

XI. ARCHITECTURAL CONTROL

Generators (Whole House)

ACC approval is needed for any installation of a whole house generator. Generators must be installed on a concrete pad, four inches (4") above sod level and hurricane rated. Concrete pad is to be located on the side or rear of the house. In homes that do not have enough setback on the side, the unit will have to be installed in the rear of the property. The fuel source for these units must be buried and located at least ten feet (10') from the house. Generators may only be operated during a power outage or briefly for periodic testing as required by the manufacturer.

Penalty Category 3

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XI. ARCHITECTURAL CONTROL Trees & Shrubs

Each lot must retain a minimum of one (1) tree in the front and one (1) tree at the rear of the house. Replacement trees must have a diameter of at least two (2) inches and a height of at least eight (8) feet from the ground level excluding the root. If more than one tree exists in the front or rear yard, the size of the new tree may be smaller than the standard, with ACC approval. Trees must be Florida number one (1) grade or better as per Florida grades and standards. No Camphor or fruit bearing trees are permitted to be planted. Trees or shrubs may be planted no closer than three (3) feet from a lot line. Shrubs must be planted three (3) feet on center. New plantings may provide a visual screening however they must not delineate property lines. Shrubs must be pruned so as to grow to a height not to exceed four (4) feet. ~~Plantings are restricted from creating a hedge.~~ Hedges that have been previously planted must not exceed 6 feet in height. Trees must be planted so that at maturity, no branches will overhang any adjacent properties. Tree branches that overhang roadways must be trimmed to maintain a minimum of fifteen (15) feet of road clearance at all times per FDOT Design Standards. Trees and shrubs must not obstruct view of vehicular traffic or traffic signs.

Penalty Category 2

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Encroachment

No vertical construction, building addition, or extension is permitted to exceed the Front, Rear, or Side Setbacks: as established by Hernando County Building Department.

~~Front: Houses twenty (20) feet from the right of way.~~

~~Villas fifteen (15) feet from the outside curb.~~

~~Rear: Fifteen (15) feet from a property line or twenty (20) feet from boulevards.~~

~~Side: Seven and one half (7 1/2) feet from the property line.*~~

~~*For corner lots, the Side Setback is the same as the Front Setback.~~

Penalty Category 2

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Building Setback Requirements

~~Front Setback (House) 20 ft.~~

~~Front Setback (Villa) 15 ft.~~

~~Rear Setback 15 ft.~~

~~Rear Setback (Boulevard) 20 ft.~~

~~Side Setback 7 ½ ft.~~

As established by Hernando County Building Department.

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