alteration Application for play equipment.
4. Play equipment shall only be erected in the rear of the home.
5. Play equipment or play structures must be set back a minimum of five (5') feet from any property line.
6. All play equipment and play structures must be maintained on a regular basis by the Owner.
7. Construction material must be of wood or plastic. Aluminum or metal tubing is not approved.
8. The highest point of any play structure or equipment may not exceed twelve (12') feet.
9. Any platforms shall not exceed five (5') feet, nor exceed thirty-six (36 sq. ft.) square feet in area. Canopies, banners or covers shall be earth -tone (such as olive, tan or brown).
10. Tree houses are not permitted.
11. No plumbing, electricity, or air conditioning may be installed in or attached to any plat equipment or structure.
12. Portable basketball goals/hoops are allowed. (*see pages 14-15*).
13. Trampolines may not exceed twelve (12') feet in diameter.
14. Temporary inflatable play equipment may be used in the front or rear yard but may not be out overnight.
- 15. All portable play equipment and structures must be removed and stored inside the dwelling upon issuance of any storm warning of a tropical storm or higher.**

DIAMOND HILL

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Rain Barrels/Rain Chains

1. Rain barrels designed for the purpose of capturing rain from the gutter systems may be used on the side and rear of the house.
2. Barrels shall be placed within an existing landscape bed and screened with plants.
3. Barrels may not exceed three (3') feet in height and shall be earth tones in color.
4. Rain chains may only be used in the rear of the house.

Reflectors

1. Reflectors are not permitted in Diamond Hill Community.

Roofs

1. Roofs shall be cleaned within thirty (30) calendar days of notice by Community Management.
2. Roof material shall be high grade architectural (dimensional) shingles.
3. When replacing roof material, colors shall be the same, or as close to the C - same color as originally installed by the builder. Colors of greens, blues, and reds will not be approved.
4. Roof extensions (carport or overhangs) for a car, boat, equipment or any other purpose is not approved.

Screen Enclosures and Sunrooms

1. Screen enclosures may have shingled or screen roof structures. Shingles must match the existing shingles on the house and the structure shall maintain the rear setback as required by County code. An insulated panel aluminum roof may be considered.
2. Roofline may not exceed the height of the house.
3. Screen roofs may not be flat but must have an architectural feature such as a mansard, gable or pitched design.
4. Sun room walls shall have a stucco finish to match the existing house.
5. Vinyl windows will be allowed with frames that match the color of the existing window frames.
6. Irrigation systems may require modification as a result of adding a screen enclosure, patio or sun room. This should be part of the Alteration Application.

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Screen and Storm Doors

1. Screen doors are not approved for the front of the home. Screen/storm doors are permitted at the back of the house.
2. Storm door frames shall be of a color to closely blend with the trim around the existing door.
3. Screening shall be maintained in good condition at all times. Any torn or ripped screens shall be replaced immediately.
4. Decorative grilles or bars may be considered on screen/storm doors.
5. All storm doors must be full glass as shown in the example. *(See Appendix, Exhibit E, pg. 45 for examples of approved Screen and Screen/Storm doors).*
6. Security doors (metal grills or bars) are not approved.

Shutters

1. Shutters must appear as an integral part of the building elevation and must be made of materials that complement the home and neighboring properties.
2. Shutters shall be painted to match the color of the front entry door.

Signs

1. **"For Sale"** and **"For Lease"** signs must comply with the Diamond Hill sign design. Homeowners who wish to sell or lease their home shall notify the selling or leasing company of this requirement. Community Management can advise the real estate agent where to obtain the Diamond Hill approved signs.
2. "Protected by Alarm" signs are authorized in landscaping near the front and rear doors.
3. Contractor advertising signs for products or services are permitted only while work is being performed. A "permit board" displaying a building permit from the applicable government agency is allowed if that agency requires it to be conspicuously posted.
4. Political signs are limited to two (2) signs no larger than twenty-four (24") inches by thirty-six (36") inches. Political signs may be displayed for two (2) weeks prior to an election and must be removed on the day following the election.
5. Other signs (open house, birthday party, graduation, welcome home, etc.) may be permitted for a reasonable period of time.

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Skylights and Solar Tubes

1. Skylights and Solar Tubes are permitted and must be integrated as part of the roof design. The color of the framing should blend with the roof shingle color.

Solar Panels - Photovoltaic and Solar Tubes

1. Per Florida statute, these Standards and Specifications cannot prohibit the installation of solar panels. The ARC may recommend an installation location on the roof to provide a more aesthetic look so long as such recommendation does not impair the effective operation of the solar collectors.
2. Solar panels and related appurtenances and equipment shall be designed, constructed and installed on the roof to appear as an integral part of the home's architecture.
3. All pipes must be of a color to blend with the roof shingles and color of the home.
4. Ground mounted solar collectors are discouraged, but may be allowed within a fenced area of the yard and shall not exceed the height of the fence.

Swimming Pools and Spas

1. Any swimming pool to be constructed upon any home site shall be subject to review by the ARC. The design must incorporate at a minimum, the following:
 - a. The composition of the material must be thoroughly tested and accepted by the industry for such construction.
 - b. Pool filter equipment must be placed out of view of neighboring properties and the noise level to neighboring properties must be considered when locating equipment. The need to screen equipment may be necessary. All screening must have prior approval of the ARC.
 - c. Pool heating equipment must comply with all applicable building, zoning and fire codes.
2. Pools shall be of the in-ground type. Above ground pools are not approved. The elevation at the top of the pool shall not be over two (2') feet above the natural grade of the Lot unless approved by the ARC.
3. When pool decking requires a vertical retaining wall above the finish grade of the Lot, the retaining wall shall be constructed of gravity stone, concrete or reinforced masonry units (concrete block). If concrete or concrete block is used, it must have a stucco finish and be painted to match the body of the house. The finish material of a

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retaining wall must be reviewed and approved by the ARC. Wood retaining walls are not approved.

4. For most Lots, the pool will be required to be located within the side setbacks of the home; however, each application will be reviewed on a case-by-case basis in order to accommodate special Lot conditions.
5. Pools shall not be permitted on the street side of the residence, and if a corner Lot, must be screened (fenced) from the street.
6. Spas or Jacuzzis shall be of the in-ground type with the exception of above ground types not exceeding three (3') feet in height above the existing grade level. They shall be located in the rear yard and screened (fenced) from the street view and the view of any neighboring property.
7. Screening of the pool is required either by fencing the property or by a screen enclosure that totally encloses the pool. Landscaping may be installed to provide privacy for screened enclosures. Landscaping for this purpose must obtain ARC approval prior to installation.
8. An irrigation system that was moved to accommodate the pool installation must be reinstalled to insure proper coverage of lawn and landscaped areas of the Lot.
9. Pool heating equipment must comply with all building, zoning and fire codes. Please refer to Solar Panels on page 39 when installing solar heating equipment.
10. Pool heaters and pool filters shall be screened from view from the street by either a fence or landscaping. Screening plans must be included with the pool Alteration Application submitted to the ARC.

Tree Trimming

The Board of Directors and the Architectural Review Committee (ARC), following the recommended and proven pruning techniques for canopies and roots of Hillsborough County, has developed the following Tree Design Standards for Diamond Hill.

1. Pruning (for trees with at least 4" Diameter at Breast Height (DBH – 4 ½ feet)
 - a. The maximum recommended limit to the amount of pruning you can do to a tree is 25% of the trees canopy. Excessive pruning may result in corrective or enforcement actions by the County and the Association.
 - b. Palm Trees – Dead or Dying prawns must be removed.

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- c. Any Tree(s) that overhang the sidewalk must be pruned or cut back to provide a minimum of eight feet (8') of clearance measuring from the sidewalk to the overhanging branches. (see Exhibit H pg. 52)
- d. Tree(s) that overhang the travel way/roadway must be pruned or cut back to provide a minimum of fourteen feet (14') of clearance. (see Exhibit H pg. 52)
2. Technique – Structural pruning consistent with the American National Standards Institute “ANSI A300 Standards”. (Sidewalk and street clear zones should be a uniform height to avoid a lopsided canopy).
3. Root Barriers to be required for all new or replacement street trees
 - a. Depth 24”
 - b. Distance Past Root Ball Required: 5 ft. past center of trunk going both ways
 - c. Placement: Root protection on both sides of the tree on the street side (curb) and sidewalk side
 - d. Brand and Type – 3 arborists have been consulted and their recommendations :(*Modular root barrier panels, minimum .06-inch gauge*) (*Villa Root Barrier, Deep Root, NDS*)
4. Frequency
 - a. Initial Corrective Maintenance – Immediate
 - b. Next Trimming – 9 to 10 months later
 - c. Ongoing – Once every 3 years or sooner as needed

Tree Removal

The Association requires all homeowners to submit an ARC application when requesting to remove any tree on the homeowners lot. All requests must adhere to County guidelines and obtain applicable permits when requesting to remove any tree on the lot. Street Trees are Association property and must have approval from the ARC in order to remove. Removal of Street Trees without authorization by the Association will result in corrective or enforcement actions by the County and the Association. Additional County requirements can be found at the following link:<https://www.hillsboroughcounty.org/library/hillsborough/media-center/documents/development-services/permits-and-records/permits/natural-resources/hillsborough-county-tree-removal-guide.pdf>

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Walkways and Pathways

1. Walkways may be installed from the driveway to a side garage door or fence gate leading to the back yard.
2. Walkways shall be of a material to match or complement the existing material of the driveway or walkway.
3. Pathways may be installed in landscape beds to allow crossing of the bed to a lawn or sidewalk. Pathways shall be of a material to match or complement the existing material of the driveway or walkway.

Water Softeners

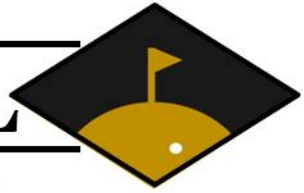
1. Installation of water softeners usually requires a County permit. Please check with the County Building Department.
2. Discharge from water softeners shall be routed to an open-air sanitary waste line or it may dump into a laundry tub or sewer line with a "P" trap. It shall not drain to the outside open areas.
3. Water softeners shall be screened from view from the street by either a fence or landscaping. Screening plans must be included with the water softener Alteration Application submitted to the ARC.

Windows - Replacement, Tinting and Treatments

1. Originally installed windows may be replaced with windows of similar style. Replacement window frames shall match existing window frames unless all windows in the home are being replaced at the same time in which a request to change style or color may be considered by the ARC.
2. Owners may request to install energy conservation film on windows. Window tinting film applied to the interior of the windows shall be gray in color with no more than twenty-one (21%) percent solar reflectance and no less than thirty (30%) percent light transmittance.
3. The degree of darkness allowed for non-reflective tinting shall remain with the ARC on a case-by-case basis. All tinting requests must include a sample of the material to be used and the sample will remain with the Alteration Application and will not be returned.
4. No silver, gold or bronze reflective colors are permitted. Reflective tinting or mirror finishes (to include aluminum foil) is not approved.

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APPENDIX:

Exhibit A:

Hurricane Shutters



Exhibit B:

Stamped Concrete Curbing



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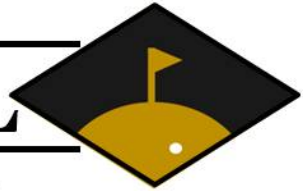


Exhibit C:

Landscape Borders



Exhibit D:

Landscape Lighting



Exhibit E:

Storm Doors



Exhibit F:

Retractable Clothesline



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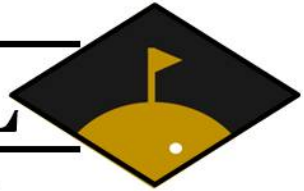
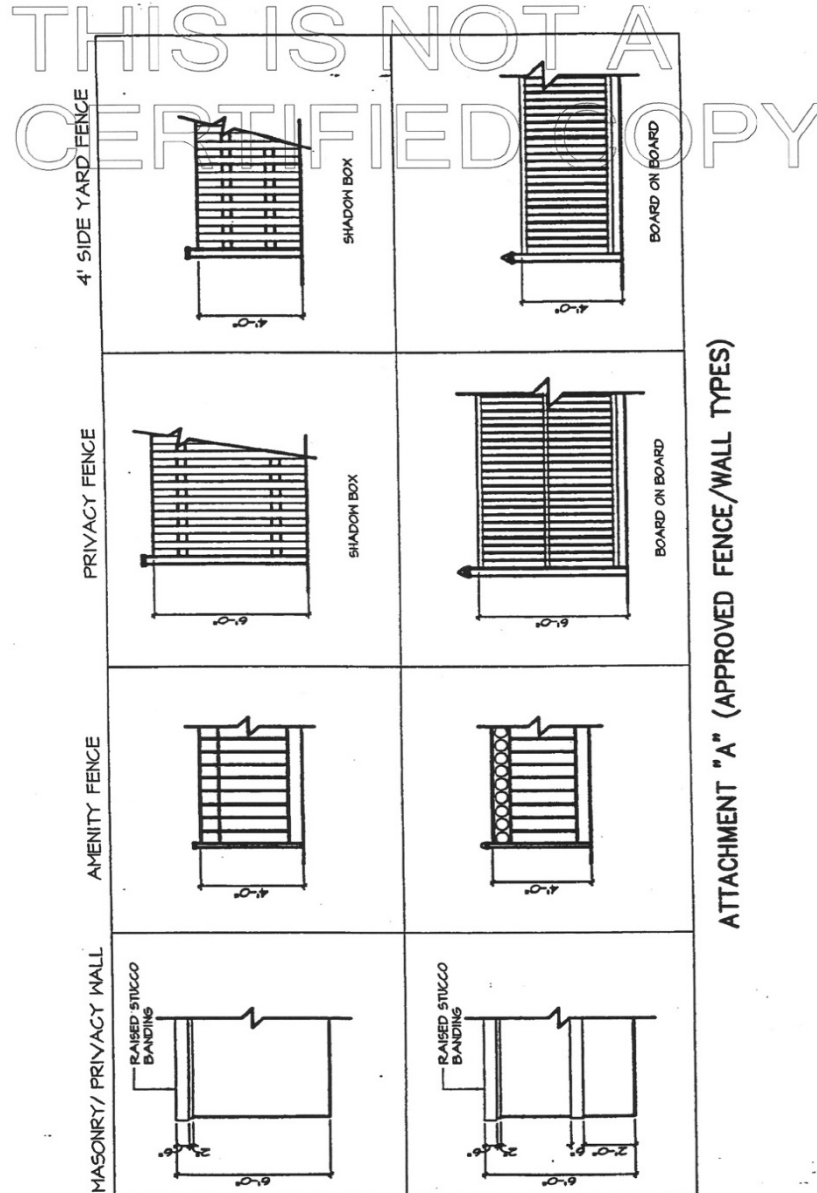


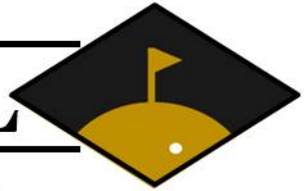
Exhibit G:

Fence and Wall Types



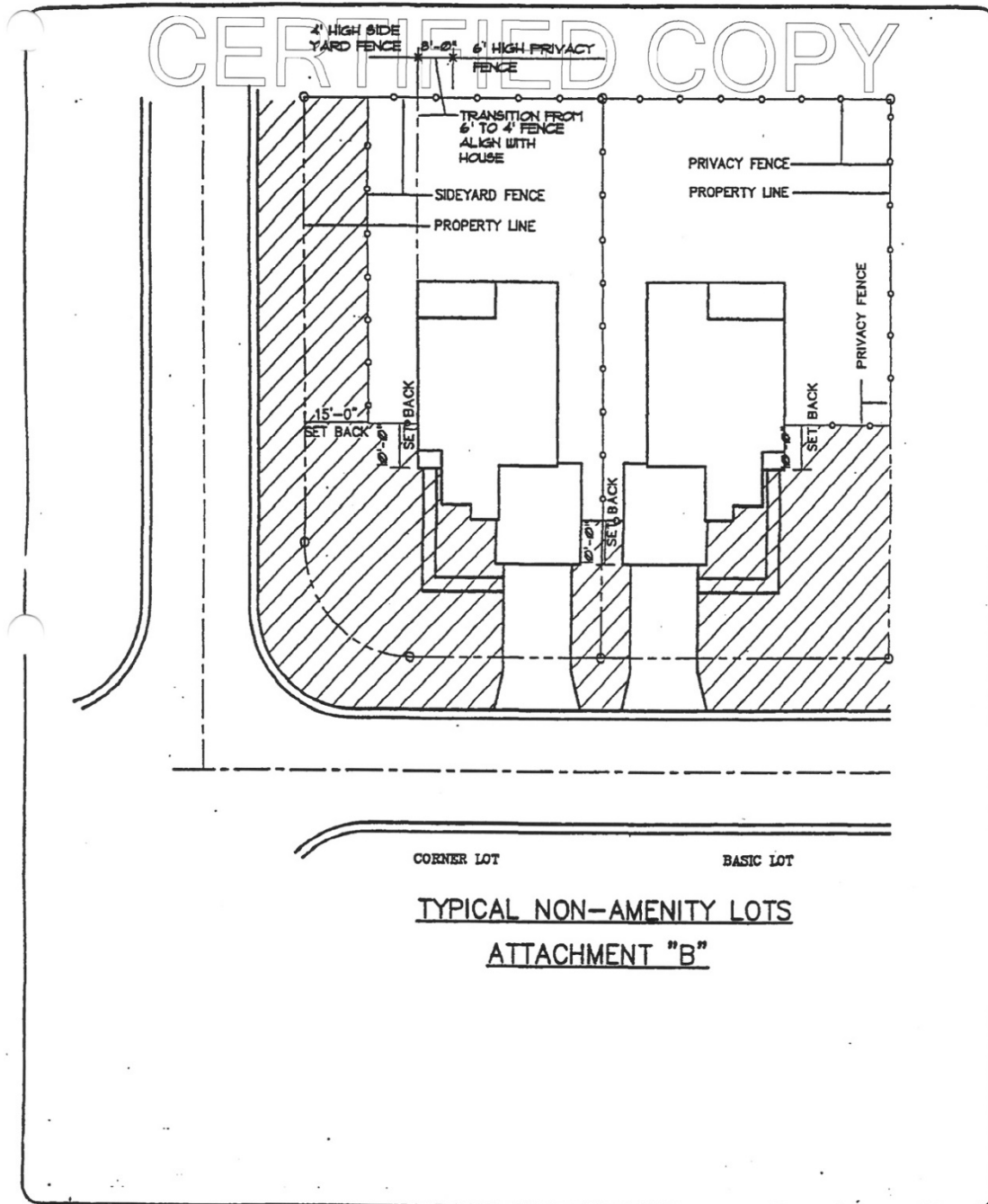
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CORNER LOT

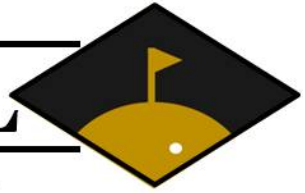
BASIC LOT

TYPICAL NON-AMENITY LOTS

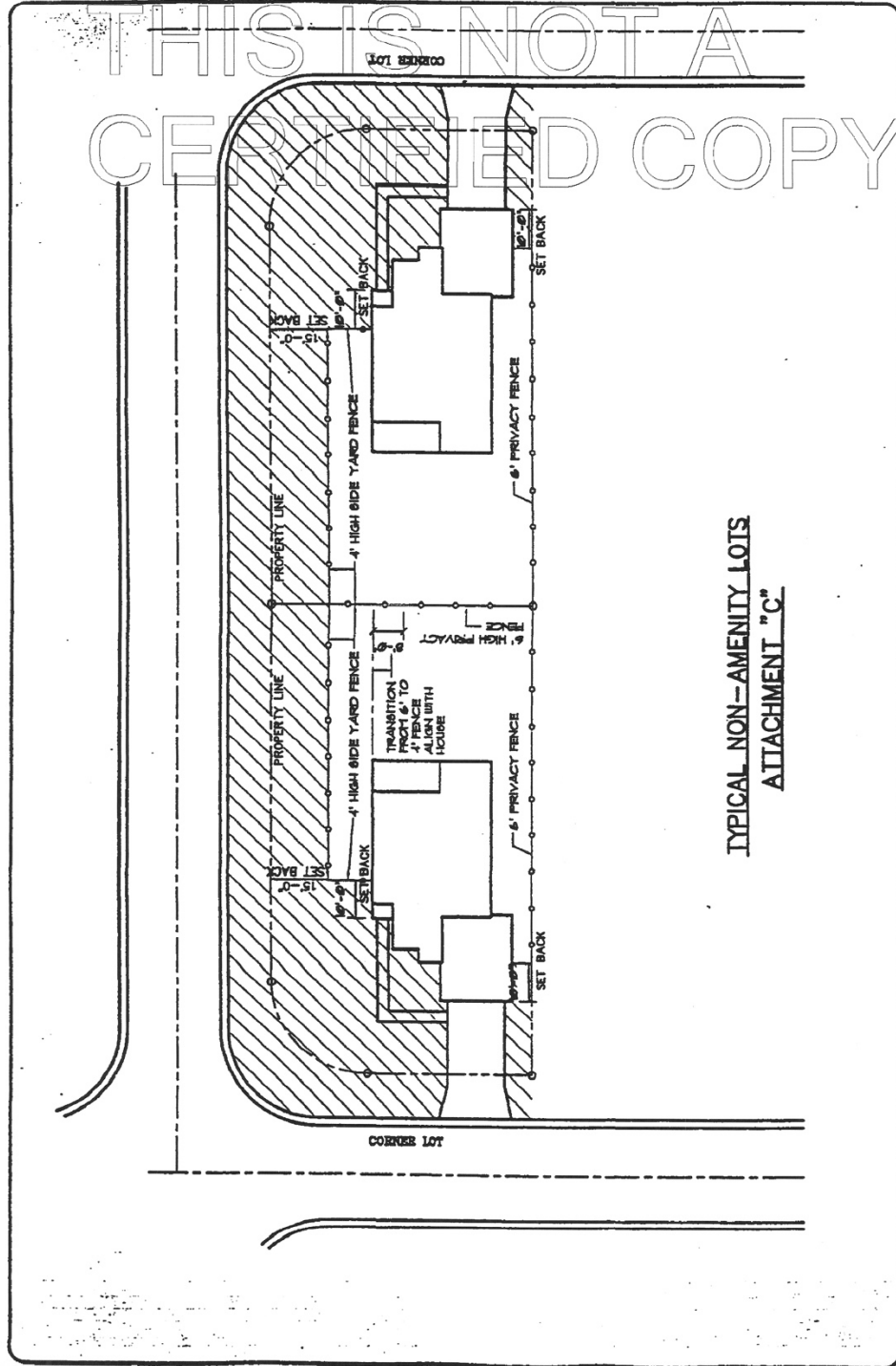
ATTACHMENT "B"

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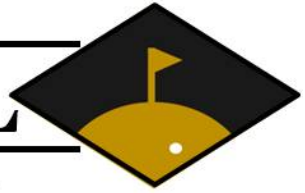
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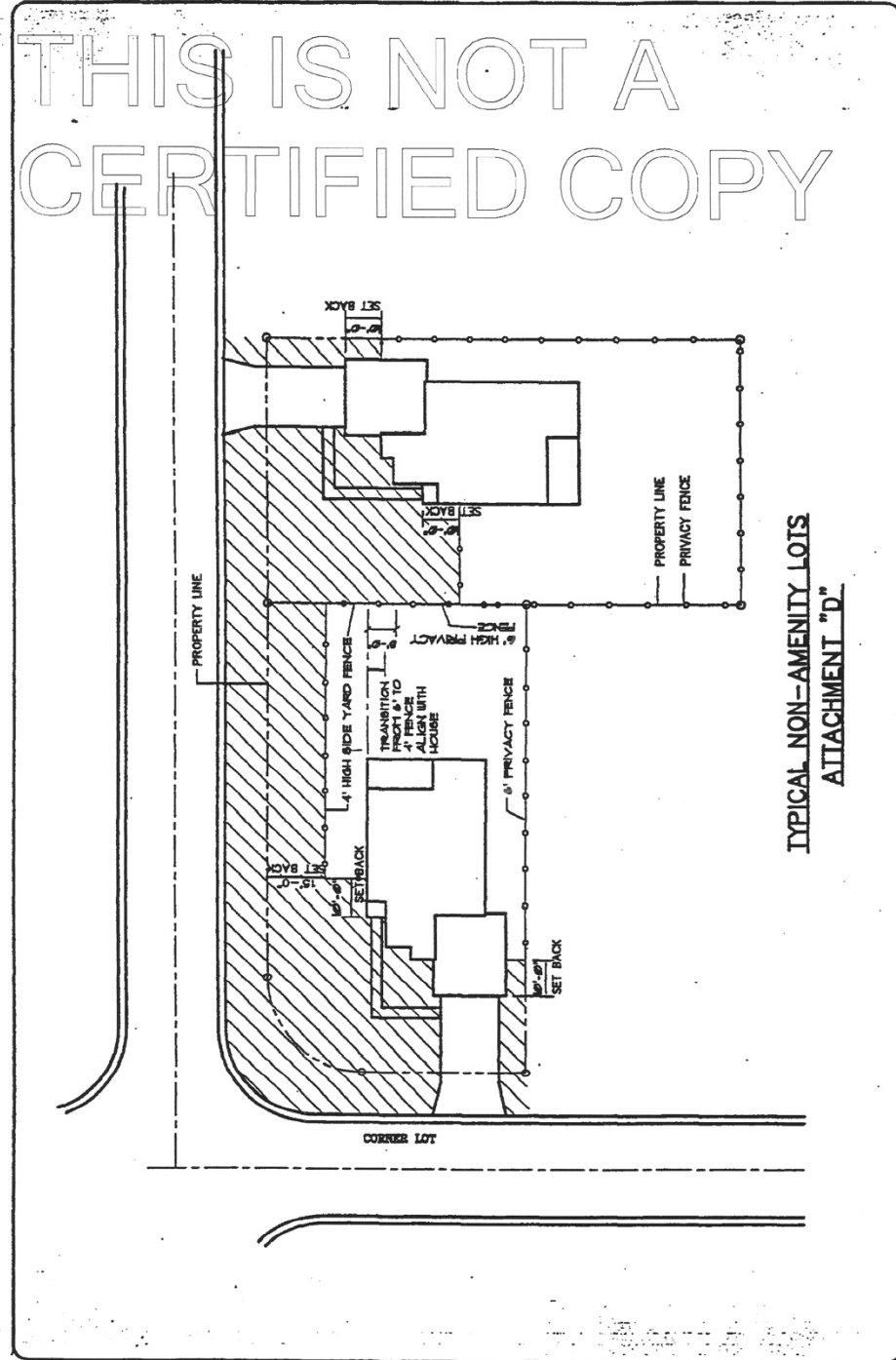
TYPICAL NON-AMENITY LOTS
ATTACHMENT "C"

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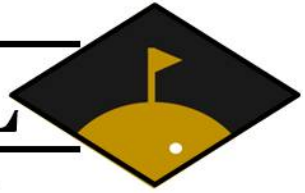
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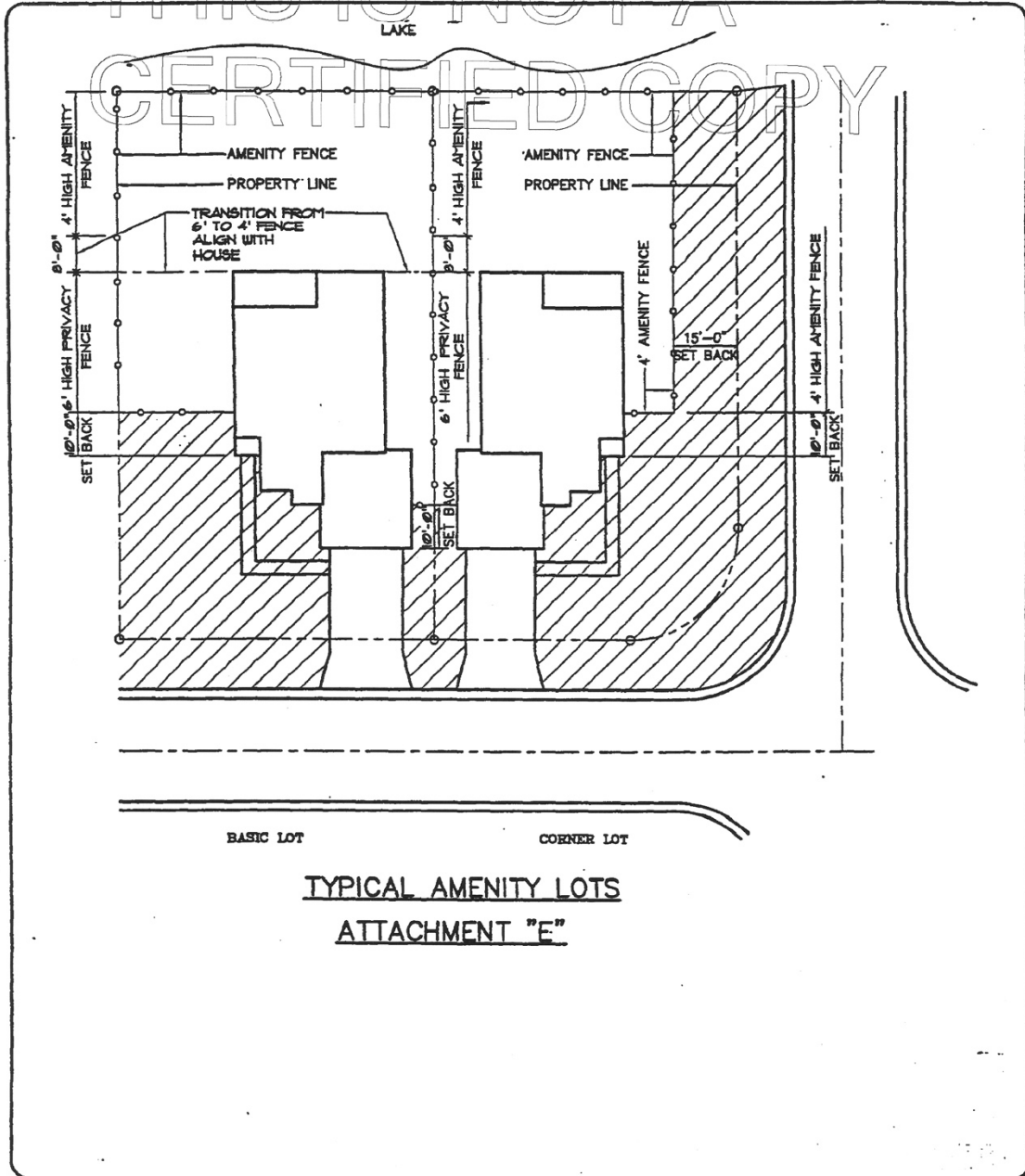
TYPICAL NON-AMENITY LOTS
ATTACHMENT "D"

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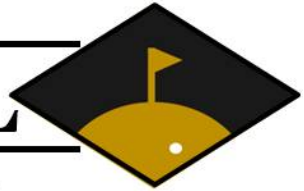


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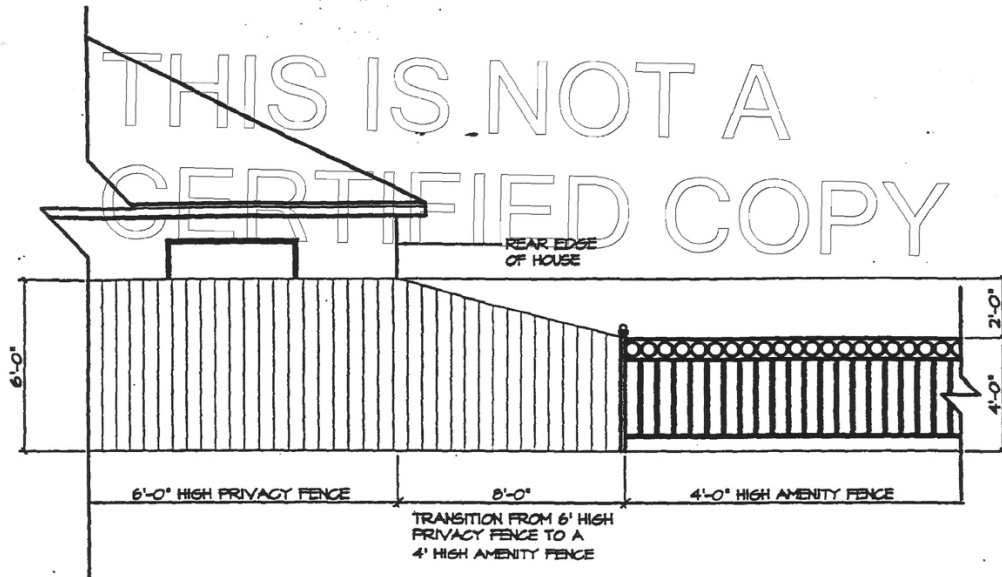


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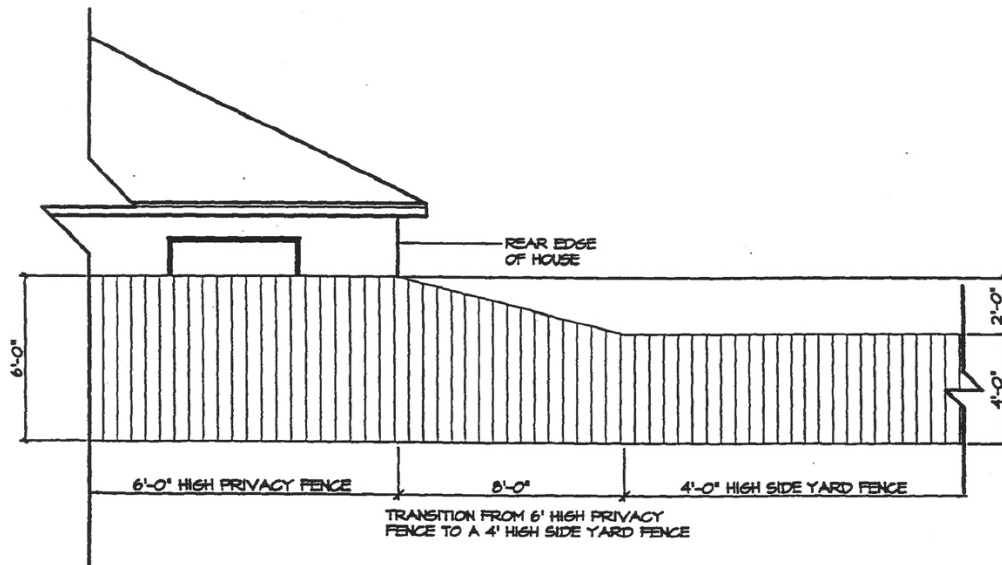
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TRANSITION FROM 6' HIGH PRIVACY
FENCE TO A 4' AMENITY FENCE



TRANSITION FROM 6' HIGH PRIVACY
FENCE TO A 4' HIGH SIDE YARD FENCE

ATTACHMENT "F"

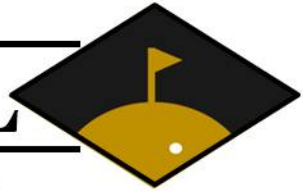
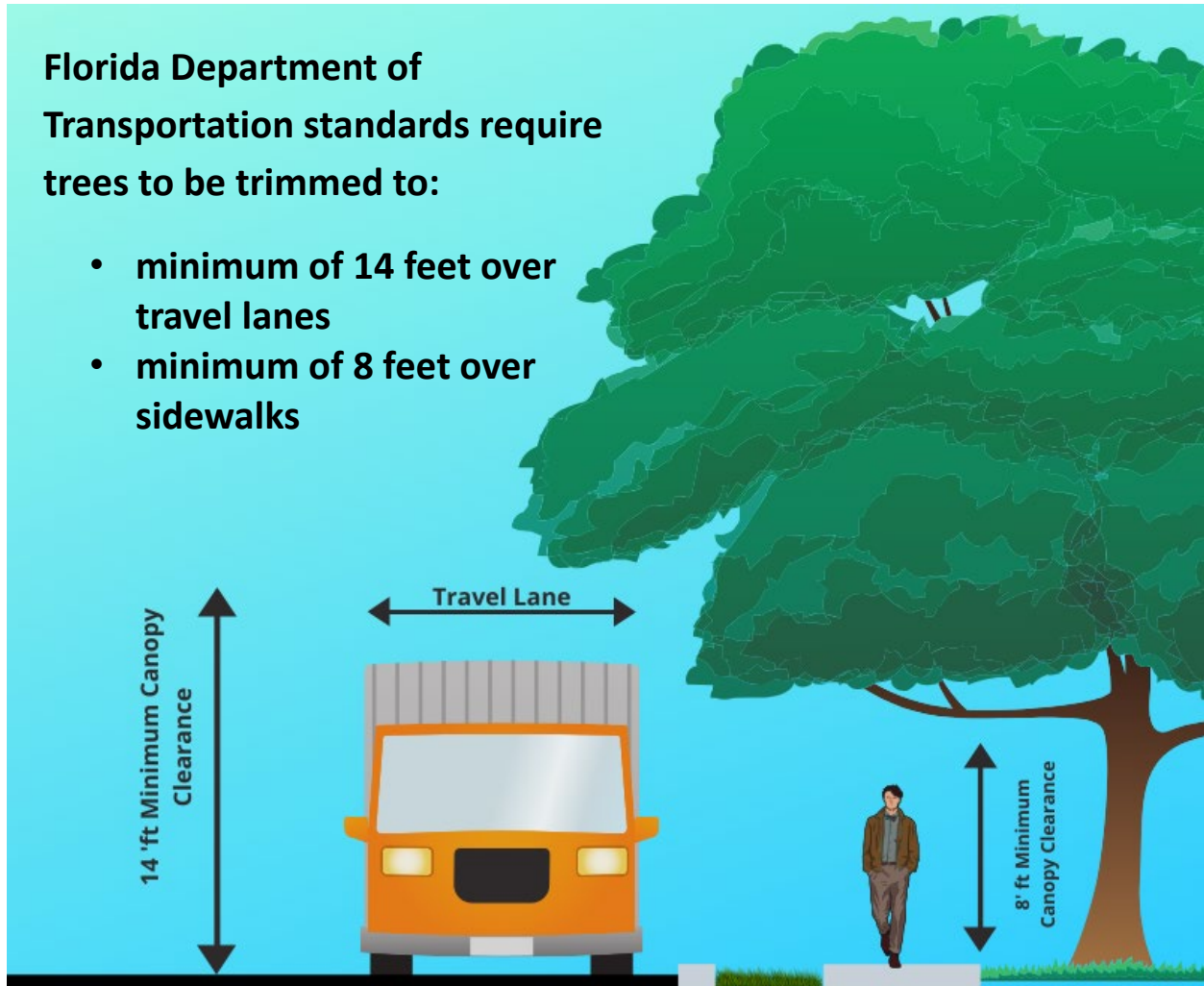


Exhibit H:

Tree Trimming

Florida Department of Transportation standards require trees to be trimmed to:

- minimum of 14 feet over travel lanes
- minimum of 8 feet over sidewalks



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Exhibit I: Homeowner & Association Property

