DUPREE LAKES

# Architectural Review Committee (ARC) Guidelines

11/18/2026
(pending approval)

http://www.dupreelakeshoa.org

# DUPREE LAKES ARC GUIDELINES

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# DUPREE LAKES ARC GUIDELINES

## PART I – GOVERNANCE AND REVIEW PROCESS

### 1. Authority

These Architectural Review Guidelines are adopted by the Board pursuant to the authority granted in the Declaration of Covenants, Conditions, and Restrictions for Dupree Lakes and in accordance with Section 720.3035, Florida Statutes. These Guidelines establish a uniform framework of standards and procedures governing the review of proposed exterior modifications, improvements, and landscaping changes in order to ensure compliance with the Governing Documents and to preserve the architectural consistency of the community.

### 2. Definitions

Application: The written Architectural Review Application submitted by an Owner requesting approval of a proposed exterior modification, improvement, or landscaping change to a Lot or structure. The Application must include the name of the person making the request, the property address, and a description of the proposed modification in sufficient detail to allow the Architectural Review Committee to evaluate compliance with the Governing Documents and adopted architectural standards.

Architectural Review Committee ("ARC"): A committee appointed by the Board of Directors pursuant to the Governing Documents and applicable law, responsible for reviewing Applications for proposed exterior modifications, improvements, and landscaping changes to Lots and structures and providing recommendations to the Board regarding compliance with the Governing Documents and these Guidelines.

Association: Dupree Lakes Homeowner's Association, Inc., a Florida not-for-profit corporation.

Board: The Board of Directors of the Association.

Bylaws: The Bylaws of the Association, as amended from time to time.

Community Development District ("CDD"): The Dupree Lakes Community Development District, an independent special district created pursuant to Chapter 190, Florida Statutes.

Declaration: The Declaration of Covenants, Conditions, and Restrictions for Dupree Lakes, as recorded in the Public Records of Pasco County, Florida, as amended from time to time.

Guidelines: These Architectural Review Guidelines adopted by the Board pursuant to the authority granted in the Declaration and subordinate to the Governing Documents, as amended from time to time.

Governing Documents: The Declaration of Covenants, Conditions, and Restrictions for Dupree Lakes, the Articles of Incorporation of Dupree Lakes Homeowner's Association, Inc., and the Bylaws of Dupree Lakes Homeowner's Association, Inc., as each may be amended from time to time.

Management Company: The entity engaged by the Board to provide administrative and management services to the Association.

Manager: The individual designated by the Management Company to act as the Association's administrative representative for purposes of receiving Applications, coordinating ARC communications, and performing other duties assigned by the Board.

Owner: The record owner, whether one or more persons or entities, of fee simple title to any Lot that is part of the Property, including contract sellers, but excluding any person or entity holding such interest solely as security for the performance of an obligation.

Pending Application: An Application that has been submitted to and received by the Association in substantially complete form and has not yet been approved or denied by the Board.

Southwest Florida Water Management District ("SWFWMD"): The Southwest Florida Water Management District, a regional water management district established pursuant to Chapter 373, Florida Statutes.

Surface Water Management System: The collective system of facilities—including those labeled on the recorded plat as 'Drainage Easements,' 'Tracts,' 'Wetland Conservation Areas,' or 'Wetland Mitigation Areas'—which are designed and operated to collect, store, and convey water. For purposes of these Guidelines, any body of water or retention area within these designations is considered a 'pond' or 'water feature'."

Wetland: Any area designated as 'Wetland' on Exhibit E or identified by a S.W.F.W.M.D. Wetland Line on the recorded subdivision plat.

Wetland Buffer: (a) Any area labeled as a "Wetland Buffer" on a recorded subdivision plat or Exhibit E, or (b) any land located within **twenty-five (25) feet** of a S.W.F.W.M.D. Wetland Line as shown on the recorded subdivision plat.

## 3. Architectural Review Committee (Advisory Only)

### 3.1. Authority and Role

The Architectural Review Committee ("ARC") is appointed by the Board pursuant to the Declaration and Section 720.3035, Florida Statutes. The ARC is responsible for reviewing Applications for proposed exterior modifications, improvements, and landscaping changes to determine compliance with the Governing Documents and these Guidelines.

The ARC may review Applications in the manner determined appropriate to facilitate timely evaluation and shall provide a recommendation to the Board.

### 3.2. Recommendation and Referral

The ARC shall evaluate each completed Application for compliance with the

Governing Documents and these Guidelines and shall provide a recommendation to the Board for approval or denial, together with the basis for its recommendation.

All Applications and ARC recommendations shall be referred to the Board for consideration and final decision at a duly noticed Board meeting. The authority to approve or deny an Application rests solely with the Board.

ARC recommendations are advisory only and do not constitute approval or authorization to commence work.

The ARC may provide recommendations to the Board regarding amendments to these Guidelines; however, any such amendments must be approved by the Board to become effective.

### 3.3. Composition and Appointment

The ARC shall consist of members appointed by the Board. ARC members may be Owners and may include members of the Board. The number of ARC members and the term of service shall be determined by the Board.

ARC members serve at the discretion of the Board and may be removed or replaced by the Board at any time.

## 4. Owner Responsibilities and Application Requirements

### 4.1. Maintenance Obligations

Owners are responsible for maintaining their Lots and improvements in compliance with the Governing Documents and these Guidelines. This responsibility applies to all occupants of the Lot, including tenants and other invitees.

### 4.2. Application Requirement

Prior to commencing any exterior modification, improvement, or landscaping change subject to review under these Guidelines, the Owner must submit an Application to the Association and obtain written approval. The Application must include sufficient plans, specifications, and supporting documentation to allow the ARC to evaluate compliance.

### 4.3. Compliance Inspections

The Association, acting through the Board and/or its Management Company, may conduct periodic inspections to determine compliance with the Governing Documents and these Guidelines. Properties found to be in violation may be subject to enforcement action in accordance with the Association's adopted enforcement procedures and applicable law.

## 5. Authority to Act

### 5.1. Source of Authority

The Association's authority to review and approve plans and specifications for the location, size, type, or appearance of any structure or improvement, and to enforce standards for the external appearance of any structure or improvement, is derived from the Declaration and is exercised in accordance with Section 720.3035, Florida Statutes.

### 5.2. Limitation on Architectural Control

Architectural control shall be exercised only to the extent such authority is specifically stated or reasonably inferred from the Declaration and the standards adopted pursuant thereto.

## 6. Disclaimer and Owner Responsibility

### 6.1. Scope of Review

Review of any Application is limited to compliance with the Governing Documents and these Guidelines. Approval by the Board does not constitute approval of structural integrity, engineering design, workmanship, or compliance with applicable laws, codes, ordinances, or permitting requirements.

### 6.2. Governmental Compliance

Each Owner is solely responsible for ensuring that any modification, alteration, or improvement complies with all applicable governmental requirements and for obtaining any required permits or approvals.

### 6.3. Limitation of Liability

Neither the Association, the Board, the ARC, the Management Company, nor any of their respective members, officers, agents, or representatives shall be liable for any injury, damage, loss, or defect arising from the construction, installation, or maintenance of any approved modification.

### 6.4. Owner Maintenance Responsibility

The Owner is solely responsible for the construction, maintenance, repair, replacement, and future upkeep of any approved modification or improvement.

## 7. ARC Application and Approval Process

### 7.1. Submission Requirement

Prior to commencing any exterior modification, improvement, or landscaping change subject to these Guidelines, the Owner must submit an Application to the Association and obtain written approval.

### 7.2. Completeness

The Application must include sufficient plans, specifications, surveys (if applicable), drawings, and supporting documentation to enable the ARC to evaluate compliance. Applications that do not contain sufficient information may be returned without action.

Any information, plans, or representations presented to the ARC or the Board that differ from or supplement the submitted Application must be submitted in writing and incorporated into the Application. Approval shall be based solely on the Application as submitted and approved.

### 7.3. Method of Submission

Applications shall be submitted to the Management Company using the submission methods established by the Association.

### 7.4. Review Period

The ARC shall review an Application and provide a recommendation to the Board following receipt of a completed Application. The Board shall consider the Application for final decision at a duly noticed Board meeting. Applicants should expect that the review and approval process may take up to forty-five (45) days from receipt of a completed Application.

### 7.5. Changes to Approved Application

If an Owner proposes any material deviation from an approved Application, a revised Application must be submitted and approved in writing prior to implementation of the proposed change.

If additional information or revised plans are presented during ARC or Board review, such information must be submitted and incorporated into the Application prior to issuance of approval. Approval shall be based on the final Application as submitted.

### 7.6. No Commencement Without Approval

No exterior modification, improvement, or landscaping change subject to these Guidelines may commence until approved in writing by the Board.

### 7.7. Commencement

Work must commence within one hundred twenty (120) days of written approval. If work does not commence within such time, the approval shall be deemed expired unless extended in writing by the Board upon written request of the Owner. If approval expires, a new Application must be submitted and approved prior to commencement.

### 7.8. Completion

Approved work shall be completed in accordance with the approved Application and within one hundred eighty (180) days of written approval, unless extended in writing by the Board upon written request of the Owner.

## 8. Approval, Denial, and Reconsideration

### 8.1. Notice of Decision

Following approval or denial of an Application by the Board, written notice of the decision shall be provided to the Owner by the Association through its Management Company using the contact information provided in the Application.

### 8.2. Incomplete Applications

Applications that do not contain sufficient information to permit review may be returned without action and shall not be considered approved or denied.

### 8.3. Board Reconsideration

If an Application is denied, the Owner may submit a written request for reconsideration to the Board within twenty-one (21) days of the date of the notice of denial. The request shall include any additional information or clarification supporting reconsideration.

Requests for reconsideration will be considered by the Board at a duly noticed Board meeting, and the Owner may appear to provide additional information for the Board's consideration.

## 9. Enforcement

Violations of the Governing Documents and these Guidelines shall be addressed in accordance with the Association's adopted Covenant Enforcement Policy and applicable law.

# DUPREE LAKES ARC GUIDELINES

## PART II – PROPERTY MAINTENANCE AND DESIGN STANDARDS

### 10. Statutorily Protected Improvements

#### 10.1. Florida-Friendly Landscaping

Owners may implement Florida-Friendly Landscaping in accordance with Section 373.185, Florida Statutes. Landscaping modifications that alter the exterior configuration of a Lot require prior ARC approval as otherwise provided in these Guidelines.

Florida-Friendly Landscaping shall remain subject to the architectural standards set forth in these Guidelines, including requirements related to layout, design, and overall appearance.

#### 10.2. Hurricane Protection and Storm Hardening Improvements

Owners may install hurricane protection improvements in accordance with applicable Florida law. Installation of such improvements that alters the exterior configuration of a Lot requires prior ARC approval as otherwise provided in these Guidelines.

Hurricane protection improvements shall comply with the architectural standards set forth in these Guidelines, including requirements related to appearance, style, and design.

### 11. Property Maintenance Standards

#### 11.1. General Property Maintenance

Each Lot and all improvements and landscaping thereon shall be maintained in accordance with Section 10.37 of the Declaration. No Lot shall be permitted to deteriorate, fall into disrepair, or become unsafe or unsightly. Owners are responsible for maintaining all exterior features, structures, and landscaping located on their Lot.

### 12. Landscape Design Standards

#### 12.1. Front Yard Landscape Composition

Front yards shall consist of no less than twenty percent (20%) and no more than eighty percent (80%) landscaped bed area. The remaining area shall consist of living turf or other maintained living vegetative groundcover capable of being reasonably sustained under normal maintenance conditions.

For purposes of this section, “landscaped bed area” means defined planting areas containing shrubs, ornamental plantings, mulch, rock, or similar materials intended to support vegetation. “Living vegetative groundcover” includes turf

grass or other maintained groundcover consistent with Florida-Friendly Landscaping principles.

This requirement is intended to preserve a balanced living landscape configuration and reduce the replacement of vegetative surfaces with non-living materials that may adversely affect natural drainage patterns.

### 12.2. Turf Requirements

Front and side yards shall be planted with living turf or other maintained living vegetative groundcover consistent with Florida-Friendly Landscaping principles. Replacement or modification of turf areas that remains within the composition requirements of Section 12.1 does not require ARC approval.

### 12.3. Artificial Turf

Artificial turf or synthetic grass shall not be installed in front or side yards.

### 12.4. Landscape Curbing

Installation of landscape curbing or borders visible from the street requires submission of an ARC Application and approval.

Curbing shall be similar in color and finish to the primary exterior colors of the home or existing hardscape materials and shall not be of a contrasting or highly reflective appearance.

## 13. Landscape Maintenance

### 13.1. General Landscape Maintenance

Grass, groundcover, shrubs, hedges, and other landscaping on each Lot shall be maintained so that vegetation does not become overgrown or present a visibly unmaintained condition.

Landscape beds, driveways, and sidewalks shall be maintained free of excessive weeds or unmanaged vegetative growth.

Vegetation shall be maintained so that it does not extend onto sidewalks, driveways, or into streets.

Dead landscaping or plant material shall be removed.

### 13.2. Tree Maintenance

Trees located on a Lot shall be maintained so that dead trees, broken branches, or hazardous conditions are not present. Dead trees shall be removed.

Tree limbs shall be trimmed so that they do not extend onto sidewalks, driveways, or streets.

Landscaping and trees shall not encroach onto neighboring properties.

### 13.3. Tree Removal and Installation

Removal of live trees and installation or replacement of trees require submission of an ARC Application and approval. The Application shall identify the proposed tree species and location and include any associated landscaping.

Trees removed from front yard landscaping shall be replaced with one or more trees, which must be identified in the Application.

The Application shall demonstrate that the resulting landscape will remain compliant with these Guidelines, with or without replacement landscaping.

Dead trees may be removed without prior ARC approval; however, any tree removed from front yard landscaping shall be replaced in accordance with this Section.

Removal of non-palm trees exceeding the diameter threshold established by Pasco County may require a permit. Owners are responsible for obtaining all required governmental approvals.

### 13.4. Routine Landscape Maintenance

a. Plant beds, driveways, and sidewalks shall be maintained free of excessive weeds and overgrowth.

b. Edging along driveways, sidewalks, and planting areas shall be maintained to prevent grass or vegetation from encroaching onto paved surfaces.

c. Hedges and shrubs shall be trimmed and maintained in a neat and orderly condition and shall not become overgrown or encroach onto neighboring property, sidewalks, or roadways.

### 13.5. Vegetative Debris and Storm Drain Protection

Grass clippings, leaves, mulch, soil, and other vegetative debris shall not be deposited into streets, storm drains, drainage swales, water bodies, or other components of the Surface Water Management System. Owners shall ensure that mowing, edging, and landscaping activities do not result in the obstruction of drainage structures or the accumulation of debris in drainage areas.

This provision is intended to preserve the proper function of the Surface Water Management System and prevent blockage of stormwater flow.

## 14. Irrigation and Drainage Standards

### 14.1. Irrigation Systems

Irrigation systems serving a Lot shall be maintained in good working order and operated so as not to cause:

Overspray onto sidewalks, streets, driveways, or structures;

a. Leaks, broken sprinkler heads, or misdirected spray;
b. Runoff, pooling, soil erosion, or discharge onto adjacent Lots or common areas;
c. Interference with established drainage patterns or the Surface Water Management System.

Conditions identified above shall be corrected within a reasonable time after notice.

### 14.2. Watering Restrictions

Owners shall comply with all applicable Pasco County and Southwest Florida Water Management District (SWFWMD) watering restrictions. Irrigation practices shall avoid overwatering and be consistent with Florida-Friendly Landscaping principles.

### 14.3. Regulatory Compliance

All irrigation installations and modifications shall comply with applicable governmental requirements. Owners are solely responsible for obtaining any required permits and ensuring compliance.

## 15. Surface Water Management and Wetland Areas

### 15.1. Governing Authority

The Surface Water Management System ("SWMS") is administered and maintained by the Community Development District (CDD) in accordance with the Declaration, recorded plats, and applicable governmental permits. Portions of the SWMS may be located on individual Lots, for which Owners retain maintenance responsibility as required by the Governing Documents. The Association's role is to ensure that Lot-specific modifications comply with the Governing Documents and do not interfere with the intended function of the SWMS.

### 15.2. Regulatory Requirements

In accordance with the Declaration and applicable governmental permits, no Owner may undertake construction, installation, or other activity within wetlands, wetland buffers, drainage areas, or easements except as permitted by applicable governmental authorities. Where required, Owners must obtain all necessary approvals prior to commencement of work. ARC review is limited to compliance with the Governing Documents and does not replace or satisfy governmental permitting requirements.

### 15.3. Prohibited Improvements on Lots

To protect drainage function, and in accordance with Section 10.12 of the Declaration, the following are not permitted within any drainage area or drainage easement located on a Lot where such activities may impede or alter the flow or volume of water:

- Structures or improvements, including buildings, patios, decks, pools, walls, fences, or similar installations;
- Impervious surfaces or landscaping not otherwise permitted by the Governing Documents or applicable law;

Filling, grading, or alteration of established drainage patterns without required approvals.

### 15.4. Vegetation and Debris

Owners shall not remove or disturb vegetation within SWMS areas except as permitted by the Governing Documents and applicable governmental authorities. Owners shall not deposit landscaping debris, yard waste, or other materials into drainage areas, wetlands, or water bodies.

### 15.5. Access

The Association, CDD, Pasco County, SWFWMD, and other authorized entities retain rights of ingress and egress over drainage areas, easements, and SWMS components for purposes of inspection, maintenance, repair, and enforcement, as provided in the Governing Documents and applicable law. Owners shall not obstruct such access.

### 15.6. Limitation of Liability

ARC review is limited to compliance with the Governing Documents. The Association does not assume responsibility for drainage performance, regulatory compliance, or construction-related defects arising from an Owner’s modification or maintenance of their Lot.

# PART III – PROPERTY APPEARANCE AND USE RESTRICTIONS

## 16. Roofs

### 16.1. Approval Requirement

Replacement or modification of a roof requires submission of an Application and approval prior to commencement of work.

### 16.2. Design and Appearance

Roofing shall present a dimensional, multi-course appearance consistent with traditional architectural shingle roofs.

Roofing systems shall not have a continuous flat, ribbed, or corrugated appearance and shall not resemble commercial or industrial roofing materials when viewed from the street.

Roofing materials shall be installed and finished in a manner that maintains a uniform residential appearance consistent with the architectural character of the community.

### 16.3. Roof Color and Finish

Roof colors shall be compatible with the exterior color scheme of the home and shall not create a visually discordant appearance.

Roofing systems designed to improve energy efficiency, including reflective or "cool roof" systems, are permitted. For purposes of this section, "reflective" refers to solar reflectance properties and does not include glossy or mirror-like finishes that produce glare. Materials shall be selected and installed to minimize glare onto neighboring Lots and Common Areas. Roof finishes shall be matte or low-luster, and highly reflective, glossy, or mirror-like finishes that produce excessive glare are not permitted.

In selecting roof color, consideration should be given to energy-efficient design, including the use of lighter color families that reduce heat absorption and are well-suited to Florida's climate. Lighter color families include, but are not limited to, light gray, weathered gray, driftwood, tan, beige, and similar neutral tones. Darker roof colors, including dark gray, brown, and black color families, are permitted where consistent with the home's exterior color scheme.

### 16.4. Alternative Roofing Systems

Alternative roofing systems may be approved provided the finished appearance complies with the design and appearance standards set forth in this Section.

Approval shall be based on the visual appearance of the installed roofing system, including its profile, texture, and overall compatibility with the architectural character of the home and surrounding community.

### 16.5. Solar Integration

Solar energy systems, including integrated solar roofing materials, shall comply with the Solar Energy Devices section and applicable law. Roofing decisions shall not prohibit or have the effect of prohibiting the installation of solar energy devices.

## 17. Exterior Paint

### 17.1. Approval Required

All exterior repainting, including any change in color, tone, or finish, requires prior approval through the ARC review process, subject to Board approval, in accordance with Article IX of the Declaration.

Repainting using the exact original color scheme of the home, as constructed by the developer, does not require prior approval.

Repainting using a color scheme approved after original construction requires prior approval unless the prior approval expressly authorized future repainting without further approval.

Approval is required whether repainting the entire exterior or any individual component, including but not limited to trim, accent areas, garage doors, or front doors.

### 17.2. Approved Color Palettes

The Association maintains an approved exterior paint palette, as adopted by the Board and on file with the Association.

Applications utilizing a color scheme from the approved palette shall be presumed acceptable and will be approved unless:

- The proposed color scheme is identical or substantially similar to adjacent or nearby homes, or
- The proposed colors materially conflict with existing exterior elements that will remain (e.g., roof, stone, brick, or other fixed features)

For purposes of this section, “substantially similar” means color schemes that, when viewed from the street, present the same or nearly the same overall visual impression.

For purposes of this section, nearby homes include the three (3) homes on either side of the subject property and the homes directly across the street within that same range.

### 17.3. Alternative Color Requests

Color schemes not included in the approved palette may be considered on a case-by-case basis.

Such requests shall be approved only if the proposed colors:

- Are compatible with the architectural character of the community
- Are harmonious with surrounding homes and the streetscape
- Do not create a visually disruptive contrast
- Satisfy the three-home separation requirement in Section 17.2.

The burden is on the applicant to demonstrate compliance with these criteria.

### 17.4. Application Scope

Repainting shall be applied uniformly to the applicable building elevation or component. Partial painting that results in visible color mismatch is not permitted.

All colors shall be applied as a complete scheme consistent with the approved palette or approved application. Mixing colors from different palettes or approved schemes is not permitted.

Paint manufacturer is not restricted, provided the selected color accurately matches the approved palette or approved application.

### 17.5. Maintenance Standard

All exterior painted surfaces shall be maintained in good condition. Repainting or repair is required where visible deterioration exists, including but not limited to:

- peeling
- fading
- chalking
- cracking
- exposed primer or unfinished surfaces
- patchwork or mismatched color areas

### 17.6. Nonconforming Improvements and Prior Approvals

Improvements that were previously approved or installed may be allowed to remain; however, such conditions do not constitute a continuing right to repeat, replace, or modify the improvement unless expressly stated in the approval. Any future work must comply with the Governing Documents and these Guidelines as in effect at the time of application.

## 18. Stone Facade

### 18.1. Approval Requirement

Installation of stone facade requires submission of an Application and approval prior to installation.

### 18.2. Materials and Appearance

Stone facade shall be consistent in color, texture, and style with stone materials commonly used within the community. Artificial or decorative stone products shall be designed to replicate natural stone and shall not be of a highly reflective or unnatural appearance.

### 18.3. Placement

Stone facade shall be installed on exterior elevations in a manner consistent with typical applications within the community and shall not be applied in a fragmented or visually inconsistent pattern.

### 18.4. Maintenance

Stone facade shall be maintained in good condition. Damaged, broken, or missing materials shall be repaired or replaced to maintain a consistent appearance.

## 19. Doors, Windows, and Exterior Shutters

### 19.1. General Requirement

Replacement of exterior components in the same style and general appearance does not require an ARC Application. Replacement or modification that changes the style, design, or exterior appearance requires submission of an ARC Application and approval.

If an Owner is uncertain whether a proposed replacement constitutes a change in style, design, or appearance, the Owner is encouraged to submit an Application for review.

### 19.2. Doors

Exterior door colors shall comply with the approved paint palette requirements.

### 19.3. Windows

Reflective or mirrored window coverings or coatings are not permitted.

Window coverings visible from the exterior shall be white, beige, or a similar light color. Temporary or improvised coverings, including newspapers, foil, plastic, or similar materials, are not permitted.

### 19.4. Exterior Shutters

Installation or modification of decorative exterior shutters requires submission of an ARC Application and approval. Shutters shall be consistent in style and color with the approved exterior color palette.

### 19.5. Screen and Storm Doors

Installation of screen or storm doors requires submission of an ARC Application and approval.

#### 19.5.1. Color

Screen and storm doors shall be a neutral color consistent with the approved exterior paint palette.

#### 19.5.2. Design

Screen and storm doors shall be full-view or predominantly transparent and shall not include decorative or highly ornamental features.

#### 19.5.3. Appearance

Screen and storm doors shall not introduce a visibly contrasting or non-residential appearance when viewed from the street.

### 19.6. Hurricane Shutters and Temporary Window Protection

#### 19.6.1. Temporary Installation

Temporary hurricane shutters or other protective window coverings may be installed no earlier than seventy-two (72) hours in advance of an anticipated hurricane or severe storm and shall be removed within seventy-two (72) hours after the storm has passed from the area or forty-eight (48) hours after electrical service has been restored to the area by the utility provider, whichever is later.

#### 19.6.2. Permanent Shutters

Installation of permanent hurricane shutters requires submission of an ARC Application and approval. Shutters and all associated components shall be a color consistent with the approved exterior paint palette or the window and trim colors of the home.

### 19.7. Window Screens

Window screens shall be maintained in good condition and repair and shall not be visibly damaged, torn, or missing.

## 20. Garages and Garage Doors

### 20.1. Approval Requirement

Replacement or modification of garage doors, or any modification to a garage that affects the exterior appearance of the home, requires submission of an Application and approval prior to commencement of work.

### 20.2. Garage Doors – Appearance and Design

Garage doors shall be consistent with the architectural style and design of the home and shall not introduce materials, profiles, or design features that are inconsistent with the existing structure or the surrounding community.

Changes to garage doors, including style, design, material, or color, require approval.

Commercial-style, roll-up, or industrial garage doors are prohibited.

### 20.3. Garage Conversion

No Owner shall cause any garage on a Lot to be permanently enclosed, screened, converted, or remodeled to allow for occupancy by occupants of the Residence.

### 20.4. Maintenance

Garage doors and all visible exterior components of the garage shall be maintained in good condition and repair.

Garage doors shall be free from visible damage or deterioration, including but not limited to dents, warping, rust, peeling, fading, or similar conditions.

## 21. Solar Energy Devices

### 21.1. Applicability

Solar energy devices, including photovoltaic panels, solar pool heating systems, and integrated solar roofing systems ("solar collectors"), are permitted subject to the requirements of this Section and applicable Florida law.

### 21.2. Approval Requirement

Installation of solar collectors requires submission of an Application and approval prior to installation. The Association's review shall be limited to reasonable considerations of appearance and installation and shall not prohibit or have the effect of prohibiting the installation or use of such devices.

### 21.3. Equipment and Screening

Ground-mounted equipment, piping, and related components shall be located and screened to minimize visibility from the street and neighboring Lots to the extent practicable without impairing system performance.

### 21.4. Integrated Solar Roofing Systems

Integrated solar roofing systems, including solar shingles or tiles, shall be treated as solar collectors under this Section and shall not be prohibited based solely on their design or appearance.

### 21.5. Installation and Compliance

All installations shall comply with applicable building codes, permitting requirements, and manufacturer specifications. Owners are responsible for all permits and approvals required by governmental authorities.

### 21.6. Maintenance

Solar collectors and related equipment shall be maintained in good condition and shall not be visibly damaged, deteriorated, or in disrepair.

## 22. Screen Enclosures and Enclosed Patio Areas

### 22.1. Approval Requirement

Installation, addition, or modification of a screen enclosure or the enclosure of any lanai, patio, covered area, or similar structure requires submission of an Application and approval prior to commencement of work.

### 22.2. Location and Placement

Enclosures may be installed on lanais, patios, pool areas, or other outdoor areas of a Lot, provided they comply with all applicable setback requirements and are located within the boundaries of the Lot.

Enclosures on front porches or entryways shall be limited to existing covered areas and shall not extend beyond the footprint of the structure.

Enclosures shall be designed and located so as to be consistent with the architectural layout of the Lot and shall not create a visually incompatible or non-residential appearance when viewed from the street.

### 22.3. Materials and Color

Screen enclosures and screened areas shall be constructed of aluminum framing and shall be black or bronze in color.

Screen mesh shall be standard dark screen material and shall not be reflective or highly visible from a distance.

### 22.4. Configuration and Limitations

Enclosures may consist of screened construction, solid panels, windows, or a combination thereof, provided the overall design is consistent with the architectural style of the home and surrounding community.

Enclosures shall not introduce materials, framing, or structural elements that create a visually incompatible or non-residential appearance when viewed from the street.

Enclosures that alter the existing roofline of the home shall be designed as an integrated architectural extension of the home and shall not create a visually incompatible or non-residential appearance when viewed from the street.

### 22.5. Governmental Compliance

All screen enclosures and screened areas shall comply with applicable governmental requirements. Approval by the Association does not constitute approval of compliance with such requirements.

## 23. Swimming Pools

### 23.1. Approval Requirement

Installation of any in-ground pool, above-ground pool connected to pool equipment (including pumps, filters, or heaters), or any permanent or semi-permanent pool requires submission of an Application and approval prior to installation.

### 23.2. Location and Placement

Pools of any type shall not be located within any drainage easement, utility easement, wetland, wetland buffer, or other restricted area as shown on the recorded plats or identified in the Governing Documents or applicable permits.

### 23.3. Pool Equipment

All pool equipment, including pumps, filters, and heaters, shall be located so as to minimize visibility from the street. Equipment located in areas visible from the street shall be screened using landscaping, fencing, walls, or other methods consistent with these Guidelines.

Equipment shall be installed and maintained in an orderly manner and shall not create a visually unmaintained or intrusive condition when viewed from neighboring Lots.

### 23.4. Temporary and Inflatable Pools

Temporary or inflatable pools, including children's pools, that are not connected to pool equipment and are not intended for permanent or extended installation do not require an Application. Such pools shall be located in the rear yard and shall not be placed within any drainage easement, utility easement, wetland, wetland buffer, or other restricted area. Temporary pools shall be stored or removed when not in active use if visible from the street or neighboring Lots and shall not be maintained in a manner that creates a nuisance, safety hazard, or visibly unmaintained condition.

### 23.5. Safety and Regulatory Compliance

All pools shall comply with applicable safety requirements, including barrier and enclosure requirements imposed by state and local law.

If a screen enclosure is used as a safety barrier, it shall comply with Section 22. Approval by the Association does not constitute approval of compliance with applicable laws or permitting requirements.

## 24. Basketball Hoops

### 24.1. Declaration

Basketball courts, standards, and backboards are addressed in Section 10.29 of the Declaration.

### 24.2. Type and Installation

Basketball hoops shall be freestanding and shall not be mounted, affixed, or attached to any structure.

### 24.3. Location

Basketball hoops shall be located on a driveway and shall not be placed within any landscaped area, yard, easement, or street.

### 24.4. Condition

Basketball hoops shall be maintained in good condition. Hoops that are damaged, missing components (including rims, nets, or backboards), inoperable, or not upright shall be repaired, restored, or removed.

### 24.5. Storage and Maintenance

Basketball hoops shall not be stored or maintained in any yard or landscaped area and shall not be left lying on the ground or in a manner that allows grass, weeds, or vegetation to grow around or through the base or structure.

### 24.6. Nuisance

Basketball hoops shall not be used or maintained in a manner that creates a nuisance or safety hazard.

## 25. Play Structures

### 25.1. Approval Requirement

Play sets, playground equipment, and similar outdoor recreational structures require submission of an Application and approval prior to installation.

### 25.2. Location

Play structures shall be located within the rear yard and shall not be installed within any drainage easement, utility easement, wetland, wetland buffer, or other restricted area.

### 25.3. Placement

Play structures shall not be located closer than ten (10) feet from any side or rear Lot line, unless otherwise approved by the Association.

### 25.4. Size and Appearance

Play structures shall be residential in character and shall not create a visually intrusive or non-residential appearance when viewed from the street or neighboring Lots.

### 25.5. Condition and Maintenance

Play structures shall be maintained in good condition and shall not be visibly damaged, deteriorated, unsafe, or in disrepair.

Play structures shall not be maintained in a manner that allows excessive vegetation, deterioration, or neglect around the structure.

### 25.6. Abandoned Structures

Play structures that are no longer in use shall be removed.

## 26. Sheds

### 26.1. Approval Requirement

Installation of a shed requires submission of an Application and approval prior to installation.

### 26.2. Location

Sheds shall be located within the rear yard and shall not be installed within any drainage easement, utility easement, wetland, wetland buffer, or other restricted area.

### 26.3. Size and Appearance

Sheds shall be of a size, material, and color consistent with the primary residence and shall not create a visually intrusive or non-residential appearance.

### 26.4. Maintenance

Sheds shall be maintained in good condition and shall not become visibly unmaintained.

## 27. Porches, Walkways, and Driveways

### 27.1. Porches

#### 27.1.1. Structural Modifications

Modifications to porches, including expansion, structural alteration, or changes to columns, railings, or roof structures, require submission of an Application and approval prior to commencement of work.

Such modifications shall be consistent with the architectural style of the home and shall not introduce structural elements that create a visually incompatible or non-residential appearance when viewed from the street.

#### 27.1.2. Surface Materials

Installation or replacement of porch flooring materials that are visible from the street requires submission of an Application and approval.

Materials shall be consistent in color, texture, and finish with the exterior of the home and shall not be highly reflective or create a visually incompatible appearance.

#### 27.1.3. Enclosures

Enclosures of porches, including screened or enclosed patio areas, shall comply with Section 22 of these Guidelines.

### 27.2. Walkways

#### 27.2.1. Location and Purpose

Walkways shall be limited to functional paths connecting the driveway, sidewalk, and entry areas of the home or providing access to side or rear yard areas.

Walkways shall be located within the boundaries of the Lot and shall not be installed in a manner that creates multiple or redundant paths across the front yard.

#### 27.2.2. Design and Limitations

Walkways shall not be designed or installed in a manner that creates the appearance of an expanded driveway or additional parking surface.

Walkways shall not extend across the full width of the front yard or otherwise eliminate or dominate required landscaped areas.

#### 27.2.3. Materials and Appearance

Walkways shall be constructed of materials consistent with the architectural style of the home and shall not introduce colors, finishes, or materials that create a visually incompatible or non-residential appearance when viewed from the street.

Walkway materials shall not be highly reflective or artificial in appearance.

### 27.3. Driveways

#### 27.3.1. Approval Requirement

Modification, resurfacing, or expansion of a driveway requires submission of an Application and approval prior to commencement of work.

#### 27.3.2. Surface Materials

Driveways may be resurfaced or replaced with concrete, pavers, or similar materials consistent with the architectural style of the home.

Driveway materials and colors shall be consistent with the exterior appearance of the home and shall not be highly reflective or create a visually incompatible appearance.

#### 27.3.3. Expansion Limits

Driveway expansions shall be limited to areas adjacent to the existing driveway and shall not extend beyond the front plane of the home or into areas forward of the sidewalk.

Driveway expansions shall be subject to the following maximum width increases:

- Two-car garage driveways: up to a total of four (4) feet of additional width, with no more than three (3) feet added on one side
- Three-car garage driveways: up to a total of two (2) feet of additional width

Driveway expansions shall not extend across the full width of the front yard or eliminate required landscaped areas.

## 28. Access Ramps

Installation of an access ramp required for a disability or medical need is permitted in accordance with applicable law, including the Fair Housing Act.

Owners shall submit an Application for review; however, the Association shall not unreasonably restrict the installation of an access ramp necessary to provide access to the residence.

Access ramps shall be limited in size and scope to that reasonably necessary for their intended use and shall be installed in a safe manner consistent with applicable building codes.

To the extent reasonably practicable, access ramps shall be located and designed to minimize visual impact on the front elevation of the home.

## 29. Fences

### 29.1. Approval Requirement

Written Board/ARC approval is required prior to installing, replacing, relocating, or modifying any fence. Every application must include an official lot survey clearly depicting the proposed fence run relative to lot boundaries, utility/drainage easements, setbacks, and conservation areas. Fences installed or altered without prior written approval are subject to mandatory removal or modification at the Owner's expense.

### 29.2. Permitted Fence Types

Fences are strictly limited to two approved styles:

a. **Black Powder-Coated Aluminum Picket Fencing**: Open picket style.

b. **White PVC Privacy Fencing**: Solid, opaque tongue-and-groove panels only. PVC pickets, split rails, lattice, and semi-private styles are strictly prohibited.

### 29.3. General Standards (Applies to All Fences)

#### 29.3.1. Color & Finish

Colors must be inherent to the manufactured material. Painting, staining, or altering the finish is prohibited except to restore the original manufactured color.

#### 29.3.2. Orientation & Appearance

Fences must be installed with the smooth/finished side facing outward toward adjacent lots, streets, or common areas. Posts, horizontal rails, and fasteners must not be visible from the exterior side.

#### 29.3.3. Uniformity

Combining different materials, styles, or colors along a single fence line is prohibited (except for approved transitions under Section 29.7).

## 29.4. Height

Fence heights shall be limited as follows:

a. Black powder-coated aluminum picket fencing shall not exceed four (4) feet in height

b. White PVC privacy fencing shall not exceed six (6) feet in height

Fence height shall be measured from the finished grade at the base of the fence.

Fences shall be installed to maintain a consistent height along each run and shall not include abrupt or uneven changes in height except where necessary to accommodate grade changes or approved transitions.

## 29.5. Location and Setbacks

### 29.5.1. Backyard and Side Yard Only

Fences are allowed only in your side yard and backyard. Fences are prohibited in the front yard.

### 29.5.2. 20-Foot Front Setback

Side-yard fences must start at least 20 feet back from the front corners of your house, measured along the side wall.

### 29.5.3. Easements

Fences must comply with all utility and drainage easements. You cannot block stormwater flow or drainage paths.

### 29.5.4. Driver Visibility

Fences cannot block the view of drivers or pedestrians at driveways, street corners, or sidewalks.

## 29.6. Fence Location by Lot Type

### 29.6.1. Water & Conservation Lots

To preserve open visual sightlines across community water features, natural conservation areas, and park land, lots that border or back up to any stormwater pond, lake, wetland, wetland buffer, conservation area, or park area are strictly required to use 4 foot black powder coated aluminum picket fencing on all boundaries.

Note: This requirement applies to any lot that overlooks or shares a boundary with a designated water, conservation, or park tract, even if an open space tract, drainage easement, or wetland buffer lies between the property line and the active water, wetland, or park line.

### 29.6.2. Non Conservation Lots

Any lot that does not border or back up to a stormwater pond, lake, wetland, wetland buffer, conservation area, or park area may choose between 6 foot white PVC privacy fencing or 4 foot black powder coated aluminum picket fencing.

### 29.6.3. Conservation Determination

A lot is considered adjacent to a water or conservation area if any portion of its rear or side boundary shares a line with, borders, or overlooks a designated pond, lake, wetland, conservation tract, or park area. This rule applies regardless of internal tract labels such as "Open Space," "Drainage," or "Easement."

Homeowners should reference and crosscheck multiple official resources when attempting to determine whether their lot is water or conservation adjacent:

- **Exhibit E of the Declaration:** The recorded Wetland and Buffer Exhibit in the community governing documents.
- **Recorded Subdivision Plats:** Official lot boundary maps available on the Pasco County Property Appraiser website.
- **CDD Stantec Area Map:** The color coded Tract Designation Map found in the Documents section of the Dupree Lakes CDD website (www.dupreelakescdd.org), where green shading identifies Wetland Conservation Areas, blue shading identifies Ponds and Drainage Tracts, and yellow shading identifies Park Areas.

### 29.6.4. Shared Side Boundary Exception

Where a side lot line is shared with an adjacent Lot that is not subject to the water, conservation, or park fencing restriction and is otherwise permitted to install a 6 foot privacy fence along that shared boundary, the water, conservation, or park adjacent Lot may install the same type and height of approved privacy fence along that shared side boundary.

This exception applies only to that shared side boundary and not to any other side or boundary.

## 29.7. Transitions

Where different fence heights, materials, or styles meet on a Lot, transitions must be gradual and visually consistent, avoiding abrupt changes in height or alignment.

### 29.7.1. Transitions Adjacent to CDD Walls or Fences

Where an Owner’s fence abuts or terminates at a wall or fence installed by the Community Development District (CDD), a transition is required

if the Owner's fence would otherwise exceed the height of the CDD structure.

The transition shall meet the following requirements:

- **Height Limit:** The top of the Owner's fence must match or be lower than the top elevation of the CDD wall or fence at the point of intersection.
- **Transition Distance:** The height transition must begin at least eight (8) feet prior to the point of intersection with the CDD structure.

#### 29.7.2. Transitions at Property Lines

Where a fence terminates at a property line adjoining another Lot with an existing fence, the proposed fence must align directly with the existing fence to avoid gaps, offsets, or irregular terminations.

#### 29.7.3. Internal Height Transitions

Where different fence heights are joined on a single Lot (such as a 6 foot side privacy fence transitioning to a 4 foot rear aluminum fence), the taller section must transition down to the height of the shorter section over a horizontal distance of at least eight (8) feet.

### 29.8. Decorative Fence Elements

Decorative or ornamental features, including lattice, post caps, lighting, or similar elements, are prohibited unless explicitly approved by the ARC.

Approved decorative elements must meet the following requirements:

- Consistent with the style, color, and material of the approved fence type.
- Minor accents that do not overpower the overall appearance of the fence.

Fence post cap lights and approved fence fixtures must be low intensity and must not project glare onto adjacent Lots, Streets, or Common Areas.

### 29.9. Corner Lots

Fences on corner Lots shall comply with all applicable setback, easement, and visibility requirements. Fences shall not be installed in any location or manner that interferes with sightlines or traffic visibility along adjacent Streets, driveways, or intersections.

### 29.10. Nonconforming Fences

Fences installed prior to the adoption of these Guidelines that do not comply with current standards are considered nonconforming.

Nonconforming fences may remain in place, provided that:

- Any replacement, relocation, or modification must fully comply with these Guidelines.
- The Association may require the correction, repair, or removal of any nonconforming fence that is not maintained in good condition or becomes materially inconsistent with community standards.

### 29.11. Fence Maintenance

Fences must be maintained in a safe, clean, and structurally sound condition at all times and shall not be allowed to fall into disrepair.

- Maintenance is required for conditions including, but not limited to:
- Structural leaning or instability
- Broken, damaged, or missing pickets, rails, or caps
- Visible mold, mildew, or dirt accumulation
- Peeling, fading, or discoloration of the manufactured finish

## 30. House Numbering

### 30.1. General Standard

House numbers shall be numeric and shall be installed in the same general location as originally constructed, including centered, left, or right placement above the garage.

### 30.2. Appearance

House numbers shall be of a size, style, and color that are consistent with the architectural appearance of the home and are clearly visible from the street.

### 30.3. Modifications Requiring Approval

House numbering that deviates from the standards set forth in this Section requires submission of an Application and approval prior to installation.

## 31. Mailboxes

### 31.1. Owner Responsibility

Owners are responsible for the maintenance and upkeep of the mailbox and mailbox post serving their Lot.

### 31.2. Replacement and Modification

To maintain a consistent community appearance, replacement of a mailbox or mailbox post should conform to the standard design used within the community.

Replacement mailboxes and posts should match the original Dupree Lakes design, black in color with gold numbering, as provided by Creative Mailbox Designs (CMD) or a substantially similar product.

### 31.3. Installation

Mailboxes and posts shall be installed in accordance with applicable United States Postal Service requirements.

### 31.4. Review

If an Owner is uncertain whether a proposed replacement mailbox or post is substantially similar to the standard design, the Owner is encouraged to submit an Application for review prior to installation.

### 31.5. Nonconforming Mailboxes

The Association may require correction of mailboxes or posts that are not substantially similar to the standard design.

## 32. Exterior Lighting

### 32.1. Lighting Fixtures

Exterior lighting fixtures, including landscape and pool lighting, shall be residential in character and shall not create a commercial or industrial appearance.

### 32.2. Light Impact

Exterior lighting shall not be installed or used in a manner that causes light to shine directly onto or reflect onto neighboring Lots or Common Areas. High-intensity lighting, including spotlights and flood lights, shall be directed or shielded to prevent light from shining onto neighboring Lots or Common Areas.

## 33. Flags and Flagpoles

### 33.1. Permitted Flags

Residents may display one (1) United States flag, one (1) official flag of the State of Florida, and one (1) official flag of the United States Armed Forces or POW-MIA in a respectful manner, consistent with applicable law, including Florida Statute 720.304.

For purposes of these Guidelines, a “United States flag” means an official representation of the flag of the United States as defined by federal law and the United States Flag Code, including current and historical versions of the United States flag.

Flags that materially alter the design, color scheme, or appearance of the United States flag, including stylized or monochromatic variations, are not considered a United States flag for purposes of this Section.

The Owner of the Lot is responsible for ensuring that any flag displayed by occupants or guests complies with this Section

### 33.2. Flagpoles and Mounting

#### 33.2.1. Statutory Limitation

In accordance with applicable law, including Florida Statute 720.304, the Association shall not prohibit the installation of a flagpole; however, reasonable restrictions on the location, size, and installation of flagpoles are permitted and are set forth below.

#### 33.2.2. Approval Requirement

Installation of a freestanding flagpole requires submission of an Application and approval prior to installation.

#### 33.2.3. Height

Freestanding flagpoles shall not exceed twenty (20) feet in height and shall be installed within the boundaries of the Lot.

#### 33.2.4. Location and Placement

Flagpoles shall not be installed within any easement or in a location that interferes with utilities, drainage, or access rights as established in the Governing Documents.

Flagpoles shall be installed in a location that does not obstruct sightlines or create a safety hazard.

#### 33.2.5. Wall-Mounted Brackets

Wall-mounted flag brackets do not require approval provided they are installed on the structure and do not create a visually incompatible or non-residential appearance when viewed from the street.

### 33.3. Condition and Maintenance

Flags shall be maintained in good condition and shall not be torn, faded, frayed, or otherwise visibly deteriorated.

Flags shall be displayed in a manner consistent with customary standards of respect.

## 34. Hoses

### 34.1. Storage

Hoses shall not be stored on a Lot unless located so as not to be visible from other Lots, Common Areas, or streets.

### 34.2. Use and Proper Storage

Hoses may be temporarily visible while in active use. When not in use, hoses shall be neatly stored and maintained so as to minimize visibility from streets and neighboring Lots. Neatly coiled hoses on a mounted or freestanding hose reel or holder are considered proper storage for purposes of this Section.

## 35. Security Cameras and Surveillance Devices

### 35.1. Use and Placement

Security cameras and surveillance devices shall be installed and used in a manner that does not unreasonably interfere with the privacy of neighboring Lots or occupants. Cameras shall not be directed toward the interior of neighboring dwellings or other private areas where occupants have a reasonable expectation of privacy.

### 35.2. Nuisance and Enforcement

Use of cameras or surveillance devices in a manner that constitutes a nuisance or unreasonable interference with the use and enjoyment of another Lot may be subject to enforcement under the Governing Documents.

## 36. Signs

### 36.1. General Prohibition

Signs are prohibited except as expressly permitted by the Declaration, these Guidelines, or applicable law.

### 36.2. For Sale or Lease Signs

One (1) sign advertising the Lot for sale or lease is permitted in accordance with the Declaration.

### 36.3. Security Signs

Security and alarm system signs are permitted as required by applicable law. Such signs shall be limited in number and size to those reasonably necessary to identify the presence of a security or alarm system and shall be maintained in a neat and orderly condition.

### 36.4. Political and Other Time-Limited Signs

Signs protected by applicable law that are time-limited in nature, including political signs, are permitted only to the minimum extent required and shall comply with all limitations established by applicable law, including restrictions on number, size, placement, and duration.

### 36.5. Decorative Flags and Garden Banners

One (1) decorative flag or garden banner may be displayed on a Lot, provided it is of a residential, non-commercial nature and maintained in a neat and orderly condition. Flags or banners shall not be oversized or create a visual nuisance.

### 36.6. Temporary Service Signs

One (1) sign identifying a contractor or service provider may be displayed on a Lot only while work is actively being performed and shall be removed within seven (7) days after completion of the work. The sign shall not exceed a customary residential yard sign size.

### 36.7. Academic Achievement or Milestone Signs

One (1) sign recognizing a personal event or milestone may be displayed on a Lot for a period not to exceed fourteen (14) days before and fourteen (14) days after the event. Such events may include, without limitation, graduations, school promotions, birthdays, baby showers, and similar occasions.

## 37. Mechanical Equipment and Screening

Exterior mechanical equipment, including air conditioning units, generators, pool equipment, and similar devices, shall be located and installed so as to minimize visibility from the street and neighboring Lots to the extent reasonably practicable.

Where such equipment is visible from the street or neighboring Lots, screening using landscaping, fencing, or other methods consistent with these Guidelines may be required.

Any screening improvement shall be compatible in material, color, and design with the primary structure and surrounding improvements and shall require ARC approval where otherwise required under these Guidelines.

## 38. Satellite Dishes and Antennas

Satellite dishes and antennas are permitted in accordance with applicable federal law, including the FCC Over-the-Air Reception Devices (OTARD) Rule.

To the extent permitted by law, such devices shall be installed in a location that minimizes visibility from the street and neighboring Lots, provided that such placement does not impair the installation, maintenance, or use of the device.

No approval shall be required for installations protected under applicable law; however, Owners are encouraged to provide notice to the Association prior to installation.

## 39. Generators

Installation of permanently installed or standby generators requires submission of an Application and approval prior to installation.

Generators shall be located and installed so as to minimize visibility from the street and neighboring Lots to the extent reasonably practicable.

Generators shall not be installed within front yard areas unless no other reasonable location exists.

Generators shall be screened, where visible, using landscaping or other methods consistent with these Guidelines.

Generators shall be operated and maintained in a manner that does not create a nuisance, including excessive noise, vibration, or emissions.

## 40. Propane Tanks

Installation of above-ground propane tanks requires submission of an Application and approval prior to installation.

Propane tanks shall be located within side or rear yard areas and shall not be installed within front yard areas unless no other reasonable location exists.

Propane tanks shall be installed in compliance with all applicable safety codes and shall be screened, where visible, using landscaping or other methods consistent with these Guidelines.

## 41. Waste and Recycling Containers

When not placed for collection, Waste and recycling containers shall be stored in a location on the Lot that minimizes visibility from the street and neighboring Lots to the extent reasonably practicable.

Containers shall not be stored in front yard areas or on driveways, or in a manner that creates a persistent visible condition from the street, except during normal collection periods.

All containers shall be maintained in good condition and shall not be broken, overflowing, or maintained in a manner that creates a nuisance or unsanitary condition.

## 42. Vehicles

### 42.1. Parking Location on Lots

Vehicles shall not be parked on any portion of a Lot except on a driveway or within a garage.

### 42.2. Statutory Limitation

Parking restrictions under this Section shall be applied in accordance with Florida law, including Section 720.3075(3), Florida Statutes.

### 42.3. Permitted Vehicles

Pickup trucks and work vehicles protected by applicable Florida law may be parked on a driveway or within a garage, provided such vehicles are operable and otherwise maintained in accordance with these Guidelines.

### 42.4. Condition and Use

Vehicles shall be maintained in operable condition and shall not be used or maintained in a manner that creates a nuisance, including excessive noise, accumulation of materials, or ongoing commercial activity conducted from a Lot.

### 42.5. Inoperable or Unregistered Vehicles

Inoperable or unregistered vehicles shall not be parked or stored on any Lot except when fully enclosed within a garage.

## 43. Recreational Vehicles, Boats, and Trailers

### 43.1. Prohibited Parking and Storage

Recreational vehicles, motor homes, boats, trailers, campers, and similar vehicles or equipment shall not be parked or stored on any Lot except when fully enclosed within a garage, except as otherwise permitted by applicable Florida law.

### 43.2. Statutory Limitation

Notwithstanding the foregoing, the Association shall not prohibit the parking or storage of recreational vehicles, boats, trailers, or similar equipment on a Lot to the extent such parking or storage is expressly protected under Florida law. Such protection shall apply only when the vehicle or equipment is located on the Owner's parcel in a manner that is not visible from the street or neighboring parcels and complies with applicable setback, easement, and nuisance requirements.

### 43.3. Temporary Parking for Loading and Unloading

Recreational vehicles, boats, trailers, and similar equipment may be temporarily parked on a driveway for loading, unloading, or active use for a period not to exceed forty-eight (48) hours, and not in a manner that constitutes regular or recurring storage on the Lot.

### 43.4. Location on Lots

Such vehicles and equipment shall not be parked on any portion of a Lot other than a driveway, except as otherwise permitted under Section 43.3. and shall not be placed within any drainage easement, utility easement, wetland, wetland buffer, or other restricted area.

### 43.5. Condition and Use

Recreational vehicles, boats, trailers, and similar equipment shall not be maintained in a manner that creates a nuisance or a visibly unmaintained condition when present on a Lot.

## 44. Pets and Animals

The keeping of animals on a Lot is governed by Section 10.16 of the Declaration.

No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any Lot, except for household pets as defined in the Declaration.

Household pets shall be limited to dogs, cats, domestic birds, and fish, and shall not be kept, bred, or maintained for any commercial purpose.

All pets shall be maintained in a manner that does not create a nuisance or annoyance to other residents, including excessive noise, odor, or unsanitary conditions. Pets shall be kept on a leash when outside the Lot, and pet waste shall be promptly removed.

## 45. Residential Use and Business Activities

Lots shall be used for residential purposes in accordance with Section 10.1 of the Declaration.

Commercial or business activities that alter the residential character of a Lot or create impacts inconsistent with residential use are not permitted. Such impacts may include, but are not limited to, increased traffic, parking congestion, the regular presence of customers or employees, or the storage of equipment or materials not typical of residential use.

Home-based or remote work activities that are incidental to residential use are permitted, provided such activities do not create a nuisance or otherwise violate the Governing Documents.

## 46. Clotheslines and Outdoor Drying

Clotheslines and outdoor drying are permitted as provided by applicable Florida law and are subject to the reasonable restrictions set forth below.

### 46.1. Location

Clotheslines or other apparatus for drying clothing outdoors shall be located in the rear yard or otherwise positioned so as to minimize visibility from the street.

### 46.2. Installation and Compliance

Clotheslines shall be installed and maintained in a neat and orderly condition and shall comply with all applicable setback and easement restrictions.

### 46.3. Condition and Maintenance

Clotheslines that are visible from neighboring Lots or common areas shall be maintained in good repair and shall not be sagging, damaged, rusted, or in a visibly deteriorated condition.