



# DUPREE LAKES

## Architectural Review Committee (ARC) Guidelines

[dupreelakeshoa.org](http://dupreelakeshoa.org)

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## DEFINITIONS

Application refers to the ARC Application for modification. The Application contains all basic identifying information for Owner. The Owner shall fill this form out in its entirety, provide a basic narrative of the modification requested, and sign.

Architectural Review Committee ("ARC") A committee made up of volunteers from the community that have been appointed by the HOA Board that are responsible for reviewing proposed exterior home and lot changes to ensure they follow the architectural guidelines.

Board refers to the Board of Directors of the HOA.

Bylaws refers to the bylaws of the Association, as same may be amended from time to time.

Committee refers to the Architectural Review Committee and its members.

Community Development District ("CDD") refers to Dupree Lakes Community Development District a state-governed community development district created pursuant to Florida Statutes Chapter 190.

Community Development District Board ("CDD Board") Dupree Lakes Community members who were elected by residents, whose main powers are to plan, finance, construct, operate and maintain community-wide infrastructure and services specifically for the benefit of its residents.

Declaration of Covenants refers to the HOA Declaration of Covenants, Conditions, and Restrictions of Dupree Lakes.

Guidelines refers to these ARC Guidelines. The Guidelines are developed and updated by the Committee with review and approval by the HOA Board. The Guidelines are intended to protect all property owners by providing basic standards to protect home values and maintain an overall community appearance consistent with the original phased development by Beazer Homes.

Governing Documents refers to the HOA Declaration of Covenants, Articles, Bylaws, and these Guidelines.

Homeowner's Association ("HOA") refers to Dupree Lakes Homeowner's Association.

Homeowner's Association Board ("HOA Board") is made up of volunteers from the community who are elected to a board of directors that oversees the property management by assuring that the Governing Documents are enforced.

Management Company refers to the company hired by the HOA Board to oversee the community and help implement the Governing Documents.

Modification Request refers to the request form to be included with the Application for the corresponding type of request for the modification that is to be done. The Owner shall fill this form out in its entirety, and sign. The documentation requested on this form is required to have the Application and Modification Request to be reviewed by the Committee.

Owner refers to the record owner, whether one or more persons or entities of fee simple title to any Lot which is a part of the property, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Pending Application & Modification Request(s) refers to any application and modification request(s) for property modification(s) that has been formally submitted and received for review but has not yet been approved or denied.

Southwest Florida Water Management District ("SWFWMD") refers to the Southwest Florida Water Management District, which is one of five regional agencies directed by Florida state law to protect and preserve water resources.

Surface Water Management System refers to the surface water management and drainage system for Dupree Lakes which is designed, constructed, implemented, and operated to collect, store, retain, detain, inhibit, absorb, treat, convey, drain, use or reuse water to prevent or reduce flooding, over drainage, water pollution, or other environmental degradation or otherwise affect the quality, quantity, and/or rate of flow of surface stormwater drainage on and discharges from Dupree Lakes in accordance with, and pursuant to the permit or permits issued by SWFWMD.

**DUPREE LAKES  
ARC GUIDELINES**

The following Guidelines were created based on the Declaration of Covenants, Conditions, and Restrictions of Dupree Lakes and the evolving needs of Owners to alter and improve their properties.

These Guidelines are not intended to unnecessarily constrain or restrict Owners. The purpose of these Guidelines is to protect each Owner's investment and promote pride in our community.

I. INTRODUCTION

1. PURPOSE & FUNCTIONS OF THE ARC

- 1.1. This community was developed with the intent that homes present a pleasing and consistent style. Except as required by the Governing Documents, this style is not the result of a formal architectural code but rather the result of the vision of the original developer.
- 1.2. To ensure the preservation of the existing design and to prevent the introduction of design that is not keeping with the original Beazer Homes elevations and phased development, the HOA and ARC hereby recognize and adopt the style and form of the existing community's architectural standards as required by the Governing Documents. The standard shall continue in effect until the adoption and publication of new guidelines and standards.
- 1.3. The ARC shall issue its approval if it determines, in its reasonable discretion, that the modification to a property, in the location indicated, will not be detrimental to the appearance of the surrounding areas of the property or the community as a whole.
- 1.4. The ARC shall prohibit modifications or activities that are found to be inconsistent with the HOA Board's official documents or those determined to be contrary to contributing to the beauty and attractiveness of Dupree Lakes, as well as those being found to be detrimental to the goal of maintaining and improving property values.
- 1.5. The ARC is responsible for reviewing all ARC Applications, Modification Requests, and the supporting documentation required with all requests made by residents for changes to the exterior of the house or lot.
- 1.6. The ARC is responsible for generating, maintaining, and updating, as needed, the procedures for submission, review, and approval of applications for modifications and its subsequent review and approval in addition to a process for appeals.
- 1.7. The ARC is responsible for scheduling and posting, in a public location, the date, time and location of ARC meetings at least forty-eight (48) hours prior to the meeting and inform the HOA Board members of said meetings.
- 1.8. The ARC will make recommendations to the HOA Board to update or amend these Guidelines based on community needs and applicable trends.

- 1.9. To the extent that any government ordinance, building code or regulation requires a more restrictive standard than that found in these Guidelines, the government standards shall prevail. To the extent that any government ordinance, building code or regulation is less restrictive than these Guidelines, these ARC Guidelines shall prevail.
- 1.10. Nothing contained in these Guidelines shall obligate any agency, governmental or otherwise to approve plans submitted, nor shall the approval of the ARC be constructed as meeting either requirements of Pasco County or any governmental agency required for approval.
- 1.11. The ARC reserves the right to modify, revise, add, delete, and/or make any changes to these Guidelines as they so see fit. All approvals are at the discretion of the ARC, including but not limited to any request that does not have a clear definition in the Guidelines.

## 2. ARC MEMBERS & PROSPECTIVE MEMBERS

- 2.1 The ARC shall consist of an odd number of committee members who are Owners within the Dupree Lakes Community and chosen by the HOA Board. Owners interested in volunteering for the ARC should email their interest to the Management Company prior to January 1<sup>st</sup> and be willing and able to commit to one (1) year of service on the committee at the discretion of the HOA Board. Chosen committee members should expect to commit 1-2 hours per week on average to ARC activities. Committee members may serve multiple terms on the committee at the discretion of the HOA Board. Existing committee members shall email their interest in continuing to serve on the ARC prior to the commencement of their term should they wish to continue serving an additional term. ARC terms shall begin with the first meeting of newly elected HOA Board each calendar year.
- 2.2 Committee members should expect to perform the following duties:
  - Meet with other committee members regularly for publicly held meetings and as needed for workshop meetings as determined by the committee, its chairperson, or the HOA Board
  - Physically go to homes within the community to assess compatibility of proposed modifications with these Guidelines and those outlined in the HOA Declarations and Bylaws
  - Possess the ability to adequately explain, verbally and in writing, reasoning for any requests by the Owner which are denied by the ARC
  - Maintain familiarity with the HOA Declarations, Bylaws, and ARC Guidelines in order to approve or deny requests with the most reasonable discretion
  - Communicate and interact effectively with fellow committee members, the Management company, the HOA Board and Owners as needed in the process of reviewing and approving or denying requests
  - Attend HOA meetings regularly

### 3. OWNER RESPONSIBILITIES RELATING TO ARC GUIDELINES & APPLICATION & MODIFICATION REQUEST(S)

- 3.1 Dupree Lakes is a community with single-family homes and as such property owners and/or their lessees are responsible for maintaining their properties in such a way that is in accordance with the Declaration of Covenants, Conditions and Restrictions of Dupree Lakes, HOA Bylaws and the ARC Guidelines.
- 3.2 Dupree Lakes Owners agree to abide by the above official documents when they purchased their property. The Guidelines set forth in the aforementioned documents are designed to maintain and elevate the property values of the homes within the community. All property owners are required to complete and submit an ARC Application and Modification Request(s) when proposing to make alterations and modifications to their property. Owners who submit an Application and Modification Request(s) must include all plans, attachments, and photos as indicated on the Modification Request before it will be reviewed by the ARC.
- 3.3 Periodic inspections of all properties are made by the HOA Board and/or its Management Company to verify all properties are meeting the standard set forth by the Dupree Lakes Declarations, Bylaws, and ARC Guidelines. Properties found to be out of compliance with the above documents are subject to corrective action and will be notified via US Mail that corrective action is deemed necessary as well as the consequences associated with the Owner not taking corrective action.

### 4. THE GUIDELINES

- 4.1 The Guidelines are developed by the Committee to assist all Owners in the planning, construction, addition, renovation, or modification of their homes. The Guidelines have evolved over the years and are revised to reflect the current state of the community.
- 4.2 The Guidelines are intended to provide an outline of the procedural and design requirements of the Committee. The Guidelines are also intended to protect all property owners by providing a uniform review and approval process, which will in turn maintain Dupree Lakes character while protecting home values.

### 5. AUTHORITY TO ACT

- 5.1 *The authority of an association or any architectural, construction improvement, or other such similar committee of an association to review and approve plans and specifications for the location, size, type, or appearance of any structure or other improvement on a parcel, or to enforce standards for the external appearance of any structure or improvement located on a parcel, shall be permitted only to the extent that the authority is specifically stated or reasonably inferred as to such location, size, type, or appearance in the declaration of covenants or other published guidelines and standards authorized by the declaration of covenants, per §720.3035(1) Fla. Stat. (2022) Architectural control covenants; parcel owner improvements; rights and privileges*

### 6. HOA BOARD, ARC & MANAGEMENT COMPANY DISCLAIMER

- 6.1 Review and approval of proposed modifications is made based on considerations indicated in Section 7.7 of this document. The Owner shall be solely responsible for determining whether modifications, alterations and additions are of sound structural integrity, and comply with

applicable laws, rules, regulations, ordinances, codes and permitting. See the Pasco County Permitting Portal for guidance. These include but are not limited to zoning ordinances, building codes, subdivision regulations, and Governing Documents.

- 6.2 The ARC shall not bear any responsibility or liability for ensuring the structural integrity of any approved construction or modifications nor for ensuring compliance with building codes or other governmental requirements. The ARC and its members shall not be held liable for any injury, damage or loss arising out of the manner or quality of approved construction or modifications.
- 6.3 The Owner shall be solely responsible for determining whether the modifications, alterations, or additions described herein comply with all applicable laws, rules, regulations, codes, and ordinances, including but without limitation, zoning ordinances, subdivision regulations and building codes.
- 6.4 It is understood and agreed that Dupree Lakes Homeowner's Association, Inc., nor the Management Company are required to take any action to repair, repaint, replace, or maintain any such approved changes, alterations or additions or any structure of any other property. The Owner and their assigns assume all responsibility and cost for any addition or change and its future upkeep and maintenance.

## II. ARC APPLICATION & MODIFICATION REQUEST(S)

### 7. SUBMISSION FOR APPROVAL PROCEDURES

- 7.1 The following steps shall be taken to submit the ARC Application, Modification Request(s) and all the necessary documentation needed:
  - 1) An ARC Application may be found on the HOA website.
  - 2) A separate Modification Request should be submitted for each exterior modification to the house and/or lot.
  - 3) All requested documentation listed on the Modification Request(s) shall be submitted for the Application to be reviewed by the Committee.
  - 4) Incomplete ARC Applications and Modification Request(s) will be "rejected" and not be considered until resubmitted with all necessary documentation/information for the ARC to make a decision.
  - 5) The ARC will approve or deny any proposed property modifications within thirty (30) days of the completed Application, Modification Request(s), and all required documentation being submitted to the Management Company.
  - 6) Owner shall notify the Management Company once the approved modification(s) have been completed. The Management Company will review and close the Modification Request.



- 7.2 Applications and Modification Request(s) shall be submitted to the Management Company via the Owner Portal, email, or United State Postal Service. **Applications and Modification Request(s) submitted in person will not be reviewed by the ARC.** *If an Owner requires access to the Owner Portal, they should contact the Management Company.*
- 7.3 All construction plans, placement of trees, play structures, patios, pools, porches, fences and screens, and other structures shall be drawn to scale on a property survey and submitted with the Application and Modification Request. The Owner shall include the most up to date contact information on their Application as they may be contacted by the Management Company or ARC if further information is needed to review the Application and Modification Request(s).
- 7.4 Upon the ARC approving an Application and Modification Request(s), the Owner will receive a letter or email from the Management Company. Conditional approval may be given on projects requiring additional information. Commencement of a proposed project may not begin until final approval is given. Work on an approved project shall begin within ninety (90) days of receiving ARC approval. Owners shall contact the Management Company if an extension is needed.
- 7.5 In the event Owners wish to make changes to their submitted Application and Modification Request(s) they shall submit a new Application and Modification Request(s). The ARC or Management Company may contact the Owner for clarification of the resubmission details.
- 7.6 Owners with a pending Application and Modification Request(s) are encouraged to attend Committee meetings. These meetings are open to the public and notices are posted at community entrances and online.
- 7.7 Application and Modification Request(s) reviewed by the ARC, and their subsequent decision relating thereto, shall consider the following:
- The objectives and purposes of the HOA Board's official Governing Documents
  - These ARC Guidelines
  - The ordinances set forth by Pasco County and the State of Florida
  - The type, nature, design, style, shape, size, scale, color, quality, quantity, texture, and materials of the proposed modifications under review
  - The compatibility of the proposed modification with other nearby structures
  - The quality and color of materials and location with respect to topography, finished grade elevation and other characteristics relating to the proposed location
  - The inherent design and characteristics of the community in general

## 8. APPROVAL OR DENIAL DECISIONS & APPEAL PROCESS

- 8.1 Upon an Approval or Denial decision by the ARC, the Management Company will notify the owner of the decision via email. Incomplete applications will be denied and must be resubmitted.
- 8.2 In the event the Application and Modification request(s) is denied by the ARC, and the Owner believes the request does not violate the Guidelines and Governing Documents, or should have additional consideration, the Owner may appeal the decision to the HOA Board for review. The HOA Board has authority to review and assess their own decision.

## III. PROPERTY MAINTENANCE & LANDSCAPING

### 9. GENERAL

- 9.1 Owners are allowed to implement a Florida-Friendly Landscaping Plan, also known as xeriscaping, or landscaping with slow-growing, drought-tolerant plants for their yard, per § 373.181(1)(b) Fla. Stat. (2022) Local Florida-friendly landscaping ordinances
- 9.2 Front yards shall consist of no less than twenty percent (20%) and no more than eighty percent (80%) landscape beds. As such, front yards shall consist of no less than twenty percent (20%) and no more than eighty percent (80%) grass.
- 9.3 Owners shall apply to the ARC for approval of modifications of more than twenty-five percent (25%) to their property's front yard landscape features within ninety (90) days.
- 9.4 All property features, including landscaping, shall be kept, and maintained in a safe, clean, and attractive condition and shall not be allowed to deteriorate, fall into disrepair, or become unsafe or unsightly.
- 9.5 Weeds, underbrush, or excess growth, trash, rubbish, refuse, debris, or unsightly objects of any kind shall not be permitted or allowed to accumulate on any property.
- 9.6 Owners are responsible for maintaining their property on the land area between the sidewalk and street: grass, irrigation system, mailbox, sidewalk, driveway apron, etc.

### 10. LAWNS & LAWN CARE

- 10.1 Owners shall use an acceptable Florida Friendly turf on the front and side yards to the back corner of the house or the back property line of side streets. Grass shall extend into the area between the sidewalk and street. All grass replacements shall be Florida Friendly grass and require Owners to submit an Application and Modification Request.
- 10.2 Appropriate mowing and watering practices shall regularly take place.
- 10.3 Grass clippings, vegetative material and vegetative debris shall be kept away from storm drains, ditches, water bodies and roadways. It is not permitted to dump or blow mowing debris into these areas.

10.4 Dead and diseased grass shall be remedied immediately or be subject to the notification and subsequent violation process. Exceptions may be made during winter months after frosts and freezes.

10.5 No artificial turf shall be installed on the front or side yard.

#### 11. MOWING, EDGING, WEEDING & TRIMMING

11.1 Grass shall be cut in accordance with the SWFWMD Guidelines and shall not exceed six (6) inches.

11.2 Edging along the driveway, sidewalks and plant beds shall be performed regularly.

11.3 Weeding in plant beds, and on driveways and sidewalks shall be performed regularly.

11.4 Hedges shall be kept trimmed and should align with fencing height restrictions.

#### 12. WATERING, IRRIGATION & RECLAIMED WATER

12.1 Owners shall follow Pasco County watering rules for lawn irrigation.

12.2 Owners are responsible for maintaining their irrigation systems in good working order.

#### 13. LANDSCAPING & TREES

Dupree Lakes is in USDA Plant Hardiness Zone 9b. This West Central Florida area is unique in that it is humid and moist with potential for occasional frosts, freezes and occasional hard freezes. Some Zone 9 “tropical” plants and Northern Zone 8 plants do not do well in our area. Plants, trees and landscape design shall follow the Florida Friendly Landscape Guidelines and plant guide.

13.1 When choosing landscaping materials, they shall be complementary to other property features such as pavers and paint palette used. Contrasting materials may be denied.

13.2 Landscaping and trees shall not encroach on neighboring properties.

13.3 All properties shall have front elevation landscaping. Plant beds featuring Florida Friendly Landscaping.

13.4 All tree removal shall follow Pasco County Code. An Application and Modification Request shall be submitted for tree removal and a permit from Pasco County may be required.

13.5 Dead trees and plants shall be removed. Broken or hanging tree branches shall be removed.

13.6 Owners are responsible for the care and upkeep of all trees on their property.

13.7 Tree limbs shall be trimmed so sidewalks and roadways remain clear and in compliance with Pasco County Code.

13.8 Owners are encouraged to plant new trees. Those wishing to do so shall follow Pasco County Code and SWFWMD rules and submit an Application and Modification Request.

#### 14. CURBING AROUND PLANTS

- 14.1 Plant bed curbing visible from the street shall be submitted for approval. All curbing shall be similar, to the extent possible, in color to pavers and house colors.

#### 15. SURFACE WATER MANAGEMENT SYSTEM

- 15.1 No Owner shall in any way change, alter, impede, revise, or otherwise interfere with the flow and the volume of water in any portion of any drainage areas or the Surface Water Management System, nor shall any grading, alteration, or other modifications to these areas be made.
- 15.2 No Owner shall remove native vegetation that becomes established within the Surface Water Management System. Removal includes dredging, the application of herbicide, cutting, and the introduction of grass carp.
- 15.3 No Owner shall in any way deny or prevent ingress and egress by the HOA Board, the CDD, Pasco County, or SWFWMD to any drainage areas or the Surface Water Management System for maintenance or landscape or enforcement purposes. The right of ingress and egress, and easements therefore are reserved and created in favor of the Association, the CDD, SWFWMD, Pasco County, or any appropriate governmental or quasigovernmental agency that may reasonably require such ingress and egress.
- 15.4 No Lot shall be increased in size by filling in any drainage areas or other portion of the Surface Water Management System. No Owner shall fill, dike, riprap, block, divert, or change the established drainage areas or the Surface Water Management System.
- 15.5 No sidewalk, driveway, impervious surface, paving, patio, deck, pool, air conditioner, structure, utility shed, pole, fence, wall, irrigation system, tree, shrub, hedge, planting, landscaping plants other than grass, or other modification shall be placed by an Owner within a drainage area, drainage easement, or the Surface Water Management System, except for landscaping of stormwater detention and retention ponds as required by governmental land development code.
- 15.6 Owners shall follow the rules for the Surface Water Management System and at the time of construction of a building, residence, or structure, shall comply with the construction plans for the Surface Water Management System approved by and on file with SWFWMD.
- 15.7 Dumping in wetlands, woody buffer or conservation areas shall not be allowed.

#### IV. PROPERTY APPEARANCE CONSIDERATIONS

#### 16. CLOTHESLINE OR CLOTHES DRYING AREA

- 16.1 Clotheslines or any other apparatus meant for drying of clothing outdoors shall be constructed and maintained outside of view from other lots, common areas and streets.

#### 17. EXTERIOR SHUTTERS, WINDOWS & DOORS

- 17.1 Exterior windows and doors of any home or structure are not permitted to be covered by shutters, boards, or similar type of covering. In the event of a hurricane or severe storm, storm

shutters are permitted. Storm or hurricane shutters may be applied within seventy-two (72) hours leading up a storm and subsequently shall be removed within twenty-four (24) hours after the risk of an anticipated severe storm or hurricane has passed.

17.2 Reflective and mirrored coverings and coatings are prohibited on exterior windows and doors.

17.3 Reflective foil, bedsheets, newspapers, garbage bags or similar material is prohibited from covering the interior of windows. Drapes, blinds, and other suitable interior window coverings visible from the outside of a residence shall be of light coloring.

17.4 Decorative exterior accent shutters are permitted to be installed to the side of windows provided they are consistent with the architectural style and character of the home and any other modifications previously installed. Owners who wish to install or make alterations to decorative shutters shall submit an Application and Modification Request with applicable attachments and photos.

17.5 The decorative shutters shall be painted following the ARC paint color Guidelines.

17.6 Replacing windows shall require ARC approval prior to installation. Windows shall remain consistent in style with the original windows installed by Beazer Homes.

17.7 Repainting of or adding decorative accents, such as glass inserts, to front doors shall require an Application and Modification Request.

17.8 Replacing a front door and/or any front door modifications shall require ARC approval prior to installation.

17.9 The front door shall be painted following the ARC paint color Guidelines.

17.10 Addition of screen or storm doors shall require an Application and Modification Request.

## 18. HOSES

18.1 Hoses shall be stored neatly and out of view from front or side streets.

## 19. EXTERIOR & LANDSCAPE LIGHTING & SURVEILLANCE

19.1 Spotlights, flood lights and similar high intensity lighting is prohibited when the light is allowed to shine directly on or reflect on any other residence. Motion activated lighting meant to provide home security is permitted.

19.2 Ground-level landscape lighting, solar or wired, may be installed in landscaping beds and along the walk from the front door to the driveway. The lights shall be black, or natural metal (bronze or copper) in color.

19.3 Junction boxes and other lighting hardware shall be screened by landscape material to minimize daytime visibility.

- 19.4 Sconces/Carriage lights shall be consistent with the architectural style of the home and shall be approved by the ARC if replaced with fixtures other than those originally installed.
- 19.5 Pool area lighting is permitted and shall be subdued as to not shine directly on to any other residence.
- 19.6 No security camera shall be installed in any manner or location that will violate the place and time when a person has a reasonable expectation of privacy of another person or their peaceful enjoyment of their property per § 810.145(1)(c) Fla. Stat. (2022). Nor shall any security camera be operated remotely or in any manner that will violate this rule.

## 20. SIGNS

- 20.1 "For Sale" or "Lease" signs not exceeding four (4) square feet in surface area and one sign of not more than one (1) square foot used to indicate the name of the resident, may be erected, or displayed to the public view on any home or property.
- 20.2 Political yard signs may be erected in yards no more than thirty (30) days prior to an election. Political yard signs shall be wire frame and no more than eighteen (18) inches by twenty-four (24) inches in size and shall be removed within twenty-four (24) hours following the election.
- 20.3 Security signs provided by a contractor when installing a home security system are permitted within ten (10) feet of the entrance of a home.

## 21. CONCEALING CONTAINERS, EQUIPMENT & MISCELLANEOUS ITEMS FROM VIEW

- 21.1 Garbage and recycling containers shall be kept inside the garage or shall be concealed from street view and neighboring lots by using landscaping or an ARC approved fence or wall, except on those days (or evening before) designated as scheduled collection days.
- 21.2 Air conditioning units, generators and equipment shall be concealed from street view and neighboring lots by using landscaping or an ARC approved fence or wall.
- 21.3 Acceptable form of concealment shall be material and color compatible with the design of the home and may include landscaping or fencing. Addition of any form of concealment (e.g., landscape, fencing or otherwise) shall require ARC approval.
- 21.4 Split and neatly stacked wood for fireplaces or firepits is permitted provided it is concealed from view from the street and neighboring properties.

## 22. POOLS & SCREEN ENCLOSURES

- 22.1 An Application and Modification Request shall be submitted for the addition of a swimming pool. Approval from the ARC and must be obtained and Pasco County permits must be pulled prior to the beginning of construction.
- 22.2 Swimming pools shall not be located within any of the drainage or utility easements shown on the plat.

- 22.3 Pools and pool equipment shall be concealed from street view using landscaping or an approved fence or wall.
- 22.4 Screen enclosures are not allowed to encroach on building setback requirements.
- 22.5 Screen enclosures shall be aluminum and bronze or black in color, and shall follow Pasco County Ordinance that states: *Accessory structures, however, shall not be constructed within five (5) feet of any rear or side lot line per Pasco, Fla., Zoning Standards, Ch. 500 §530.2 (2022).*
- 22.6 If screen enclosures will not be used, Pasco County ordinances shall be followed.

### 23. VEHICLES & RECREATIONAL EQUIPMENT

- 23.1 Commercial vehicle shall be defined as any vehicle, which from viewing the exterior of the vehicle or any portion thereof, shows any commercial markings, signs, logos, displays, tool racks, saddle racks, or other elements of a commercial nature or otherwise indicates a commercial use.
- 23.2 Parking a Commercial vehicle or equipment, limousine, mobile or motor home, trailer of any kind, camper, boat or other recreational vehicle, or unregistered passenger vehicle for more than three (3) nights per calendar month is prohibited unless parked within a garage.
- 23.3 The above prohibition of parking shall not apply to daylight only parking of trucks and commercial vehicles used for pickup, delivery, repair, and maintenance of a lot.
- 23.4 Portable storage, moving containers or any similar units designed for the temporary storage or transportation may be parked in the Owners driveway for a period that shall not exceed seven (7) days.

### 24. TEMPORARY STRUCTURES & STRUCTURAL MODIFICATIONS

- 24.1 Any temporary structure shall be prohibited. Such structures include, but are not limited to, sheds, tree houses, carports. Special exceptions may be allowed, and Owners shall submit an ARC application for any addition of a temporary structure to their property. Such a structure shall be approved by the ARC prior to installation and shall follow Pasco County Ordinance that states: *Accessory structures, however, shall not be constructed within five (5) feet of any rear or side lot line, per Pasco, Fla., Zoning Standards, Ch. 500 §530.2 (2022)*
- 24.2 Approved structures shall be kept in good condition.
- 24.3 Structural modifications, additions, and extensions to the front elevation of a property shall not be permitted. Structural repairs to the front elevation of a property requires an Application and Modification Request. Repair needed due to accidental or weather-related damage strictly to the original condition of the property is an exception and does not require ARC approval.

### 25. STONE FACIA

- 25.1 An Application and Modification Request shall be submitted for the addition of stone facia. Stone must be similar in color and design as those in Dupree Lakes currently. Stone facia shall be complementary to other property features such as pavers, curbing, and paint palette used.

25.2 Placement of stone facia shall be the same or similar as those homes that have stone facia in Dupree Lakes currently.

25.3 All stone facia shall be maintained. Broken or missing pieces should be replaced.

## 26. HOUSE NUMBERING & MAILBOXES

26.1 Replacement and new house numbering require an Application and Modification Request. Numbering should be numeric (not text) in the same location as original numbering (centered or to the right or left over the garage).

26.2 Owners are responsible for maintaining the mailbox for their property. Modifications to the mailbox or post requires the submission of an Application and Modification Request.

26.3 Replacement mailboxes and posts shall be purchased Creative Mailbox Designs (CMD) in the original Dupree Lakes design, black in color with gold numbering provided by CMD. Ordering information can be found on the HOA website. An Application and Modification Request must be submitted to replace a mailbox or mailbox post.

26.4 Mailboxes and posts shall be installed in accordance with the requirements from United States Postal Service.

## 27. PLAY STRUCTURES & SPORTS EQUIPMENT

27.1 Play sets, playground equipment, and other outdoor recreational equipment shall be approved by the ARC prior to installation and shall follow Pasco County Ordinance that states: *Accessory structures, however, shall not be constructed within five (5) feet of any rear or side lot line per Pasco, Fla., Zoning Standards, Ch. 500 §530.2 (2022)*.

27.2 Basketball hoops shall be free standing and are not permitted to be affixed to any structure on any portion of the property.

27.3 All moveable basketball stands, backboards, bicycles, toys, and outdoor recreational equipment shall be taken inside the residence at night.

27.4 All structures shall be in good and working condition.

## 28. SOLAR EQUIPMENT

28.1 Solar equipment requires approval from the ARC prior to installation. Solar panels shall be integrated into the architectural design of the home or hidden from view as much as possible, except as permitted by Florida law.

28.2 Solar equipment shall be concealed from view of nearby homes and from front and side streets in a way that is acceptable to the ARC. How you intend to conceal the solar equipment must be noted in the Application and Modification Request submitted to the ARC.



## 29. GARAGE, LANAI & WINDOW SCREENS

- 29.1 Garage and front porch screens are not permitted.
- 29.2 Installation of screens for a pool, lanai and lanai extension requires approval from the ARC. Aluminum screen enclosures shall be black or bronze.
- 29.3 Window screens shall be kept in good and working condition.

## 30. GARAGES & GARAGE DOORS

- 30.1 Garage door replacement requires ARC approval prior to installation.
- 30.2 Garage door shall be painted following the ARC paint color Guidelines.
- 30.3 No Owner shall cause any garage on their home to be permanently enclosed, screened, converted, or remodeled to allow for occupancy by occupants of the residence.
- 30.4 Commercial garage doors are prohibited.

## 31. EXTERIOR PAINT

- 31.1 Exterior painting of a home requires an Application and Modification Request and approval prior to beginning work. Approval is required whether painting the entire exterior or only trim, accent, garage doors or front doors.
- 31.2 Owners shall choose paint colors from one (1) of many approved palettes from the Dupree Lakes HOA Board approved palette database. Owners are discouraged from mixing and matching colors from multiple palettes, but reasonable discretion will be used by the ARC in the event of such requests.
- 31.3 Owners shall make a reasonable attempt to coordinate their chosen palette with other architectural elements such as paver driveways, stone fascia, roof shingle coloring and landscape curbing. The ARC will take these elements into account when reviewing applications related to exterior painting.
- 31.4 Owners may use any brand of exterior paint that matches the Sherwin Williams colors defined in the approved color pallets within these Guidelines.
- 31.5 There must be a minimum distance of three (3) homes to either side and across from the applicant's home before an approved color palette may be repeated. Corner lot homes shall consider all visible homes on cross streets.
- 31.6 Additional exterior painting guidelines can be found in the Approved Paint Palette document.

### 32. FENCES

Installation of any fencing requires an Application and Modification Request and approval prior to installation. The Application and Modification Request shall be accompanied by a property survey indicating the exact fence location. Property surveys can be obtained from Pasco County or from a professional property surveyor. Additional details for fence type, style and location-specific requirements can be found on the HOA website. Fences installed without receiving prior approval may require removal or modification at the Owner's expense.

- 32.1 Fences shall be black powdered-coated metal or white PVC "privacy fence." Fence colors shall be inherent to the material during manufacturing. Painting or staining fences after installation is prohibited other than repairing damage or restoring the fence to the original condition.
- 32.2 Fences shall be at least twenty (20) feet back from the forward-facing corners of the house.
- 32.3 Fences backing up to a common area or CDD maintained wall or fence shall not be higher than the CDD wall/fence at the intersection of the two structures.
- 32.4 When the Owner's fence is taller than the CDD wall/fence, the Owner's fence shall include a transition such that the top of the Owner's fence matches the top elevation of, or is lower than, the CDD wall/fence where they meet. The transition shall begin a minimum of six (6) feet away from the CDD wall/fence.
- 32.5 When fences of different heights are installed on a lot, the taller fence shall gradually transition to the height of the shorter fence. The transition shall include the last full fence section and any partial fence sections. In no case shall the transition be less than eight (8) feet in length.
- 32.6 Fences for corner lots require close coordination with the ARC due to their unique layout and concerns for vehicle visibility/safety and compliance with existing easements and county building code setback requirements.
- 32.7 Fences installed on a property adjacent to a storm water pond, wetland, or water feature shall be four (4) feet powder coated black aluminum.
- 32.8 Fences installed in the back yard of a property adjacent to any other type of conservation other than a storm water pond, wetland or other water feature may either be powder coated black aluminum or white PVC "privacy fence," with a maximum height of four (4) feet along the back. Fencing along the front and sides may be either four (4) feet powder-coated black aluminum or PVC "privacy fence" with a maximum height of six (6) feet. If you are unsure if your property is adjacent to wetland or conservation, please contact the ARC via email at [dupreelakesarc@gmail.com](mailto:dupreelakesarc@gmail.com)
- 32.9 When no portion of the backyard is adjacent to a conservation area, fencing may be either four (4) feet powder-coated black aluminum or six (6) feet white PVC "privacy fence.
- 32.10 Powder coated aluminum (metal) fencing shall be black and picket style with a maximum height of four (4) feet.
- 32.11 Screws and fasteners shall not be visible from the outside of aluminum fencing.

32.12 PVC "privacy fence" shall be tongue in groove style and shall be white.

32.13 Only the front face of the fence may face outward. Posts and stringers shall not be visible from the outside of PVC "privacy fence."

32.14 Decorative fence tops may be permitted with ARC approval. A photo of the desired decoration shall be submitted with the Application and Modification Request. Photo examples of the types of fencing indicated in this section can be found on the HOA website.

### 33. FLAGS

33.1 Owners may display one (1) United States flag or official flag of the State of Florida in a respectful manner and which is not subject to weather damage. Owners may also display, in a respectful manner, one (1) flag not larger than four and a half (4.5) feet by six (6) feet representing the United States armed forces/POW-MIA.

33.2 Torn, faded or otherwise damaged flags shall be taken down or be subject to the notification and subsequent violation process.

33.3 Any flag displayed shall not contain profanity, including words, symbols, or gestures.

33.4 Owners wishing to erect a freestanding flagpole must submit and ARC Application and Modification Request. A flagpole shall not exceed twenty (20) feet high on any portion of their property provided its location follows setback requirements.

33.5 A flagpole may not obstruct sightlines at roadway intersections, nor may it be erected within and upon an easement and is subject to applicable building codes, zoning setbacks, and other applicable governmental regulations.

### 34. ACCESS RAMPS

34.1 Owners may have an access ramp constructed if a resident or occupant has a medical necessity or disability requiring a ramp for egress and ingress. Any ramp shall be as unobtrusive as possible, reasonably sized in relation to its intended use, and be of a design that looks harmonious with the aesthetics of the home and neighborhood. An Application and Modification Request shall be submitted before installation.

### 35. DRIVEWAYS, SIDEWALKS & PORCHES

35.1 Driveway, sidewalk and porch alterations and additions require an ARC Application and Modification Request and subsequent approval. Any plan of this nature shall be like the original architecture and design aesthetic.

35.2 Approval for driveway extensions will only be issued for the area between the front of the house and the top edge of the sidewalk and may not exceed a total added width of four (4) feet with a maximum of three (3) feet on one side. These are lifetime maximums, and a driveway cannot be widened by these margins more than once. Driveway extensions between the curb and the bottom end of the sidewalk require county approval.

35.3 Exceptions to the width maximums may be given when an Owner or occupant requires a driveway be widened because of a medical necessity or disability.

35.4 Materials such as steppingstones, natural stone, brick, aggregate stone, and concrete may be considered when a description and photo of the desired material is included with the Application and Modification Request. Other than concrete, the material color shall be consistent with the paint palette of the house. If concrete, the color shall be the same as the current color.

36. ROOFS

36.1 An Application and Modification Request shall be submitted for replacement roofs. Roofs must be shingled; no other style will be considered. Neutral shades such as black, gray, blue, tan/brown are recommended and shall be complementary to other property feature. Photos example can be found on the HOA website.

V. ENFORCEMENT

In the event an Owner fails to maintain the premises and modifications situated thereon in such a manner defined in the Declaration of Covenants, Conditions and Restrictions, HOA Bylaws and amendments, and these Guidelines, the Owner will be notified and directed to take corrective actions. The Violations and Enforcement Procedures adopted by the HOA Board shall be enforced.