

XI. ARCHITECTURAL CONTROL

A. Introduction

The TPCA Community Associations ("TPCA") is responsible for regulating the exterior appearance of all homes and lots to best preserve and enhance values and to maintain harmony of external design, materials and location in relation to surrounding structures, and the natural vegetation and topography within the properties.

The homeowners (or Applicant) must obtain pre-approval for all exterior modifications, additions or deletions to their homes or lots in conformity with the Master Documents. The Association's Architectural Control Committee (ACC) is appointed by the Board of Directors (BOD) to review certain project types (listed in Section 3) and shall "Approve" or "Disapprove" requests based on, the parameters herein. The committee shall consist of no fewer than three (3), and no greater than nine (9), TPCA Members. All committee members shall have qualifications as deemed appropriate by the BOD, and shall be appointed for a length of time as desired by the BOD. The committee shall elect from its body an individual to be its chairperson. It is the responsibility of the Applicant to obtain any governmental permits required for their project. However, obtaining such permits does not infer that the ACC has given the approval to proceed.

Applicants/Residents

- Must abide by the Design Guidelines herein.
- Must fully complete an ACC Design Review Application Form with all requested drawings, materials, samples, etc. The forms are available at the Lodge's Front Desk and the Administration Office or on the TPCA web site: www.timberpines.com.
- Must insure that a change request by an Applicant from a self-governing Village is accompanied by a signed approval from that Village prior to submitting request to the ACC as individual village requirements may differ from TPCA.
- Must post approved request form on the exterior of the home until completion of project.
- Upon completion of project, must call Administration Office to schedule the ACC Final Inspection.

Architectural Control Committee (ACC)

- The ACC shall "Approve" or "Disapprove" requests in writing within the appropriate project timeline after receipt. Reason(s) for a Disapproved request will be provided to the Applicant.
- The guidelines herein indicate the minimum criteria for requests, without limiting the ACC's ability to require additional conditions/information prior to the ACC Design Review.

B. ACC Design Resign Review Process

The Architectural Control Committee evaluates all exterior change requests on the merits of the individual request. Decisions made by the ACC are based on the following criteria:

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

Conformance with Master Documents: To confirm that the project is in no way contradictory with the parameters or spirit of the Master Documents.

XI. ARCHITECTURAL CONTROL

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

Location and Impact on Neighborhood: The proposed change should relate favorably to the landscape, the existing structure, and surrounding neighborhood.

It is the applicant's responsibility to obtain all necessary permits. All proposed projects must meet approval by the Architectural Control Committee (ACC) above and beyond any permits required by the county. The ACC Design Review Process is formatted into three different project types based on the level of change requested. Each of the three ACC Design Review Application Forms can be found in the exhibits listed in parenthesis.

TYPE 1 PROJECT: COSMETIC MODIFICATION - (EXHIBIT A)

The least significant change which alters the aesthetic appearance of a property but does not involve any demolition or construction processes.

TYPE 2 PROJECT: CONSTRUCTION RENOVATION - (EXHIBIT B)

More significant change to the existing dwelling and typically requires some demolition and construction by a general contractor and construction documents executed by a design professional.

TYPE 3 PROJECT: NEW CONSTRUCTION - (EXHIBIT C)

The most significant change where a significant amount of demolition (if not the entirety of the existing dwelling) and construction are involved. This project type is administered and managed by a general contractor and construction documents which are executed by a design professional.

The following items are required for the ACC to review a proposed project:

1. Completed ACC Design Review Application Form
2. Payment of the Review Fee & Compliance Deposit (if applicable)
3. Samples, Descriptive Materials and or blue lines drawings

ACC Review Schedule

<u>Project Type</u>	<u>Project Fee</u>	<u>Deposit</u>	<u>Timeframe</u>
Type 1: Cosmetic Modification	\$0	(\$0* deposit)	14-Day Review
Type 2: Construction Renovation	\$50	(\$250* deposit)	30-Day Review
Type 3: New Construction	\$250	(\$1000* deposit)	60-Day Review

*The deposit is contingent on the payment for any damage to the Common Areas and will be returned to the applicant after an on-site review of the completed project has been performed and compliance with the pre- approved modifications can be verified in person.

The following are the three project types and descriptions of what's required for ACC Review submission.

TYPE 1 PROJECT: COSMETIC MODIFICATION

XI. ARCHITECTURAL CONTROL

Paint Color / Wall Material Change

Manufacturer's paint chip and noted photographs indicating locations of new paint. Material samples for changes in siding, stucco or masonry and noted photograph of where applicable.

Re-roofing / Roof Material Change / Gutter Replacement

Manufacturer's info. and color along with photograph of completed example. If only portions are changing, they must be noted on photograph of existing house. Proposed gutter and downspout color chip.

Door / Window / Garage Door Replacement

Manufacturer's info. and color in addition to photograph or manufacturer's brochure of product.

Architectural Ornamentation (shutters, brackets, columns, handrails)

A photograph, manufacturer's brochure, or drawing with dimensions of ornamental detail with proposed color.

Recreational Equipment / Satellite Dish / Retractable Awning

A noted photograph and lot plat identifying location in reference to house.

Exterior Light Fixtures

Manufacturer's brochure and color in addition to photograph of product and location on lot plat.

Hardscape Alteration (driveways, sidewalks, pavers, patios)

New paving configuration on lot plat that shows house footprint and all setbacks. For driveways to be colored, a drawing or photograph showing pattern and manufacturer's paint chips indicating proposed colors.

Landscape Modification / Tree Removal

Location of new landscaping on lot plat and list of proposed plantings. Trees must be tagged by ribbon around the trunk that are proposed for removal. Refer to TPCA Design Guidelines for tree removal restrictions.

Site Structures (enclosures, lattices, pergolas, retaining walls, etc.)

A noted photograph and lot plat identifying location in reference to house.

TYPE 2 PROJECT: CONSTRUCTION RENOVATION

The following items are required for the ACC to review a proposed project: 1) completed application form; 2) payment of the Review Fee & Compliance Deposit; and 3) floor plan and elevations in addition to material samples and or photographs.

Open Deck or Pool Addition

Lot Plat w/ Proposed Deck or Pool

Pool Screen Enclosure

Lot Plat w/ Pool / Elevations / Material Samples and Color Selections

XI. ARCHITECTURAL CONTROL

Covered Porch / Screened Porch / Garage or Carport Renovation

Lot Plat w/ Proposed Addition / Elevations / Material Samples and Color Selections

Roof Reconfiguration (slope change, shape change, dormer or cupola)

Elevations / Material Samples and Color Selections

House Expansion (single level addition to existing house)

Lot Plat w/ Proposed Expansion / Floor Plan / Elevations / Material Samples and Color Selections / Blue line drawings

Second Story Addition (demolition of roof for second level rooms)

Lot Plat / Floor Plan / Elevations / Material Samples and Color Selections / Blue line drawings

The submission requirements listed under each category must include the following information:

Lot Plat: Engineered drawing which includes property boundaries, building setback lines, house footprint, driveways/patios/sidewalks, and in some cases large trees and topographic grade lines.

Floor Plan: Computer generated or hand drafted drawing at no less than 1/4" =1'-0" scale with dimensions.

Elevations: Computer generated or hand drafted drawings at no less than 1/4" =1'-0" scale with materials.

Samples: Material samples no less than 2"x2" and photographs of the finished product no less than 3"x5".

TYPE 3 PROJECT: NEW CONSTRUCTION

The ACC Review of New Construction projects is a 3-step process each of which must meet the approval of the ACC prior to the beginning of the next step. The steps are as follows:

STEP 1 ACC DEMOLITION REVIEW

- Demolition Site Plan
- ACC Site Visit - Floor Plan(s)

STEP 2 ACC DESIGN REVIEW

- Site Survey
- Elevations
- Samples
- Landscape Drawing

STEP 3 ACC INSPECTION

- Walk-thru with pre-approved drawings

XI. ARCHITECTURAL CONTROL

Demolition Site Plan: Lot Plat which includes property boundaries, building setback lines, and the existing house footprint, driveways / patios / sidewalks, and trees to be removed.

Site Survey: Engineered drawing which includes property boundaries, building setback lines, existing underground utilities, proposed new house footprint (w/ floor elevations), driveways/ patios/sidewalks, proposed topography (2' intervals), and new trees.

Floor Plan(s): Computer generated drawing(s) at 1/4" =1'-0" scale with dimensions.

Elevations: Computer generated drawings at 1/4" =1'-0" scale indicating material locations.

Material Samples: Roofing and Wall Cladding manufacturer's information with color selections. Material samples no less than 2"x2"and photographs of the finished product no less than 3"x5" in size.

Landscape Drawing: Site Survey (which includes all items stated above) indicating all new plantings (shrubs, trees, etc.) along with a full species plant list keyed to locations on the drawing.

C. Qualifications for ACC Design Review

PROJECT TYPES AND PARAMETERS REQUIRING ACC DESIGN REVIEW

Access Ramps

A physician's certification of need in addition to a drawing of the proposed installation will be required.

Ancillary Site Structures

No tent, shack, barn, utility shed, or structures other than the residential dwelling and its required attached garage, shall be placed or erected on a lot. Enclosures, lattices, trellises, pergolas, and retaining walls are allowed but only if approved by the ACC.

Penalty Category 2

Awnings

All awning installations require approval by the ACC. Awnings are not permitted on the front of dwellings. All awnings shall be a solid color and blend with the house color as determined by the ACC. Fabric awnings are permitted if: a) fabric is fade resistant; and b) they are retractable and have a sensor that automatically closes the awning during high wind conditions (must contain manual override in case of malfunction). Fabric awnings must be left in the retracted (up) position if the resident intends to be away from TPCA for more than thirty (30) days. If an awning becomes torn or unsightly as determined by the ACC, it must be removed by the resident immediately upon receipt of notice.

Penalty Category 2

Driveway Modifications

All driveway modifications including painting of the existing surface require approval by the

XI. ARCHITECTURAL CONTROL

ACC. Re-built driveways must provide for storm water runoff and no driveway expansion will be permitted beyond the external side lines of the garage. Driveways must be poured concrete or approved pavers. The clear sealing of pavers does not require ACC approval.

Penalty Category 2

Enclosures

Enclosures for heat pumps, outside utilities, trash cans, well heads, etc., including posts but excluding post finials, may not exceed six (6) feet above grade. Overall length shall be kept to the minimum to accomplish the desired screening. The width shall not exceed six (6) inches past the concrete slab at the garage side door. Sculptured concrete block may be used. However, standard concrete block is not permitted.

Penalty Category 2

Exterior Lights

A site plan presenting the location of a new light fixture in addition to a brochure or photograph of the fixture style will be required for approval. Any such additional lighting cannot visually disturb a neighbor's home.

Penalty Category 2

Fires Pits, Fire Rings or Chimeneas

All requests for any open fire (i.e. Fire Pits, Chimeneas, or Fire Rings) must be reviewed by the ACC for type of structure, and location on the property, before being approved. As per Hernando County Fire and Rescue open fires must be twenty-five (25) feet from any structure and have a fire plan (i.e.) hose or extinguisher immediately available and must not cause a nuisance to neighbors. Any open fire device is not to exceed thirty-two (32) inches in width. The use of a fire screen on all such units is mandatory. All units are to be placed on a non-flammable surface such as a concrete slab, or concrete pavers, not on bare ground. Smoke from any device creating any disturbance should be reported to Security immediately.

Penalty Category 2

Flags and Flagpoles

Owner may display two portable, removable flags from the following list: United States of America flag, State of Florida flag, U.S. Army, Navy, Air Force, Marine Corps, Coast Guard, or a POW-MIA flag. The flag size shall not exceed 4 feet 6 inches by 6 feet. The flag must

be illuminated if flown after daylight hours. Flagpoles are not to be higher than 20 feet above grade and constructed of a non-corrosive material. The manufacturer's installation instructions must be followed to meet hurricane force winds at a minimum of 130 miles per hour. Flags must be replaced if faded, tattered or determined to be in poor condition by the ACC.

Penalty Category 1

Front Porch

Screening of a front porch is permitted only if approved by the ACC after its review of complete specifications presenting location, color, size and appropriateness with the house style. Screening, posts, supports and door must be the same color and blend properly with the surrounding structure, as determined by the ACC.

Penalty Category 1

Formatted: Underline

Formatted: Font: Bold, Underline, Font color: Red

Formatted: Font: (Default) Arial, Underline, Font color: Red

Formatted: Font: (Default) Arial, Underline, Font color: Red

Formatted: Font: (Default) Arial, Font color: Red

Formatted: Font: (Default) Arial, Underline, Font color: Red

Formatted: Font: (Default) Arial, Underline, Font color: Red

XI. ARCHITECTURAL CONTROL

Gutter Modifications

A drawing of additions or changes to the gutter system will be required for approval. Gutter and downspout colors may be white or blend into the house trim color where they will be located. Down spout extensions are restricted from directing water onto neighboring lots.

Penalty Category 1

Formatted: Underline

Formatted: Font: Bold, Underline, Font color: Red

Handrails

Handrails are prohibited around slab-on-grade patios. Proposed handrails are allowed and must be reviewed by the ACC only if located around an elevated deck or porch no less than twelve (12) inches above the finished grade line (ground plane). Entrance handrails are permitted where steps are involved and or safety issues. Handrails must comply with the architectural appearances of the home.

Penalty Category 1

Formatted: Underline

Holiday Décor

All large or extensive displays on private property, other than the usually accepted light post, front porch, and door décor, along with the traditional holiday lighting, are subject to approval by the ACC. Requests must be made no later than two (2) weeks in advance of the intended display date and will be acted upon promptly by the committee.

Penalty Category 2

Hot Tubs/Spas

A brochure or photograph showing the style and dimensions of the new above ground hot tub/ spa are required for approval consideration by ACC. Outdoor in-ground spas must follow the same procedures as a pool installation. The proposed location of a hot tub must be indicated on a photograph of the house or property.

Penalty Category 3

Formatted: Underline

House Additions & Renovations

Any additions which extend outside of the existing footprint of a dwelling included by not limited to: room enlargements and additions, vehicle or cart garages, enclosed porches or decks, etc., will require a Lot Plat with footprint dimensions along with the construction drawings (plans and elevations) noting materials, colors and dimensions.

Penalty Category 4

Formatted: Underline

House Exterior Cladding

Proposed changes to exterior materials, colors, etc. or any part of a dwelling must be reviewed and approved by the ACC. The submission requirements must include sampled with the manufacturer's model numbers and colors along with noted photographs indicating where the changes occur. A pre-approved library of colors has been provided herein. If a desired color is not pre-approved, the Applicant must submit a sample no less than 2"x2" in size for the ACC to approve on a per-project basis. No vinyl siding is permitted on new construction. If vinyl siding has been previously formally approved, replacement may be "grandfathered" with ACC approval.

Penalty Category 4

Formatted: Underline

Landscaping

All modifications to yards and planting beds require prior ACC approval. All submissions

XI. ARCHITECTURAL CONTROL

must include a list of the plants, shrubs, trees, stone, etc., to be used in alteration as well as a drawing on the Lot Plat or Survey presenting existing landscape beds and/or turf and the proposed changes to beds and turf. Also, include all proposed irrigation changes. Attention must be given to avoid altering or eliminating any storm water swales, culverts or ditches. It is required that no less than fifty (50) percent of all sides (front, sides, and rear yards) of a lot's cultivated area be maintained in turf grass. Turf grass is required along the

perimeters of the lot in a width of not less than thirty-six (36) inches wide where possible. Approved turf grasses are: St. Augustine, Zoysia, Bahia, and Bermuda. Winter Rye overseeding is not recommended and any type of artificial turf is prohibited.

Mulch of fallen leaves, melaleuca, pine needles or pine bark is permitted. Cypress mulch is discouraged and rubber mulch is not permitted (however, if previously formally approved, it will be "grandfathered" in but may not be replaced). Large areas consisting of only mulch or rock are not permitted. Rocks or stones to be used must be decorative in nature and not common gravel.

Each property must have at least one (1) tree in the front and rear a minimum eight (8) feet tall and two (2) inches in diameter. Trees are to be planted no closer than three (3) feet to the property line and greater than six (6) feet apart.

Penalty Category 2

Pool & Cage (in-ground only permitted)

A drawing showing the pool's shape and location on the Lot Plat and where the necessary equipment will be located will be required for ACC approval. A drawing for the roof line detail must accompany the application. The cage frame color is required to be submitted and the screen must be charcoal. Pool equipment and heaters must be screened with suitable enclosures or plantings. If additional landscaping will be added after the pool's installation, a separate drawing must be prepared showing the new plantings. Also, if solar heat is going to be installed, a separate drawing indicating how the panels will be placed on the roof will be required. (See more details below about solar installations.)

Penalty Category 4

Formatted: Underline

Pool Heaters

A drawing indicating where the new heater will be placed on the Lot Plat will be required for approval consideration. The heater and propane tank (if applicable) must be screened with enclosures or plants and so indicated on the exterior change request.

Penalty Category 4

Formatted: Underline

Roofing

A sample with the model and color of the proposed roofing material is required for ACC review. Acceptable roofing materials are asphalt shingles, flat or barrel tile, and standing seam metal of an acceptable color. Shared roofs must be completed with the Village approved material. The color and style must match the original roofing installed by the developer unless approved by the ACC. Villa homes must have a parting strip installed which defines property demarcation.

Penalty Category 2

Formatted: Underline

Satellite Dishes & Antennas

XI. ARCHITECTURAL CONTROL

Satellite dishes shall not exceed 22" x 36" in size. The dish may be mounted on rear or either side of the house as necessary to receive a satisfactory signal. They shall not be mounted on any part of the front of the property. All installations are reviewed on a case-by-case basis. Externally installed antennas may be hidden within a flagpole provided the pole does not have a diameter greater than four (4) inches (excluding the base but including the rigging) or an overall height of twenty-seven (27) feet above ground level. Above ground radials are permitted, but shall not exceed ten (10) inches in length. Single wire antennas may be permitted.

Penalty Category 2

Formatted: Underline

Solar Panels & Skylights

A drawing or noted photograph showing where on the roof the panels or skylights will be located is required for approval consideration. Furthermore, a brochure or photograph showing the style of the solar panel or skylight must be included for review. Piping, fasteners and frames to solar panels must be painted to match the surface to which they are attached. Solar panels shall not be mounted on any part of the front of the property.

Penalty Category 4

Formatted: Underline

Shutters & Protective Panels

Decorative shutters must be a louvered Colonial design, no less than twelve (12) inches wide and no more than half the width of the window. All shutters must be consistent in color. The color must match or be compatible with the trim or siding colors. Pre-approved accent colors can be found herein as well. Storm shutters must be hinged, louvered Colonial style, or roll down style. Roll down shutter mechanism and channels must blend aesthetically with existing structure. Storm shutters may be left in the "closed" position only during the hurricane season (June 1 to November 30) or upon the issuance of an official storm warning. Removable protective panels may be left in place for the same period as storm shutters with the exception of unpainted plywood panels, which may be in place only during a storm warning or actual storm and must be removed within forty-eight (48) hours after storm danger has passed.

Penalty Category 2

Trees & Shrubs

Each lot must retain a minimum of one (1) tree in the front and one (1) tree at the rear of the house. Replacement trees must have a diameter of at least two (2) inches and a height of at

least eight (8) feet from the ground level excluding the root. If more than one tree exists in the front or rear yard, the size of the new tree may be smaller than the standard, with ACC approval. Trees must be Florida number one (1) grade or better as per Florida grades and standards. No Camphor or fruit bearing trees are permitted to be planted. Trees or shrubs may be planted no closer than three (3) feet from a lot line. Shrubs must be pruned so as to grow to a height not to exceed four (4) feet. Plantings are restricted from creating a hedge. Trees must be planted so that at maturity, no branches will overhang any adjacent properties. Tree branches that overhang roadways must be trimmed to maintain a minimum of fifteen (15) feet of road clearance at all times.

Penalty Category 2

Tree Removal

Trees may only be removed if they present a hazard to life, limb, or property, are sick or

XI. ARCHITECTURAL CONTROL

diseased, or not aesthetically appealing as determined by the ACC. Removal of trees eighteen (18) inches or larger in diameter require the approval of Hernando County in addition to the ACC. Any unauthorized tree removal will result in a penalty being assessed!

Penalty Category 4

Wells

Requests for the installation of a well must include the Permit to Construct a Well, duly approved by the Southwest Florida Water Management District (SWFWMD). The request must include the lot survey depicting the location of the well head. Any exposed piping, controls, or electrical devices shall be hidden by shrubs.

Penalty Category 4

Formatted: Font: Bold

Window Film

A brochure or photograph showing the style of the proposed window film will be required for approval consideration. Film must be gray in color; no bronze or mirror style. If film is desired for a window, all other windows on that same side of the home must have film applied as well.

Penalty Category 2

PROJECT TYPES OR RESTRICTIONS NOT REQUIRING ACC DESIGN REVIEW

Address / Lamppost / Light Fixture / Mailbox Assembly / Name Sign

Replacements must be the same size, style and color as originally furnished at the time the dwelling was built. Mailbox and post, when repainted, must be black except for those self-governing villages where brown has been the standard color. Name signs on the lampposts must be white lettering on black plastic material, and must be sized and displayed from the lamppost at the front of the property in conformity with the general practice in TPCA. House numbers must be numerically represented. They must be clearly displayed or a contrasting background centered over garage doors and not exceed a maximum height of 5".

Penalty Category 2

Clothes Hanging

Permanent outside clothes hanging devices are not permitted. Temporary devices may be erected only when actually in use and then out of view of all roads and common areas.

Penalty Category 2

Encroachment

No vertical construction, building addition, or extension is permitted to exceed the Front, Rear, or Side Setbacks:

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

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

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

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

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

Penalty Category 2

XI. ARCHITECTURAL CONTROL

Holiday Décor on Private Property

Holidays or special occasions, during which approved displays may be installed throughout Timber Pines are:

Valentine's Day	St. Patrick's Day	Easter	Memorial Day
Independence Day	Halloween	Veterans Day	Thanksgiving
Chanukah	Christmas	9/11 or Patriot's Day	

Displays must be directly related to the meaning and spirit of the holiday. Installation shall be no earlier than ten (10) days prior to the holiday and removal shall be no later than five (5) days after the holiday. Christmas is an exception with installation being no earlier than thirty (30) days prior and removal no later than twelve (12) days after Christmas.

Penalty Category 2

Displays on Community Property are restricted to the area immediately around the Village entrance sign(s) and plantings. Displays are not permitted on top of or attached to any signs or sign posts and shall not be placed in a manner that could damage the Village entrance sign. Additional lighting of such displays shall be approved by TPCA Board of Directors.

All large or extensive displays on private property, other than the usually accepted light post, front porch and the door décor, along with the traditional holiday lights are subject to approval by the ACC. Requests must be made no later than two (2) weeks in advance of the intended display date and will be acted upon promptly by that committee.

Ornamentation

Statuary, birdbaths and silhouettes must not exceed three (3) feet in height from ground grade and must be of solid color; either white, dark green or natural concrete (black or white for silhouettes). Each lot must have no more than four (4) ornaments (i.e. statues, silhouettes, birdbaths, birdfeeders) and no more than two (2) ornaments may be visible on the lot from any one location. Ornaments depicting animals, birds and the like are not to exceed two (2) feet in any dimension.

Penalty Category 2

Real Estate Signs

Maximum overall size of sign must not exceed six (6) square feet. Overall height of sign including supporting post must not exceed four (4) feet above grade. Two (2) signs per property are permitted with one (1) in front of house and one in rear of house. Signs must be removed within seven (7) days from change in ownership or tenancy.

Penalty Category 2

Reflectors and Perimeter Markers on Roadways

Reflectors are permitted to be placed only on corner lots or on lots that are curved at the street line that have been subjected to vehicular damage. Reflectors may be placed on certain lots and driveways to prevent driving over lawns, shrubs and sprinkler heads and otherwise damaging the lot. Reflectors shall be of uniform size, not to exceed three (3) inches in diameter, and be placed so that they will not detract from the appearance of the community. Reflectors shall extend no more than twelve (12) inches above grade and must

XI. ARCHITECTURAL CONTROL

be maintained in an upright position. They must be spaced no closer than twelve (12) feet apart at the street line. Concrete buttons, concrete blocks, bricks, wooden blocks and similar items are not permitted on driveways, roadways, or Community Property, except by approval of the ACC.

Penalty Category 2

Trellises

Trellises for supporting plants must be placed within the roof overhang.

Penalty Category 2

Vehicle Coverings

Protective vehicle covering (car covers) of any kind are not permitted within the Timber Pines Community Except in the RV Storage Lots or within a garage or carport.

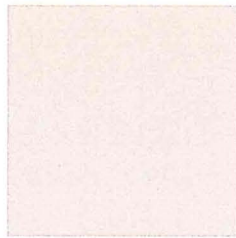
Penalty Category 2

D. Recommended Exterior Paint Colors

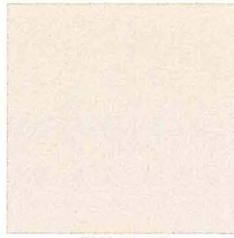
RECOMMENDED EXTERIOR PAINT COLORS

The following exterior paint colors are by Sherwin Williams and are recommended by the ACC. Each are approved however, their use in combination of one another must be approved by the ACC. If a different paint manufacturer is desired, they must match these recommended colors and be submitted with manufacturer's name and number. If a color not found herein is requested, it must be approved by the ACC on a case-by-case basis.

EXTERIOR WALL COLORS



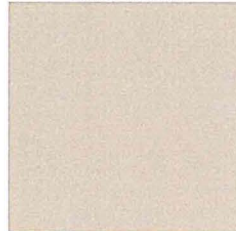
SW 7014
Elder White



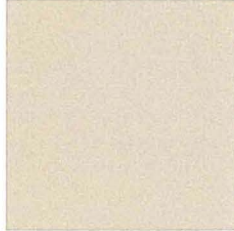
SW 7035
Aesthetic White



SW 7049
Nuance



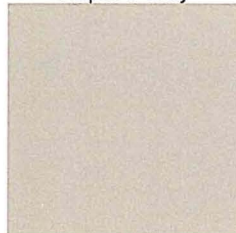
SW 7015
Repose Gray



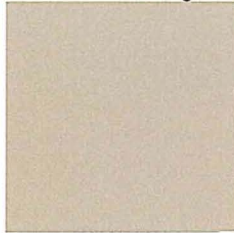
SW 7036
Accessible Beige



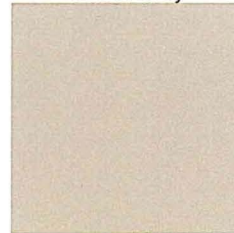
SW 7050
Useful Gray



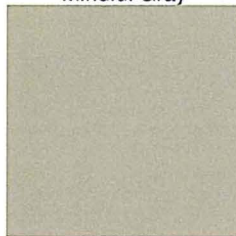
SW 7016
Mindful Gray



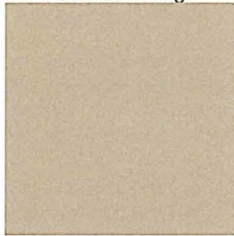
SW 7037
Balanced Beige



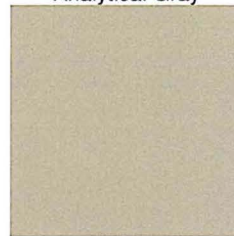
SW 7051
Analytical Gray



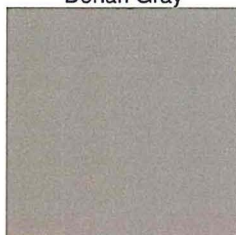
SW 7017
Dorian Gray



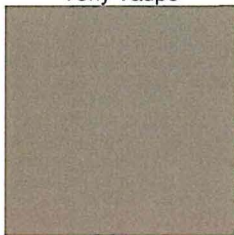
SW 7038
Tony Taupe



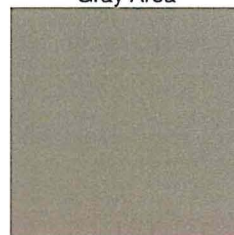
SW 7052
Gray Area



SW 7018
Dovetail



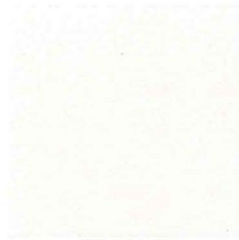
SW 7039
Virtual Taupe



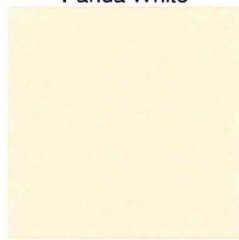
SW 7053
Adaptive Shade

The colors below are recommended for wall planes and they must be used consistently throughout the exterior of the house. Garage doors must be painted the same color as the walls or trim.

EXTERIOR WALL COLORS



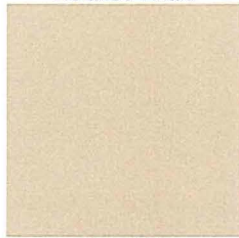
SW 6147
Panda White



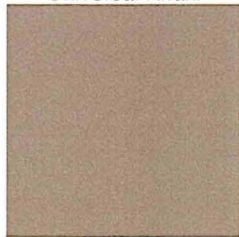
SW 6148
Wool Skein



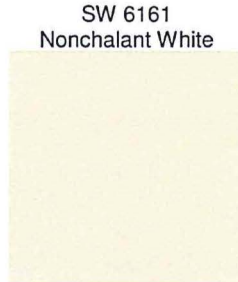
SW 6149
Relaxed Khaki



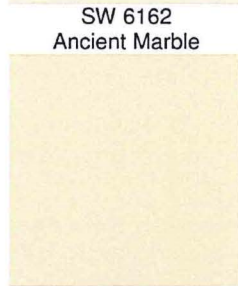
SW 6150
Universal Khaki



SW 6151
Quiver Tan



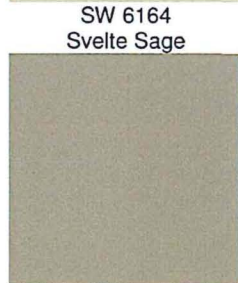
SW 6161
Nonchalant White



SW 6162
Ancient Marble



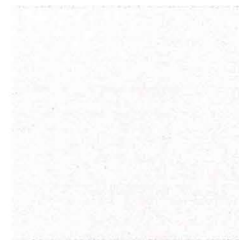
SW 6163
Grassland



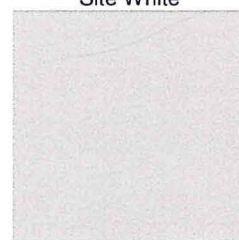
SW 6164
Svelte Sage



SW 6165
Connected Gray



SW 7070
Site White



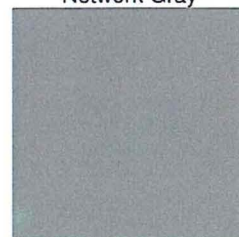
SW 7071
Gray Screen



SW 7072
Online



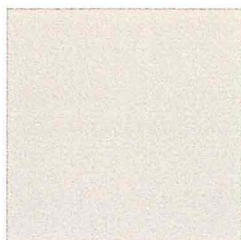
SW 7073
Network Gray



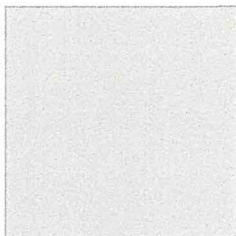
SW 7074
Software

The colors below are recommended for use on trim, fascia, gutters (must be same as fascia), and soffits.

EXTERIOR TRIM COLORS



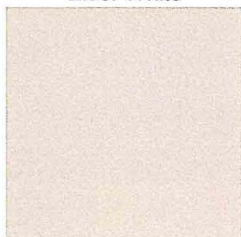
SW 7014
Elder White



SW 7070
Site White



SW 7004
Snowbound



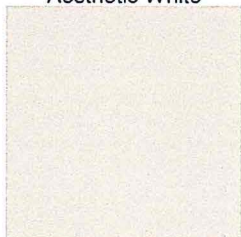
SW 7035
Aesthetic White



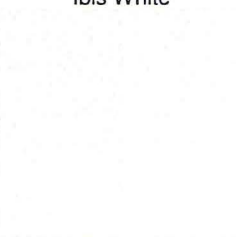
SW 7000
Ibis White



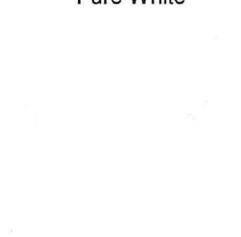
SW 7005
Pure White



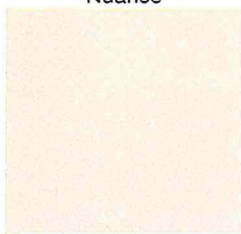
SW 7049
Nuance



SW 7001
Marshmallow



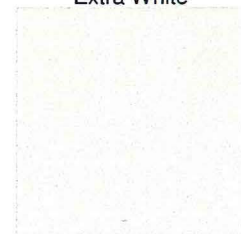
SW 7006
Extra White



SW 6147
Panda White



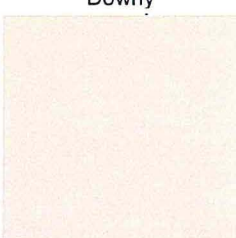
SW 7002
Downy



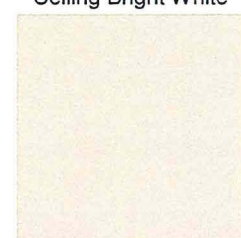
SW 7007
Ceiling Bright White



SW 6161
Nonchalant White



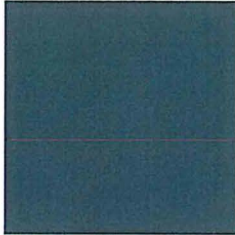
SW 7003
Toque White



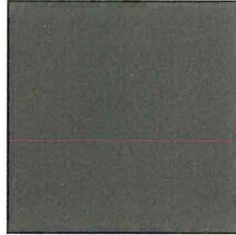
SW 701
Ivory Lace

The colors below are recommended for use on front doors and shutters only.

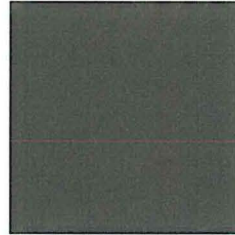
**EXTERIOR ACCENT
COLORS**



SW 6230
Rainstorm



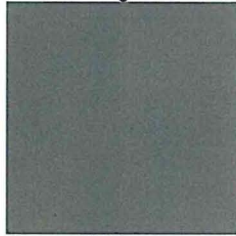
SW 7055
Enduring Bronze



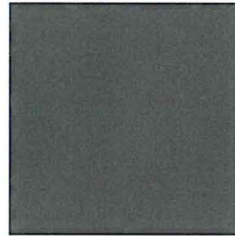
SW 7069
Iron Ore



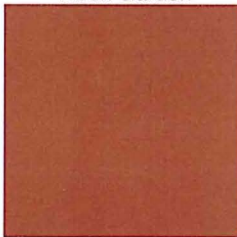
SW 6195
Rock Garden



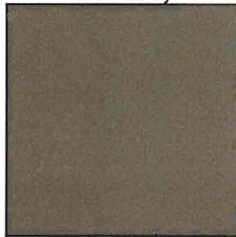
SW 7075
Web Gray



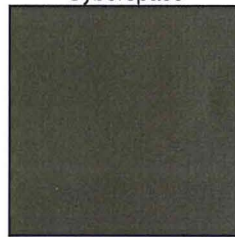
SW 7076
Cyberspace



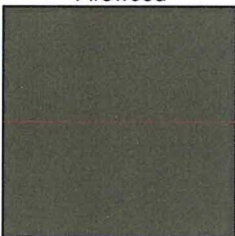
SW 6328
Fireweed



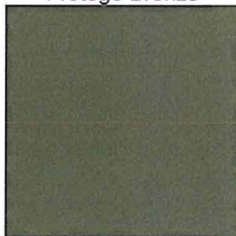
SW 6153
Protégé Bronze



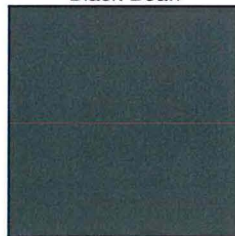
SW 6006
Black Bean



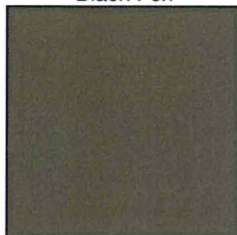
SW 7020
Black Fox



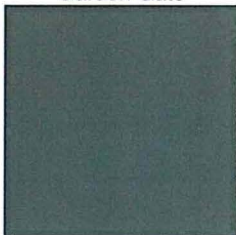
SW 6167
Garden Gate



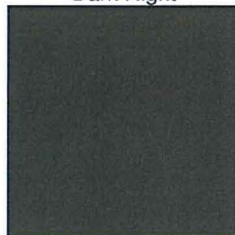
SW 6237
Dark Night



SW 7041
Van Dyke Brown



SW 6223
Still Water



SW 6989
Domino

XI. ARCHITECTURAL CONTROL

E. Architectural Design Criteria

All of the design parameters established herein are intended to assure harmony of exterior design, materials and location in relation to surrounding buildings, lots, and topography within the TPCA properties. They are meant to protect and conserve the value and desirability of the properties, conform to or enhance the aesthetic appearance of the community, and prevent the unnecessary removal, destruction, or blighting of the man-made environment and/or natural landscape.

Building Setback Requirements

Front Setback (House) - 20 ft.

Front Setback (Villa) - 15 ft.

Rear Setback - 15 ft.

Rear Setback (Boulevard) - 20 ft.

Side Setback - 7 ½ ft.

Dwelling Size (new construction)

The square footage requirements below apply to conditioned floor areas and are exclusive of portions of unconditioned basements, vaulted ceiling and unfinished attic spaces, open covered and screened in porches, decks and patios, porte-cocheres, and garages.

Minimum Ground Level Conditioned Area

1 Story - 2,000 sf (or no less than the existing footprint)

1 ½ Story - 1,800 sf

2 Story - 1,600 sf

The sizes are predicated on the ability of a dwelling's fit within the existing building setbacks and easements. Lot consolidation in order to increase the size of the house is prohibited. In the case there is restrictive topography, lot dimensions or unusual site conditions, a variance can be considered and granted by the ACC.

Maximum Height Limitation

The maximum number of stories permitted above grade level at the front of the residence is two (2).

The maximum height limitation from the Main Level finished floor elevation to the top of the cornice (as it relates to the roof over the main body of the residence) is twenty six feet (26').

Roof Pitch Requirements

In the case of new construction projects, primary roof areas shall have a minimum slope of five (5) feet vertical to twelve (12) feet horizontal or 5:12 and a maximum slope of eight (8) feet vertical to twelve (12) feet horizontal or 8:12. For Construction Renovation projects, the new roof slopes are required to be the same as the existing roof.

Exterior Finish Treatment Examples

The ACC will be reviewing proper ways of incorporating design elements into your project. This collection of photographs and descriptions are merely examples which in no way represents all potential project types.

ACCEPTABLE

Exterior paint colors must be selected from a muted, earth-tone palette rather than overly bright and highly contrasting range. Pre-approved colors can be found on pages 12-15.



Screened-in porches must be detailed similarly to a glass wall that has a system of framework for structural and visual support. All screening material must be consistent in color.



ACCEPTABLE

Trellises and pergolas must be incorporated, if not attached, to the house as an appendage element. The result will be a house that is more harmonious with the landscaping.



Foundation plantings are highly recommended along all sides of the house.



ACCEPTABLE

Shutters are recommended to be shaped and sized as closely in accordance with the window. Size requirements can be found on page 9.



Posts, columns, etc. should be sized in proportion (width-wise) to the height. Otherwise, the roof does not look sufficiently supported.



ACCEPTABLE

As often as feasible, detailing such as materials and trim work must continue around exterior corners so that the 3rd dimension is articulated consistently.



All building masses must continue around exterior corners. "Floating" wall planes which do not continue around corners are unacceptable.



XI. ARCHITECTURAL CONTROL

F. Landscape Design Criteria

Florida Friendly Landscaping

Florida homeowners have many reasons to consider converting their existing residential landscape to a Florida Friendly Landscape. Most importantly, a Florida Friendly yard is an environmentally sound yard that conserves and protects Florida's waterways, soil, wildlife and energy. Using the proper plants in the right place can filter harmful storm water runoff, improve the landscape's soil, provide wildlife habitat and create shade for energy efficiency in the home. Landscaping also adds beauty and creates pleasant outdoor living spaces to increase the value of residential property. Whether you are new or an experienced gardener, you may want to enjoy the experience of establishing a Florida Friendly environment in your landscape. You may wish to access these websites to get started:

<http://www.swfwmd.state.fl.us/yards>
<http://edis.ifas.ufl.edu/ep396>

<http://floridayards.org/indexz.php>
<http://edis.ifas.ufl.edu/ep079>

G. Appeal process of ACC Design Review

When the Architectural Control Committee disapproves an Exterior Change Request, the owner will be informed in writing as to the reason for the disapproval. If the owner wishes to appeal the decision, an appeal letter should be completed and delivered to the Administration Office.

Residents may appeal an ACC disapproval to the Architectural Control Dispute Resolution Group (ACDRG). The written appeal must be received by the ACDRG within thirty (30) days following the disapproval decision by the ACC.

The appeal will be heard by an Architectural Control Dispute Resolution Group (ACDRG). The ACDRG is made up of the TPCA President (or Designate), the Board Liaison to the Architectural Control Committee (or alternate), the General Manager, the Chair of the Architectural Control Committee (or designate), and a recording secretary.

Architectural Control Dispute Resolution Group (ACDRG)

The ACDRG will submit its decision of the appeal to the Application in writing, within five (5) working days of the hearing.

The decision of the ACDRG is final, unless the resident wishes to appeal it to the entire Board of Directors. This appeal option will be conveyed to the resident as part of the written notification of the ACDRG's decision. The resident must file a notice for a full Board of Directors review within 30 days of the notification of the ACDRG's decision. The appeal will be heard at one of the next two (2) Board Workshop meetings. The determination, by a 2/3 vote, of the Board of Directors shall be final.

Must not begin work until the appeal process is complete.

After approval of an ACC Design Review is received, it is the responsibility of the applicant to obtain any necessary County or SWFWMD permits as may be required.

XI. ARCHITECTURAL CONTROL

A copy of the approved ACC Design Review Form will be returned to the Owner and must be posted on the exterior of the home so as to be visible from the frontage street from the time of receipt to the completion of the project.

Deviations from the approved ACC Design Review modifications are not permitted.

Approved work must be completed within the time frame specified on the ACC Design Review Form.

H. Exhibits

- A TYPE 1 PROJECT: COSMETIC MODIFICATION [14-Day Review]
- B TYPE 2 PROJECT: CONSTRUCTION RENOVATION [30-Day Review]
- C TYPE 3 PROJECT: NEW CONSTRUCTION [60-Day Review]