

**DESIGN GUIDELINES
FOR
FISHHAWK RANCH**

A. GENERAL CONSIDERATIONS:

1. IT IS THE INTENTION OF NEWLAND COMMUNITIES TO MAINTAIN A HIGH STANDARD OF EXTERIOR ARCHITECTURAL APPEARANCE THROUGHOUT THE FISHHAWK RANCH COMMUNITY. THE FOLLOWING GUIDELINES HAVE BEEN SET UP TO PROTECT THE INTEGRITY OF THE PROJECT, THE DEVELOPER'S INTERESTS AND THE PURCHASERS' INVESTMENT IN THE COMMUNITY. WE WISH TO PRESENT THE BEST POSSIBLE PRODUCT AT A COMPETITIVE PRICE. YOUR ADHERENCE TO THESE GUIDELINES WILL ENHANCE THE MARKETABILITY OF FISHHAWK RANCH.
2. A MIXTURE OF VARIOUS STYLES AND TYPES OF HOUSING IS MORE AESTHETICALLY PLEASING THAN REPETITIVE HOUSING. STREETSCAPES SHOULD BE DESIGNED TO ENSURE A GRADUAL TRANSITION FROM ONE TYPE OF HOME TO ANOTHER.
3. THE DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS FOR FISHHAWK RANCH) HAVE CAUSED TO BE CREATED A STANDING COMMITTEE CALLED THE **ARCHITECTURAL CONTROL COMMITTEE ("ACC")** WHOSE FUNCTION IS TO REVIEW (AND APPROVE OR DISAPPROVE) PLANS FOR ANY PROPOSED NEW CONSTRUCTION OR FOR ALTERATION OF ANY EXISTING STRUCTURE OR LOT WITHIN FISHHAWK RANCH. THE COVENANTS HAVE GRANTED THE ACC POWERS REGARDING THE AESTHETIC IMPACT OF DESIGN, CONSTRUCTION AND DEVELOPMENT, INCLUDING ARCHITECTURAL STYLE, COLORS, TEXTURES, MATERIALS, LANDSCAPING, OVERALL IMPACT ON SURROUNDING PROPERTY, AND OTHER AESTHETIC MATTERS. IT SHALL NOT BE THE INTENT OF THE ACC TO IMPOSE A UNIFORM APPEARANCE WITHIN FISHHAWK RANCH, NOR TO DISCOURAGE CREATIVITY ON BEHALF OF BUILDERS OR HOMEOWNERS. ITS INTENT IS TO PROMOTE AND ENSURE THAT ALL IMPROVEMENTS ARE AESTHETICALLY COMPATIBLE WITH EACH OTHER, INCORPORATE A UNIQUE YET PLEASING AND DISCRIMINATING CHARACTER, AND ARE CONSTRUCTED TO REFLECT THE QUALITY AND PERMANENCE OF AN OUTSTANDING COMMUNITY.
4. THIS DOCUMENT IS INTENDED TO SERVE AS A GUIDELINE. THE COVENANTS SHALL TAKE PRECEDENCE OVER THESE STANDARDS IN ANY CASE OF CONFLICT.

B. REVIEW & APPROVAL PROCESS:

1. APPROVAL FROM THE ACC IS REQUIRED PRIOR TO PROCEEDING WITH CONSTRUCTION. CONFORMITY TO THE DESIGN STANDARDS CONTAINED IN THIS DOCUMENT SHALL BE ASCERTAINED BY SUBMITTING THE FOLLOWING INFORMATION TO THE ACC:
 - A) ONE COMPLETE SET OF BUILDING PLANS FOR ALL HOME STYLES TO BE UTILIZED BY THE BUILDER IN THE COMMUNITY.
 - B) A COMPLETED APPROVAL FORM (ATTACHED HERETO AS SCHEDULE 'A') SPECIFYING THE FINISHES, COLORS, TRIM DETAILS, ETC.
 - C) A COMPLETED SITE PLAN ILLUSTRATING EXISTING TREE COVER TO BE RETAINED AND/OR REMOVED, POSITIONING OF HOUSE ON LOT, FINISHED GRADES,

PROPOSED WALKWAYS, DRIVEWAYS, PATIOS, DECKS, RETAINING STRUCTURES AND LANDSCAPING ELEMENTS.

2. THOROUGH AND TIMELY SUBMISSIONS OF INFORMATION, AS WELL AS ADHERENCE TO THE DESIGN STANDARDS SET FORTH, WILL PREVENT DELAYS AND MINIMIZE FRUSTRATION OF ALL PARTIES INVOLVED. QUESTIONS CONCERNING THE INTERPRETATION OF ANY MATTER SET FORTH SHOULD BE DIRECTED TO THE CHAIRMAN OF THE ACC.
3. A FORM HAS BEEN DESIGNED (SCHEDULE 'A') TO FACILITATE THE REQUEST PROCESS. NO CONSTRUCTION OF A BUILDING OR STRUCTURAL IMPROVEMENT, NO LANDSCAPING OR OTHER SITE IMPROVEMENT, AND NO ALTERATION OR ADDITION TO ANY EXISTING STRUCTURE OR SITE IMPROVEMENT SHALL BE MADE ON ANY PROPERTY UNTIL THE PLANS AND SPECIFICATIONS SHOWING THE PROPOSED DESIGN, NATURE, KIND, SHAPE, SIZE, COLOR, MATERIALS, AND LOCATION OF SAME SHALL HAVE BEEN SUBMITTED TO AND ALL HAVE RECEIVED FINAL APPROVAL BY THE ACC. BUILDERS AND/OR HOMEOWNERS REQUESTING FINAL APPROVAL OF AN IMPROVEMENT SHALL SUBMIT SUFFICIENT EXHIBITS TO DEMONSTRATE COMPLIANCE WITH STANDARDS AND REQUIREMENTS. WORK SHOULD BE COMPLETED WITHIN SIX (6) MONTHS FROM DATE OF FINAL APPROVAL.

NOTE: DO NOT CONTRACT FOR WORK UNTIL YOU HAVE AN APPROVAL LETTER FROM THE ACC SINCE YOUR REQUEST MAY NOT BE APPROVED AS SUBMITTED.

C. REMEDY:

1. BUILDERS AND HOMEOWNERS ARE FOREWARNED THAT THE COVENANTS HAVE GRANTED TO THE ACC BROAD DISCRETIONARY POWERS REGARDING THE REMEDY OR REMOVAL OF ANY NONCOMPLYING IMPROVEMENT CONSTRUCTED WITHIN FISHHAWK RANCH. IN THIS REGARD, IF THE ACC FINDS THAT ANY IMPROVEMENT WAS NOT PERFORMED OR CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE SUBMITTAL RECEIVING FINAL APPROVAL, **THE ASSOCIATION MAY REMEDY OR REMOVE THE NONCOMPLYING IMPROVEMENT, AND CHARGE THE ACTION TO THE BUILDER OR HOMEOWNER AS OUTLINED IN CLAUSES 5.11 AND 8.02 OF THE COVENANTS.**
2. DEVELOPMENT DEPOSIT: THE DEVELOPMENT DEPOSIT PAID TO THE DEVELOPER IN ACCORDANCE WITH THE PARTICIPATION AGREEMENT SHALL APPLY AS A DAMAGE DEPOSIT AND TO GUARANTEE COMPLIANCE WITH THE DESIGN GUIDELINES.

THIS DEPOSIT WILL BE RETURNED TO THE BUILDER PROVIDED ALL REQUIREMENTS OF THE GUIDELINES AND THE PARTICIPATION AGREEMENT HAVE BEEN MET. IT SHOULD BE NOTED THAT THE COST OF RECTIFYING ANY DAMAGE TO EXISTING SERVICES FRONTING THE PROPERTY WOULD BE DEDUCTED FROM THE DEVELOPMENT DEPOSIT PRIOR TO RELEASE. BUILDERS ARE ADVISED TO PAY PARTICULAR ATTENTION TO THIS ASPECT AS IT RELATES TO ANY EXISTING LANDSCAPING AND FENCING FEATURES.

D. DESIGN STANDARDS:

DOCUMENTED BELOW ARE GENERAL STANDARDS AND GUIDELINES FOR DESIGN ISSUES RELATED TO PROPERTY IN FISHHAWK RANCH. PLEASE NOTE THAT THIS LIST IS A GUIDELINE ONLY, IT IS NOT ALL-INCLUSIVE. ITEMS LISTED HERE SHOULD NOT BE ASSUMED TO BE APPROVED. ALL REQUESTED CHANGES TO ANY PROPERTY IN FISHHAWK RANCH MUST BE FIRST SUBMITTED AND APPROVED BY THE ACC.

1. SITE GRADING, EROSION CONTROL & CONSTRUCTION CONSIDERATIONS

- A) IT IS THE BUILDER'S RESPONSIBILITY TO GRADE LOTS IN SUCH A MANNER SO AS NOT TO BLOCK ANY NATURAL OR MANMADE SWALES, OR DRAINAGE STRUCTURES. EARTH BERMS, SILT FENCE, MULCH, BOARDS, GRASSING, GRAVEL BLANKETS AND ANY OTHER APPROVED SILTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO GRADING OF ANY LOT TO PREVENT MUD AND SILT FROM RUNNING OFF THE LOT ONTO STREETS OR ANY OTHER ADJOINING PROPERTY. DOWNSPOUTS ARE TO BE DIRECTED TO FRONT OR REAR OF THE LOT IF NECESSARY TO ELIMINATE DRAINAGE PROBLEMS. ANY MUD OR SILT DEPOSITED IN THE STREETS AS A RESULT OF CONSTRUCTION, EQUIPMENT, LACK OF SILT CONTROL, OR DELIVERY OF MATERIALS SHALL BE REMOVED IMMEDIATELY. IT IS THE RESPONSIBILITY OF EACH BUILDER TO KEEP THE STREETS IN FRONT OF THE PROPERTY ON WHICH HE OR SHE IS BUILDING CLEAN.
- B) CONFINE BUILDING ACTIVITY TO LOT ON WHICH HOUSE IS UNDER CONSTRUCTION. LANDSCAPING SHALL BE CONFINED TO BUILDING LOT ONLY. NO TRASH, BUILDING MATERIAL, LANDSCAPE MATERIAL (ROCKS, ETC.) OR ANY OTHER DEBRIS SHALL BE PLACED ON ANY ADJACENT LOT. IT IS THE RESPONSIBILITY OF THE BUILDER TO PROTECT ANY LANDSCAPING, EQUIPMENT OR STRUCTURE ON ADJACENT PROPERTY.
- C) SILT FENCING IS TO BE INSTALLED TO A DEPTH OF SIX INCHES WHERE RUNOFF WILL LIKELY OCCUR, AS REQUIRED BY LOCAL BUILDING ORDINANCES.
- D) ALL EQUIPMENT SHALL BE CONFINED TO THE ACTUAL LOT UNDER CONSTRUCTION AND, IF RELOCATED, PROPER TRANSPORTATION EQUIPMENT SHALL BE USED. TRANSPORTING EQUIPMENT WITHOUT TRAILER ON ROAD SHOULDERS AND/OR STREETS IS PROHIBITED.

2. RESTRICTIONS OF USE:

- A) *PLAYGROUND EQUIPMENT:*
RECREATIONAL AND PLAYGROUND EQUIPMENT SHALL BE PLACED OR INSTALLED ONLY UPON THE REAR OF A LOT AS APPROVED BY THE ACC. PERMANENT BASKETBALL GOALS ARE PERMITTED WITH WRITTEN APPROVAL FROM THE ACC. PERMANENT BASKETBALL GOALS MUST FOLLOW THESE GUIDELINES: (1) MUST BE LOCATED ADJACENT TO DRIVEWAY MIDWAY BETWEEN SIDEWALK AND GARAGE, (2) MUST BE A SINGLE METAL POLE PAINTED BLACK WITH A CLEAR OR LUCITE BACKBOARD, (3) MUST HAVE A NET THAT IS IN GOOD CONDITION AND (4) MUST NOT HAVE ANY ADDITIONAL ACCESSORIES ATTACHED TO BASKETBALL GOAL; SUCH AS BALL RETURN, PADS, ETC. PERMANENT BASKETBALL GOALS MUST ALSO HAVE WRITTEN APPROVAL FROM THE ADJACENT NEIGHBOR. TEMPORARY BASKETBALL GOALS ARE ALSO PERMITTED WITH WRITTEN APPROVAL FROM THE ACC. TEMPORARY BASKETBALL GOALS MUST FOLLOW THE SAME GUIDELINES LISTED ABOVE FOR PERMANENT BASKETBALL GOALS; HOWEVER, TEMPORARY BASKETBALL GOALS ALSO MUST BE STORED OUT OF SIGHT OF THE STREET OR NEIGHBORING HOMES WHEN NOT IN USE OR BY THE END OF EACH DAY. NO ABOVEGROUND POOLS SHALL BE ALLOWED. TREE HOUSES OR PLATFORMS OF A LIKE KIND OR NATURE SHALL NOT BE CONSTRUCTED UNLESS APPROVED BY THE ACC. METAL SWINGSETS WILL NOT BE APPROVED.

B) *SWIMMING POOLS AND HOT TUBS:*

ANY SWIMMING POOL TO BE CONSTRUCTED UPON ANY HOMESITE SHALL BE SUBJECT TO REVIEW BY THE ACC. THE DESIGN MUST INCORPORATE, AT A MINIMUM, THE FOLLOWING:

- I. THE COMPOSITION OF THE MATERIAL MUST BE THOROUGHLY TESTED AND ACCEPTED BY THE INDUSTRY FOR SUCH CONSTRUCTION.
- II. POOLS AND HOT TUBS SHALL NOT BE VISIBLE FROM THE STREET IN FRONT OF THE DWELLING UNIT. POOL EQUIPMENT SHALL NOT BE VISIBLE FROM STREET OR NEIGHBORING LOTS.
- III. HOMEOWNERS ARE RESPONSIBLE FOR COMPLIANCE WITH ALL ORDINANCES AND LAWS CONCERNING DISCHARGE OF WATER AND CHEMICALS.
- IV. A FENCE APPLICATION SHALL BE SUBMITTED AT THE TIME THE POOL APPLICATION IS SUBMITTED.

C) *STORAGE BUILDINGS:*

ALL STORAGE BUILDINGS MUST BE APPROVED FOR DESIGN AND PLACEMENT BY THE ACC. WHILE STORAGE BUILDINGS MAY BE APPROVED, THEY ARE DISCOURAGED DUE TO AESTHETIC IMPACT AND VISIBILITY FROM NEIGHBORS. A RECOMMENDED ALTERNATIVE IS ENCLOSURE OF SPACE UNDER A DECK OR A MATCHING ADDITION TO THE REAR OF THE HOUSE.

TYPICAL GUIDELINES TO FOLLOW:

- I. THE STRUCTURE MAY BE NO LARGER THAN 8' x 10' IN AREA, AND NO TALLER THAN 7 FEET IN HEIGHT AT THE APEX OF THE ROOF.
- II. THE STRUCTURE MUST MATCH THE RESIDENCE IN COLOR AND MATERIAL WHEN POSSIBLE.
- III. THE STRUCTURE MUST HAVE A SHINGLE ROOF MATCHING THE RESIDENCE.
- IV. THE STRUCTURE MUST BE SET AT LEAST 10' FROM THE PROPERTY LINES.
- V. THE STRUCTURE MUST BE AT THE BACK OF THE HOUSE AND MUST NOT BE VISIBLE FROM THE STREET.
- VI. NO METAL BUILDINGS WILL BE ACCEPTED.

THE ACC RESERVES THE RIGHT TO ADD TO OR ALTER THESE GUIDELINES AS IT DEEMS NECESSARY.

D) *ANTENNA, SATELLITE DISHES, ETC:*

NO ANTENNA, SATELLITE DISH, OR OTHER DEVICE USED FOR TRANSMISSION OR RECEPTION OR TELEVISION SIGNALS OR ANY OTHER FORM OF ELECTROMAGNETIC RADIATION SHALL BE ERECTED, USED OR MAINTAINED WITHOUT THE PRIOR APPROVAL OF THE ACC. AS LONG AS A SIGNAL CAN BE RECEIVED, DISHES MUST BE MOUNTED ON THE REAR OF THE HOME UNDER THE EVE. IF THE SIGNAL CANNOT BE RECEIVED AT THE REAR, SIDE INSTALLATIONS SHOULD BE DONE AS CLOSE TO THE REAR OF THE HOUSE AS POSSIBLE UNDER THE EVE

E) *AIR CONDITIONING UNITS, GAS/PROPANE TANK CONTAINERS, OTHER EXTERIOR EQUIPMENT:*

NO WINDOW AIR CONDITIONING UNITS OR INSTALLED WINDOW FANS WILL BE PERMITTED. AIR CONDITIONING UNITS MUST BE SCREENED WITH PLANTING AT THE HIGHER OF AT LEAST 30" IN HEIGHT OR THE HEIGHT OF THE EXTERIOR EQUIPMENT AND/OR PLACED IN A LOCATION THAT IS NOT VISIBLE FROM THE STREET. GAS/PROPANE TANKS MUST BE BURIED. NO OTHER HOUSE EQUIPMENT (EG., WATER HEATERS, SOFTENERS, ETC.) SHALL BE LOCATED ON THE FRONT OR SIDES OF THE HOUSE.

F) *CLOTHESLINE, GARBAGE CANS, ETC.*

NO UNSIGHTLY OR UNKEMPT CONDITIONS SHALL BE VISIBLE FROM NEIGHBORING RESIDENCES OR STREETS, INCLUDING BUT NOT LIMITED TO:

- I. PERMANENT CLOTHESLINES
- II. GARBAGE CANS
- III. WOODPILES

G) *LAWN FURNISHINGS:*

NO FROG PONDS, FLAG POLES, LAWN SCULPTURES, FOUNTAINS, ARTIFICIAL PLANTS, LARGE ROCK GARDENS, OR SIMILAR TYPES OF ACCESSORIES AND LAWN FURNISHINGS ARE PERMITTED ON ANY HOMESITE WITHOUT PRIOR APPROVAL OF ACC.

H) *COMMERCIAL AND RECREATIONAL VEHICLES AND TRAILERS:*

NO COMMERCIAL VEHICLE, HOUSE TRAILER, MOBILE HOME, MOTOR HOME, RECREATIONAL VEHICLE, CAMPER, TRUCK WITH CAMPER TOP, BOAT OR BOAT TRAILER OR LIKE EQUIPMENT SHALL BE PERMITTED ON ANY LOT ON PERMANENT BASIS, BUT SHALL BE ALLOWED ON A TEMPORARY NON-RECURRING BASIS NOT TO EXCEED FORTY-EIGHT (48) CONSECUTIVE HOURS. NOTWITHSTANDING THE FOREGOING, ANY SUCH VEHICLES OR EQUIPMENT MAY BE STORED ON A LOT, IF IT IS KEPT IN THE GARAGE SO AS TO BE CONCEALED FROM VIEW BY NEIGHBORING RESIDENCES AND STREETS.

I) *ANIMALS:*

NO AGRICULTURAL ANIMALS MAY BE KEPT ON ANY LOT AND NO ANIMALS MAY BE KEPT UNLESS THEY ARE HOUSEHOLD PETS. RESIDENTS SHALL COMPLY WITH ALL OTHER RESTRICTIONS REGARDING CARE AND BEHAVIOR OF PETS AS OUTLINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. ANY STRUCTURE FOR THE CARE, HOUSING OR CONFINEMENT OF ANY ANIMAL MUST BE APPROVED BY THE ACC, IN KEEPING WITH APPROVED AND SCREENING /FENCING GUIDELINES.

J) *SOLID WASTE:*

- I. NO PERSON SHALL DUMP RUBBISH, GARBAGE, OR ANY FORM OF SOLID WASTE ON ANY LOT OR COMMON PROPERTY.
- II. NO PERSON SHALL DUMP ANY CONSTRUCTION MATERIAL OR WASTE ON ANY LOT OR COMMON PROPERTY EXCEPT DURING APPROVED CONSTRUCTION AND AS APPROVED BY GOVERNMENTAL AUTHORITY.
- III. EXCEPT DURING APPROVED CONSTRUCTION, NO LUMBER, METALS, BULK MATERIALS OR SOLID WASTE OF ANY KIND SHALL BE KEPT, STORED OR ALLOWED TO ACCUMULATE ON ANY LOT UNLESS APPROVED BY ACC.
- IV. TRASHCANS SHOULD BE AT CURBSIDE THE DAY OF SCHEDULED PICK-UP ONLY.

K) *PARKING:*

HOMEOWNER PARKING SHOULD BE IN THE GARAGE OR DRIVEWAY.

L) *MAINTENANCE:*

HOMESITES MUST BE KEPT CLEAN, MOWED, WEEDED, MULCHED AND FREE OF DEBRIS. HOMESITES MUST BE MAINTAINED AS TO PAINT, ROOF, WINDOWS, TRIM, ETC. PAINT COLORS FOR HOUSE, TRIM, DOORS, WINDOWS, ETC., MUST BE SUBMITTED TO THE ACC FOR APPROVAL. BUILDERS ARE REQUIRED TO KEEP THE LOTS AND ABUTTING STREETS CLEAN AND ORDERLY DURING CONSTRUCTION AND MARKETING. NO MATERIAL OR DEBRIS SHALL BE STORED ON ADJACENT PROPERTY OR DISPOSED OF ON-SITE. RESIDENTS THAT BACK ONTO PONDS ARE REQUIRED TO MAINTAIN THE SOD DOWN TO THE WATER'S EDGE THROUGH FREQUENT MOWING.

M) *SIGNS:*

NO SIGNS (INCLUDING, BUT NOT LIMITED TO, COMMERCIAL, POLITICAL, FOR RENT, AND SIMILAR SIGNS) SHALL BE ERECTED OR MAINTAINED ON THE HOMESITES EXCEPT SUCH SIGNS AS MAY BE REQUIRED BY LAW AND SUCH SIGNS AS MAY BE APPROVED BY THE ACC.

GENERALLY ALLOWED SIGNS INCLUDE:

- I. SIGNS REQUIRED BY LEGAL PROCEEDINGS
- II. NOT MORE THAN ONE "FOR SALE" SIGN, WITH MAXIMUM AREA OF 6 SQUARE FEET AND DISPLAYED IN FRONT YARD OF LOT.
- III. DIRECTIONAL SIGNS FOR SAFETY, IF APPROVED BY ACC.
- IV. "GARAGE SALE" SIGNS WILL BE ALLOWED ONLY IN THE FRONT YARD OF THE LOT, AND ONLY ON SALE DAYS.

N) *HURRICANE / STORM SHUTTERS:*

HURRICANE/STORM SHUTTERS MUST BE APPROVED IN WRITING BY THE ACC. HURRICANE/STORM SHUTTERS MAY BE INSTALLED 48 HOURS PRIOR TO THE EXPECTED ARRIVAL OF A HURRICANE IN THE AREA AND MUST BE REMOVED NO LATER THAN THREE (3) DAYS AFTER THE WARNING IS LIFTED. ANY EXPOSED HARDWARE MUST BE PAINTED TO COORDINATE WITH THE EXISTING HOUSE/TRIM COLOR.

3. SITE PLANNING & DESIGN

A) *LOCATION OF STRUCTURES:*

THE LOCATION OF FOUNDATION FOOTPRINT MUST BE APPROVED BY THE ACC PRIOR TO CLEARING. ALL STRUCTURES, TOGETHER WITH RELATED PAVED AND OPEN AREAS, SHALL BE LOCATED ON EACH LOT TO:

- I. MINIMIZE CHANGES IN THE EXISTING TOPOGRAPHY;
- II. PRESERVE EXISTING TREES AND VEGETATION TO MAXIMUM EXTENT POSSIBLE;
- III. CONTROL DRAINAGE AND PREVENT EROSION;
- IV. CREATE PRIME VIEWS AND CONCEAL UNSIGHTLY AREAS.

B) *SETBACKS:*

IN NO EVENT SHALL THE SETBACKS BE LESS THAN THOSE REQUIRED BY HILLSBOROUGH COUNTY. THE ACC SHALL APPROVE SITING LOCATION PRIOR TO CONSTRUCTION. ANY REQUESTS FOR ALTERATION OF SET-BACK LINES MUST FIRST BE APPROVED BY THE ACC PRIOR TO MAKING A REQUEST FOR VARIANCE.

C) *DRIVEWAYS:*

DRIVEWAYS SHALL BE CONSTRUCTED WITH CONCRETE, PROVIDED, HOWEVER, THAT OTHER HARD SURFACE MATERIALS SUCH AS BRICK, STAMPED, PATTERNED, OR COLORED CONCRETE SURFACES MAY BE USED IF APPROVED BY THE ACC. SPECIFICATIONS ARE TO BE SUBMITTED TO THE ACC FOR APPROVAL. DRIVEWAYS ARE TO BE CURVED WHEN POSSIBLE, TAKING INTO CONSIDERATION EXISTING TREES AND LANDSCAPE PLANTINGS, AND MAY INCLUDE A PAVED TURN-AROUND AREA. DRIVEWAYS ARE TO BE PAIRED WHENEVER POSSIBLE.

D) *RETAINING WALLS:*

RETAINING WALLS SHALL NOT EXCEED 3.0 FEET IN HEIGHT WITHOUT THE EXPRESS APPROVAL OF THE ACC. LOCATION, ELEVATION AND MATERIAL SELECTION MUST BE APPROVED BY THE ACC. ALL RETAINING WALLS VISIBLE FROM THE STREET MUST BE TREATED IN AN ARCHITECTURALLY PLEASING MANNER.

E) *FENCES:*

NO FENCE OF ANY KIND SHALL BE INSTALLED OR MAINTAINED ON ANY LOT WITHOUT WRITTEN NOTICE APPROVAL OF ACC. IT IS FURTHER RECOMMENDED THAT EACH FENCE APPLICATION CONTAIN A LETTER OF SUPPORT FROM THE ADJACENT NEIGHBOR, SUPPORTING THE FENCE STYLE. ALTHOUGH THIS IS NOT A REQUIREMENT, HAVING A LETTER OF SUPPORT FROM THE ADJACENT NEIGHBOR WILL EXPEDITE THE APPROVAL PROCESS. IN GENERAL, FENCES OR WALLS ARE NOT ENCOURAGED WITHIN FISHHAWK RANCH. HEDGES, BERMS, OR OTHER LANDSCAPE ALTERNATIVES ARE PREFERRED.

UNDER NO CIRCUMSTANCES, WILL FENCES OTHER THAN THE DEVELOPER-INSTALLED 3-RAIL FENCE BE PERMITTED IN THE REAR OF LOTS BACKING ONTO LITHIA PINECREST, FISHHAWK BOULEVARD OR OTHER STREETS.

GENERAL GUIDELINES FOR FENCING ARE AS FOLLOWS:

- I. MAXIMUM HEIGHT IS 6 FEET; LOTS ON VIEW CORRIDORS SHALL LOWER THE HEIGHT OF THE FENCE TO 4' FOR THE LAST 24' TO THE BACK PROPERTY LINE
- II. GENERALLY NOT APPROVED FORWARD OF THE REAR OF THE HOUSE.
- III. THE FINISHED SIDE OF FENCE MUST FACE NEIGHBORING PROPERTIES;
- IV. SHALL BE WATER SEALED
- V. MUST BE MAINTAINED BY HOMEOWNERS
- VI. FENCING STYLE MUST CONFORM TO ONE OF THE THREE APPROVED DESIGNS INCLUDED HERewith AS SCHEDULE 'B'.
- VII. NOT WITHSTANDING ANY OTHER GOVERNMENTAL REGULATIONS ANY SIDE FENCING ON A CORNER LOT SHALL BE SETBACK A MINIMUM OF 10' IN FROM THE SIDEWALK.

**FISHHAWK RANCH
SCHEDULE B - FENCE GUIDELINES
UPDATED NOVEMBER 25, 2002**

BASED UPON THE INFORMATION DEVELOPED BY A COMMITTEE TO RESEARCH FENCING IN FISHHAWK RANCH, AND IN THE INTERESTS OF MEETING THE NEEDS OF ALL OF THOSE IN ATTENDANCE AT RESIDENTS MEETINGS SINCE FISHHAWK RANCH WAS STARTED, EFFECTIVE IMMEDIATELY, THE FOLLOWING FENCE POLICY SHALL BE INCORPORATED IN THE DESIGN GUIDELINES.

FOR ALL OF FISHHAWK RANCH, PLATTED AFTER MAY 30, 2001, ONLY BLACK ALLOY COATED ALUMINUM FENCE, AS SHOWN ON EXHIBIT 'A' SHALL BE PERMITTED. FOR EXISTING NEIGHBORHOODS, EXISTING FENCE TYPES ARE PERMITTED UNTIL SUCH TIME AS THEY REQUIRE EXTENSIVE REPAIR OR REPLACEMENT, AT WHICH TIME THEY SHALL BE REPLACED WITH THE APPROVED FENCE TYPES. THE APPROVED FENCES, SUPPORTED VERY SOLIDLY BY VOTE OF THE RESIDENTS AT THE TIME ARE AS FOLLOWS:

<u>NEIGHBORHOOD</u>	<u>PREFERRED</u>	<u>ANY ALTERNATIONS PERMITTED</u>
• EAGLE RIDGE	BLACK POWDER COATED ALUMINUM	NONE EXCEPT EXISTING
• OSPREY RIDGE	BLACK POWDER COATED ALUMINUM	NONE EXCEPT EXISTING
• JAEGER GLEN	BLACK POWDER COATED ALUMINUM	NONE EXCEPT EXISTING
• HERON GLEN (E, F <u>ONLY</u>)	BLACK POWDER COATED ALUMINUM	WHITE PVC
• HERON GLEN(<u>REMAINING</u>)	BLACK POWDER COATED ALUMINUM	NONE
• FALCON RIDGE	BLACK POWDER COATED ALUMINUM	WHITE PVC, WOOD BOARD
• HARRIER RIDGE	BLACK POWDER COATED ALUMINUM	WHITE PVC
• HAWK WOOD	BLACK POWDER COATED ALUMINUM	WHITE PVC
• MEADOW PARK	BLACK POWDER COATED ALUMINUM	WHITE PVC, WOOD BOARD
• 40' TANAGER RIDGE	BLACK POWDER COATED ALUMINUM	WHITE PVC, WOOD BOARD
• 50' TANAGER RIDGE	BLACK POWDER COATED ALUMINUM	WHITE PVC, WOOD BOARD
	WOOD BOARD (LOTS 1-10/BLOCK 7 ONLY)	
• KITE GLEN	BLACK POWDER COATED ALUMINUM	WHITE PVC, WOOD BOARD
• MERLIN GLEN	BLACK POWDER COATED ALUMINUM	WHITE PVC
• SANDHILL PLACE	BLACK POWDER COATED ALUMINUM	NONE
• TEAL RISE	BLACK POWDER COATED ALUMINUM	NONE
• HERON GLEN (N)	BLACK POWDER COATED ALUMINUM	NONE
• SHEAR WATER	BLACK POWDER COATED ALUMINUM	NONE
• PALOMA GLADE	BLACK POWDER COATED ALUMINUM	NONE
• KESTREL RIDGE	BLACK POWDER COATED ALUMINUM	NONE
• VIREO RIDGE	BLACK POWDER COATED ALUMINUM	NONE
• MARTIN MEADOW	BLACK POWDER COATED ALUMINUM	NONE
• AVOCET	BLACK POWDER COATED ALUMINUM	NONE

<u>NEIGHBORHOOD</u>	<u>PREFERRED</u>	<u>ANY ALTERNATIONS PERMITTED</u>
• GANNET GLADE	BLACK POWDER COATED ALUMINUM	NONE
• IBIS PARK	BLACK POWDER COATED ALUMINUM	NONE
• SKYLARK CREST	BLACK POWDER COATED ALUMINUM	NONE
• PHOEBE PARK	BLACK POWDER COATED ALUMINUM	NONE
• DUNLIN WOOD	BLACK POWDER COATED ALUMINUM	NONE
• BRIDGEWALK	BLACK POWDER COATED ALUMINUM	NONE
• BRIDGEWATER	BLACK POWDER COATED ALUMINUM	NONE
• BRIDGEVIEW	BLACK POWDER COATED ALUMINUM	NONE
• WHIMBREL WOOD	BLACK POWDER COATED ALUMINUM	NONE
• SORA TRACE	BLACK POWDER COATED ALUMINUM	NONE
• WREN WOOD	BLACK POWDER COATED ALUMINUM	NONE

ANY FENCES WHICH DIFFER FROM THE STANDARD NOTED ABOVE, WHICH HAVE BEEN APPROVED IN WRITING SHALL BE PERMITTED TO STAY, UNTIL THEY DETERIORATE AND REQUIRE RECONSTRUCTION, AT WHICH TIME THEY MUST BE BROUGHT IN COMPLIANCE WITH THE STANDARD NOTED ABOVE.

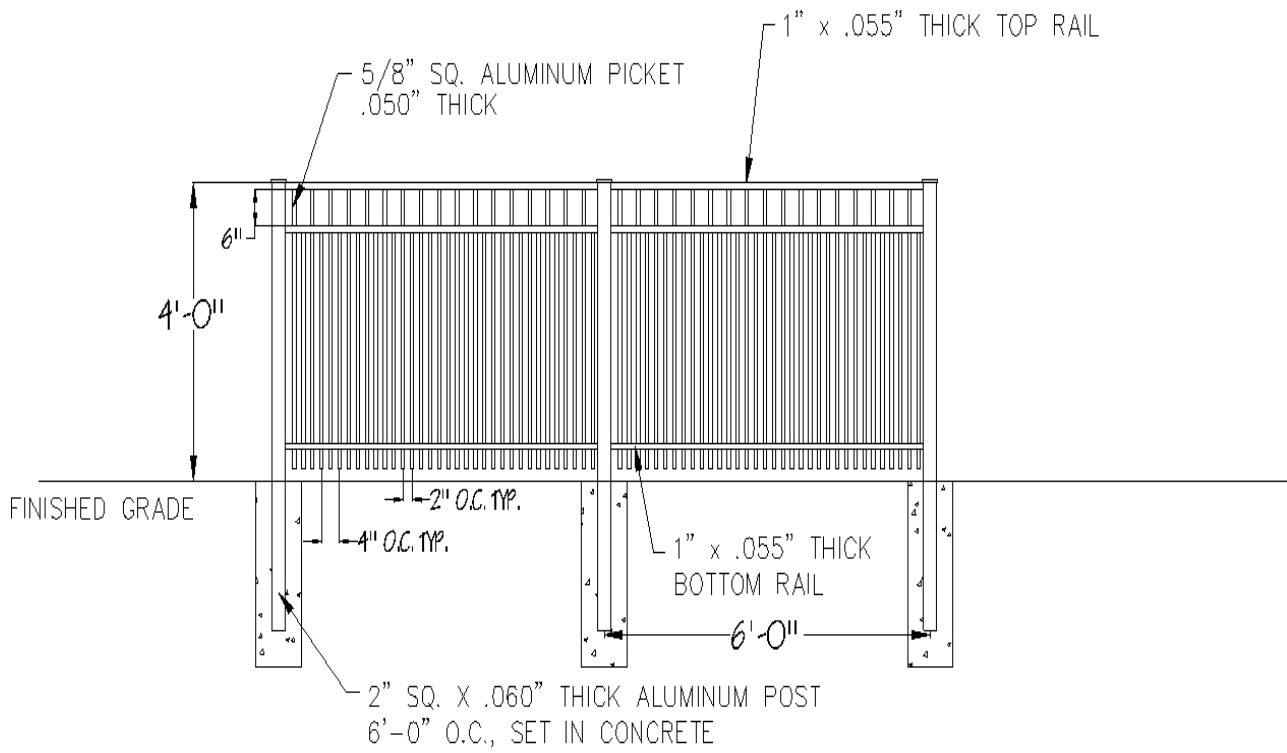
FULL RESULTS OF THE RESIDENTS SURVEY WERE CONSIDERED IN DETAIL BY THE COMMITTEE, AND WHILE IN SOME CASES THERE WAS A SPLIT AS TO FENCE STYLE WITHIN ONE FENCE TYPE, THESE SELECTIONS ARE WIDELY SUPPORTED BY THE RESIDENTS WHO WERE CONCERNED ENOUGH TO PARTICIPATE IN THE PROCESS.

ALL FENCES SHALL BE A MINIMUM OF 4' IN HEIGHT AND A MAXIMUM OF 6' IN HEIGHT. ALL BLACK POWDER COATED ALUMINUM FENCING ABUTTING CONSERVATION AREAS MAY BE 4' – 6' IN HEIGHT.

FENCES FACING THE STREET ALONG THE FRONT AND ON CORNER LOTS MUST INSTALL A (3) GALLON SHRUB HEDGE ALONG THE ENTIRE FENCE LINE FACING THE STREET.



FIGURE 4 – BLACK POWDER COATED ALUMINUM



FENCING TO BE POWDER COATED FINISH PAINTED BLACK
FENCE STYLE TO MATCH JERITH STYLE #302

FIGURE 4 – BLACK POWDER COATED ALUMINUM - ALTERNATIVE



FIGURE 3 – WHITE CARIBBEAN PVC FENCE

***PLEASE NOTE THAT THE FINIAL BALL ON TOP OF THE POSTS IS OPTIONAL**



FIGURE 4 – WOOD BOARD ON BOARD
***PLEASE NOTE, ULTRA WOOD IS SHOWN, OPTIONAL**

F) *MAIL BOXES:*

ALL MAILBOXES MUST CONFORM TO THE FISHHAWK RANCH MAILBOX AS APPROVED BY THE ACC. REPLACEMENTS FOR HOMEOWNERS CAN BE ORDERED FROM CREATIVE MAILBOX DESIGN.

4. ARCHITECTURAL REQUIREMENTS

A) *DWELLING SIZE:*

THE MINIMUM AND MAXIMUM SIZE OF A SINGLE-FAMILY RESIDENCE IN FISHHAWK RANCH SHALL BE DETERMINED ON A PHASE BY PHASE BASIS AND WILL BE SET BY THE ACC. (REFER TO SCHEDULE 'C').

B) *DWELLING DESIGN:*

SIMILAR HOUSE DESIGNS MUST BE SEPARATED BY A MINIMUM OF 2 LOTS/HOMES. DESIGNS WILL BE REVIEWED WITH RESPECT TO SUCH ITEMS AS ROOF ELEMENTS, SIZE AND LOCATION OF DOORS AND WINDOWS, AND MASSING OF FRONT ELEVATIONS, ETC. ONE LEVEL FLAT ROOFS WILL NOT BE PERMITTED. (MINIMUM ROOF PITCH 5/12.ON MAIN SPAN. MINOR ROOF ELEMENTS MAY HAVE A LESSER PITCH).

IN ORDER TO ASSIST THE APPLICANT, IT IS RECOMMENDED THAT A SKETCH OR PLAN BOOK REPRESENTATION OF THE PROPOSED DWELLING BE SUBMITTED TO THE ACC AT THE EARLIEST MOMENT IN ORDER TO VERIFY BASIC DESIGN GUIDELINE ACCEPTANCE PRIOR TO COMPLETION OF PLANS.

GENERALLY, LOW-LEVEL ONE-STORY ROOFLINES WILL BE ENCOURAGED ON CORNER LOTS.

C) *EXTERIOR COLORS & MATERIALS:*

ALL COLOR SCHEMES AND MATERIAL CHOICES MUST BE SUBMITTED TO THE ACC FOR APPROVAL.

GENERALLY, CORNER LOTS WILL BE REQUIRED TO WRAP THE FRONT ELEVATION MATERIAL AROUND THE SIDE OF THE FLANKING STREET.

ALL HOMES WITH FRONT ELEVATION AS BRICK/STUCCO MUST WRAP BRICK/STUCCO AROUND CORNERS OF HOME A MINIMUM OF 2 FEET.

D) *FIREPLACES AND CHIMNEYS:*

EXTERIOR OF ALL CHIMNEYS MUST BE COMPATIBLE WITH EXTERIOR SIDING OR MASONRY/STUCCO MATERIAL. ALL CHIMNEYS ARE TO HAVE DETAILED TOP (I.E. SHROUD). PAINTED METAL CAPS ARE REQUIRED TO CONCEAL CIRCULAR PRE-FABRICATED FLUE TOP. ALL CHIMNEYS VISIBLE FROM STREET MUST ORIGINATE AT GRADE.

E) *ROOFS:*

ROOFING MATERIALS AND COLOR SHALL BE SUBJECT TO ACC APPROVAL. NO PLUMBING OR HEATING VENT SHALL PENETRATE ROOF SURFACES WHICH FACE THE

STREET OR STREETS ADJACENT TO THE LOT. ALL PLUMBING OR HEATING VENTS THAT PENETRATE THE ROOF SURFACE SHALL BE PAINTED.

F) *FOUNDATIONS:*

ALL EXPOSED CONCRETE EXCEEDING 1.0 FOOT ABOVE FINISHED GRADE SHALL BE FINISHED WITH THE SAME MATERIAL AS THE ADJOINING WALL.

G) *BUILDING PROJECTIONS:*

ALL BAY WINDOW PROJECTIONS FACING THE STREET AND EXCEEDING A HORIZONTAL PROJECTION OF 20 INCHES SHALL EXTEND TO FINISH GRADE. PROJECTIONS LESS THAN 20 INCHES WILL BE PERMITTED CONDITIONALLY, SUBJECT TO THE FINAL DESIGN TREATMENT OF THE PROJECTION. THE USE OF CORBELS, BRACKETS, LEDGES, TRIM, ETC., IS ENCOURAGED TO TERMINATE ALL PROJECTIONS.

H) *TRIM:*

A 3" - 4" SCORED OR RAISED STUCCO BANDING TRIM ELEMENT IS REQUIRED AROUND ALL WINDOWS AND DOORS VISIBLE FROM THE FRONTING OR FLANKING STREET.

ON HOMES WHERE BRICK OR STONE BASE TRIM ELEMENTS ARE NOT BEING USED, A 10" - 16" BANDING ELEMENT WILL BE REQUIRED AT OR NEAR THE BASE OF THE FRONT ELEVATION OF THE HOME. THIS BANDING IS TO BE RETURNED A MINIMUM OF TWO (2) FEET AROUND ALL CORNERS AND ALONG THE ENTIRE SIDE OF THE HOME ON CORNER LOTS.

WHERE PORCHES, DECKS, AND ARCHITECTURAL ELEMENTS, PROPOSED LANDSCAPING ELEMENTS OR THE STYLE OF THE HOME RENDER THE BANDING INAPPROPRIATE, THIS ELEMENT MAY BE DELETED WITH THE EXPRESS APPROVAL OF THE ARCHITECTURAL CONTROL COMMITTEE.

I) *LIGHTING:*

ALL EXTERIOR LIGHTING SHALL BE CONSISTENT WITH THE CHARACTER ESTABLISHED IN FISHHAWK RANCH AND BE LIMITED TO THE MINIMUM NECESSARY FOR SAFETY, IDENTIFICATION AND DECORATION. COLORED LIGHTS SHALL NOT BE USED EXCEPT THOSE DECORATIVE HOLIDAY LIGHTS AND ORNAMENTATION USED DURING THE HOLIDAY SEASON FROM THANKSGIVING THROUGH NEW YEARS.

5. LANDSCAPING REQUIREMENTS

A) *SOD:*

ALL AREAS ALONG THE STREET FRONT (AND SIDE STREET FOR CORNER LOTS) OF EACH HOME SITE NOT COVERED WITH PAVEMENT, BUILDINGS, SHRUBS OR GROUND COVER SHALL BE COMPLETELY SODDED WITH ST. AUGUSTINE. STREET FRONTAGE IS DEFINED AS THE AREA FROM THE BACK OF THE CURB TO THE FRONT EDGE (AND SIDE EDGE TO THE REAR LOT LINE FOR A CORNER LOT) OF THE HOUSE FOUNDATION.

B). *STREET STANDARDS:*

- STREET TREES ARE TO BE PLANTED BETWEEN THE BACK OF CURB AND THE EDGE OF SIDEWALK
- IT IS DESIRABLE TO PLANT STREET TREES AT THE LOT CORNERS

- A STREET TREE SHALL BE A MINIMUM 30 GALLON, 2" CALIPER TREE
- SELECT TREES THAT HAVE A STRONG CENTRAL LEADER; AVOID CROSS BRANCHING
- ALLOWABLE SPECIES BEING CONSIDERED ARE AS FOLLOWS:
- LIVE OAK, 30 GAL., 10' – 12' HT., 4' - 5' SPR., 2" – CAL.
- DEVELOPER IS PROVIDING STREET TREES IN SOME AREAS. PLEASE REFER TO CONTRACT FOR FURTHER INFORMATION

THE FOLLOWING IS A BREAKDOWN OF THE NUMBER OF REQUIRED STREET TREES PER LOT SIZES:

85' LOTS OR GREATER

- 3 TREES / LOT

80' LOTS

- 2 TREES / LOT

60'-70' LOTS

- 1 TREE / LOT

40'- 55' LOTS

- 1 TREE / LOTS

33.5' LOTS

- 1 TREE / LOT

NOTE: ALL CORNER LOTS MUST HAVE TWO ADDITIONAL STREET TREES INSTALLED ON THE SIDE OF THE LOT FACING THE STREET. THE STREET TREES ON THE SIDE OF THE LOT SHALL BE PLANTED BETWEEN THE BACK OF CURB AND THE EDGE OF SIDEWALK, A MINIMUM OF 20' ON CENTER. IT IS THE HOMEOWNER'S RESPONSIBILITY TO MAINTAIN THEIR STREET TREES. ANY HOMEOWNER REMOVING A STREET TREE WILL BE SUBJECT TO A CITATION AND WILL BE ASSESSED A FEE FOR REPLACING THE STREET TREE.

C) *TREES, SHRUBS, AND GROUNDCOVERS:*

1. IT IS THE INTENT OF THESE SPECIFICATIONS TO PROMOTE THE REGENERATION OF THE NATURAL LANDSCAPE THAT WAS IN THIS AREA PRIOR TO DEVELOPMENT WHILE ALLOWING EACH HOMEOWNER ENOUGH FLEXIBILITY TO EXPRESS THEIR INDIVIDUALITY.
2. IT IS ALSO THE INTENT OF THESE SPECIFICATIONS TO PROMOTE WELL-LANDSCAPED FRONT, SIDE AND REAR YARDS FOR EACH HOME. OF PARTICULAR CONCERN IS THE VIEW OF REAR AND SIDE YARDS BY NEIGHBOR'S STREETScape.
3. PINE CHIPS SHALL BE USED IN ALL PLANTING BEDS AND AROUND BASES OF ISOLATED TREES. THEY SHALL BE SPREAD EVENLY TO A 3" DEPTH.
4. PINE STRAW SHALL BE USED IN BEDS ADJACENT TO A "NATURAL BUFFER".
5. OTHER TREES AND SHRUBS MAY BE USED BUT WILL NOT BE CREDITED TO THE REQUIRED NUMBERS.
6. **QUEEN PALMS** ARE ALLOWED ONLY IN BACK YARDS.
7. DO NOT USE PLANT MATERIAL THAT IS CONSIDERED INVASIVE, WEEDY, OR WEAK SUCH AS THE BRAZILIAN PEPPER.

TREE SUBSTITUTIONS:

THE FOLLOWING SUBSTITUTIONS ARE ACCEPTABLE FOR “MAJOR TREES” IN LIST 1:

(2) ~ 15 GAL TREES	=	1 MAJOR TREE LIST CREDIT
(1) ~ 30 GAL TREES	=	1 MAJOR TREE LIST CREDIT
(1) ~ 65 GAL TREES	=	2 MAJOR TREE LIST CREDIT
(1) ~ 100 GAL TREES	=	3 MAJOR TREE LIST CREDIT
(3) ~ 8'-12' SABAL PALMS	=	1 MAJOR TREE LIST CREDIT

THE FOLLOWING REPRESENTS THE LANDSCAPE REQUIREMENTS PER LOT SIZES IN FISHHAWK RANCH:

*** NOTE: A PROTOTYPE LANDSCAPE PLAN MUST BE SUBMITTED FOR EACH PRODUCT TYPE INCLUDING ONE CORNER LOT AND ONE INTERIOR LOT CONCEPT.**

FISHHAWK RANCH – 40 - 50' LOTS

LIST 1 – MAJOR TREES

- A MINIMUM OF (1) MAJOR TREE IS REQUIRED
 - A MINIMUM OF (1) MAJOR TREE TO BE PLANTED IN THE FRONT YARD
- EACH TREE EQUALS 1 TREE CREDIT UNLESS OTHERWISE NOTED.

LIST 2 – MINOR ACCENT TREES / SHRUBS

- A MINIMUM OF (1) MINOR TREE IS REQUIRED

LISTS 3, 4, & 5 – SHRUBS, GRASSES, AND GROUNDCOVERS

- A MINIMUM OF (5) DIFFERENT SHRUB, GRASS, OR GROUNDCOVER VARIETIES IS REQUIRED. THIS DOES NOT REPRESENT THE TOTAL QUANTITY. IT ONLY REPRESENTS THE NUMBER OF DIFFERENT TYPES OF PLANTS TO BE INSTALLED.

FISHHAWK RANCH – 60 - 70' LOTS

LIST 1 – MAJOR TREES

- A MINIMUM OF (2) MAJOR TREES ARE REQUIRED
 - A MINIMUM OF (2) MAJOR TREES ARE TO BE PLANTED IN THE FRONT YARD
- EACH TREE EQUALS 1 TREE CREDIT UNLESS OTHERWISE NOTED.

LIST 2 – MINOR ACCENT TREES / SHRUBS

- A MINIMUM OF (1) MINOR TREE IS REQUIRED

LISTS 3, 4, & 5 – SHRUBS, GRASSES, AND GROUNDCOVERS

- A MINIMUM OF (5) DIFFERENT SHRUB, GRASS, OR GROUNDCOVER VARIETIES IS REQUIRED. THIS DOES NOT REPRESENT THE TOTAL QUANTITY. IT ONLY REPRESENTS THE NUMBER OF DIFFERENT TYPES OF PLANTS TO BE INSTALLED.

FISHHAWK RANCH – 80’ LOTS

LIST 1 – MAJOR TREES

- A MINIMUM OF (3) MAJOR TREES ARE REQUIRED
 - A MINIMUM OF (3) MAJOR TREES ARE TO BE PLANTED IN THE FRONT YARD
- EACH TREE EQUALS 1 TREE CREDIT UNLESS OTHERWISE NOTED.

LIST 2 – MINOR ACCENT TREES / SHRUBS

- A MINIMUM OF (2) MINOR TREES ARE REQUIRED

LISTS 3, 4, & 5 – SHRUBS, GRASSES, AND GROUNDCOVERS

- A MINIMUM OF (5) DIFFERENT SHRUB, GRASS, OR GROUNDCOVER VARIETIES IS REQUIRED. THIS DOES NOT REPRESENT THE TOTAL QUANTITY. IT ONLY REPRESENTS THE NUMBER OF DIFFERENT TYPES OF PLANTS TO BE INSTALLED.

FISHHAWK RANCH – 85’ AND GREATER LOTS

LIST 1 – MAJOR TREES

- A MINIMUM OF (3) MAJOR TREES ARE REQUIRED
 - A MINIMUM OF (3) MAJOR TREES ARE TO BE PLANTED IN THE FRONT YARD
- EACH TREE EQUALS 1 TREE CREDIT UNLESS OTHERWISE NOTED.

LIST 2 – MINOR ACCENT TREES / SHRUBS

- A MINIMUM OF (2) MINOR TREES ARE REQUIRED

LISTS 3, 4, & 5 – SHRUBS, GRASSES, AND GROUNDCOVERS

- A MINIMUM OF (5) DIFFERENT SHRUB, GRASS, OR GROUNDCOVER VARIETIES IS REQUIRED. THIS DOES NOT REPRESENT THE TOTAL QUANTITY. IT ONLY REPRESENTS THE NUMBER OF DIFFERENT TYPES OF PLANTS TO BE INSTALLED.

LIST 1 – MAJOR TREES

<u>COMMON NAME</u>	<u>SCIENTIFIC NAME</u>	<u>SIZE</u>
BALD CYPRESS	TAXODIUM DISTICHUM	30 GAL., 10'-12' HT., 4'-5' SPR, 2"-3" CAL.
EAST PALATKA HOLLY CAL.	LLEX X ATTENUATA	30 GAL., 9'-11' HT., 4'-5' SPR, 2"-3" CAL.
LIVE OAK	QUERCUS VIRGINIANA	30 GAL., 10'-12' HT., 4'-5' SPR, 2"-3" CAL.
LIVE OAK = 2 TREE CREDITS	QUERCUS VIRGINIANA	65 GAL., 12'-14' HT., 6'-8' SPR, 3"-3-1/2" CAL.
LIVE OAK = 3 TREE CREDITS	QUERCUS VIRGINIANA	100 GAL., 14'-16' HT., 8'-10' SPR, 4"-5" CAL.
RED MAPLE	ACER RUBRUM	30 GAL., 10'-12' HT., 4'-5' SPR, 2"-3" CAL.
3 SABAL PALMS = 1 TREE CREDIT	SABAL PALMETTO	8'-12' CT., BOOTED, 8" CAL. MIN.
SHUMARD OAK	QUERCUS SHUMARDII	30 GAL., 10'-12' HT., 4'-5' SPR, 2"-3" CAL.
SLASH PINE = ½ TREE CREDIT	PINUS ELLIOTTII	15 GAL., 7'-9' HT., 3'-4' SPR., 1"-1-1/2" CAL.
SLASH PINE	PINUS ELLIOTTII	30 GAL., 10'-12' HT., 4'-5' SPR, 2"-2-1/2" CAL.
SWEET BAY MAGNOLIA	MAGNOLIA VIRGINIANA	30 GAL., 8'-10' HT., 4'-5' SPR, 2"-3" CAL.

NOTE: SEE "TREE SUBSTITUTIONS" FOR TABULATING NUMBER OF "TREE CREDITS" BASED UPON SIZE OF TREE USED.

LIST 2 – MINOR ACCENT TREES / SHRUBS

<u>COMMON NAME</u>	<u>SCIENTIFIC</u>	<u>SIZE</u>
CRINUM	CRINUM SPP.	10 GAL, 30" HT. X 30" SPR., SPECIMEN
KING SAGO	CYCAS REVOLUTA	10 GAL, 25" HT. X 25" SPR., SPECIMEN
NATCHEZ CREPE MYRTLE CANES	LAGERSTROEMIA INDICIA NATCHEZ'	30 GAL, 8'-10' HT., 4'-6' SPR., 3-5 MIN W/L"-1 ½ " CAL EA
NELLIE STEVEN'S HOLLY	'NELLIE R. STEVENS'	30 GAL, 7'-9' HT., 4'-6' SPR., MULTI-TRUCK, FULL
TREE LIGUSTRUM	LIGUSTRUM LUCIDUM	30 GAL, 6'-8' HT., 4'-6' SPR., 3-5 CANES MIN W/1" – 1 ½ " CAL EA
PYGMY DATE PALM	PHOENIX ROBELLINI	10 GAL.

TREE CREDITS

LOTS CONTAINING EXISTING **OAK** TREES WILL BE GRANTED ONE TREE CREDIT FOR EVERY 4" OF CALIPER OF GROWTH PER TREE. FOR EXAMPLE, A SITE CONTAINING (1) 8" CALIPER TREE WILL EQUAL (2) TREE CREDITS. SEE BELOW:

- 4" CALIPER OAK TREE = 1 TREE CREDIT
- 8" CALIPER OAK TREE = 2 TREE CREDITS
- 12" CALIPER OAK TREE = 3 TREE CREDITS

LIST 3 – MEDIUM TO TALL SHRUBS / GRASSES

<u>COMMON NAME</u>	<u>SCIENTIFIC NAME</u>	<u>SIZE</u>
AZALEA – DUC DE ROHAN	RHODODENDRON 'DUC DE ROHAN	3 GAL, 16" HT
BEAUTY BERRY	CALLICARPA AMERICANA	3 GAL, 24" SPR
BLACKHAW VIBURNUM	VIBURNUM OBOVATUM	3 GAL, 30" SPR X 24" HT
FAKAHATCHEE GRASS	TRIPSACUM DACTYLOIDES	3 GAL., 24" HT
FETTERBUSH	LYONIA LUCIDA	3 GAL
FIREBUSH	HAMELIA PATENS	3 GAL, 24" SPR X 24" HT
GALLBERRY	LLEX GLABRA	3 GAL
PHILODENDRON	PHILODENDRON SELLOUM	3 GAL, 30" SPR X 20" HT
PINEAPPLE GUAVA	FEIJOA SELLOWIANA	3 GAL, 22" HT
SAW PALMETTO	SCRENOA REPENS	1 GAL, 10" SPR X 10" HT
SIMPSON'S STOPPER	MYRCIANTHES FRAGRANS	3 GAL, 24" SPR X 24" HT
THRYALLIS	GALPHIMIA GLAUCA	3 GAL, 20" SPR X 18" HT
VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	3 GAL, 22" HT
WAX JASMINE	JASMINUM VOLUBILE	3 GAL, 28" SPR X 16" HT
YELLOW ARISE	LLICIUM PARVIFLORA	3 GAL, 20" SPR X 30" HT

LIST 4 – SMALL SHRUBS / GRASSES

<u>COMMON NAME</u>	<u>SCIENTIFIC NAME</u>	<u>SIZE</u>
AFRICAN IRIS	DIETES VEGETA	1 GAL., 16" HT., FULL
BLUE PACIFIC	JUNIPERUS CONFERTA 'BLUE PACIFIC'	1 GAL., 12" SPR, FULL
BOSTON FERN	NEPHROLEPIS EXALTATA	1 GAL., 12" HT, FULL
BUSH DAISY	GAMOLEPIS CHYRSANTHEMOIDES	1 GAL., 18" HT, FULL
CARDBOARD PALM	ZAMIA FURFURACEA	3 GAL., 24" SPR, FULL
CAST IRON PLANT	ASPIDISTRA ELATIOR	1 GAL., 15" HT, FULL
COONTIE	ZAMILA PURMILA	3 GAL., 18" HT, FULL
DWARF AZALEA	RHODODENDRON 'RED RUFFLE'	3 GAL., 12" SPR X 12" HT, FULL
DWARF BURFORD HOLLY	LLEX CORNUTA 'DWARF BUFFORD'	3 GAL., 16" SPR X 19" HT, FULL
DWARF YAUPON HOLLY	LLEX VOMITORIA 'SCHELLINGS DWARF'	3 GAL., 16" – 18" SPR, FULL
EVERGREEN GIANT LIRIOPE	LIRIOPE MUSCARI	1 GAL, 3-5 BIBS, FULL
INDIAN HAWTHORN	RAPHIOLEPIS INDIA	3 GAL., 18" SPR X 18" HT, FULL
MUHLY GRASS	MUHLENBERGIA CAPILARIS	1 GAL., 20" HT, FULL
PARSON'S JUNIPER	JUNIPERUS SHINENSIS 'PARSONII	3 GAL., 24" SPR X 20" HT, FULL
SPARTINA	SPARTINA BAKERI	1 GAL., 20" HT, FULL
SPIDER LILLY	HYMENOCALLIS LATIFOLIA	3 GAL., 14" HT, FULL
WILD COFFEE	PSYCHOTRIA NERVOSA	3 GAL., 24" SPR X 24" HT., FULL
WIREGRASS	ARISTIDA STRICTA	1 GAL., 12" HT., FULL

LIST 5 – GROUNDCOVERS / VINES, ETC.

<u>COMMON NAME</u>	<u>SCIENTIFIC NAME</u>	<u>SIZE</u>
ANNUALS		4" POT, SEASONAL VARIETIES TO BE SELECTED BY OWNER
BOUGAINVILLEA	BOUGAINVILLEA SPECTABILIS	1 GAL., 12" HT X 18" SPR, FULL
CINNAMON FERN	OSMUNDA CINNAMONEA	1 GAL., 3" HT, FULL
CORAL HONEYSUCKLE	LONICERA SEMPERVIRENS	1 GAL., 12" HT X 18" SPR, FULL
CREEPING FIG	FICUS PUMILA	1 GAL., 12" HT X 18" SPR, FULL
CONFEDERATE JASMINE	TRACHELOSPERNUM JASMINOIDES	1 GAL., 12" HT X 18" SPR, FULL
DWARF NANDINA	NANDINA DOMESTICA 'NANA'	1 GAL., 18" HT X 12" SPR, FULL
ENGLISH IVY	HEDERA HELIX	LINER
HOLLY FERN	CYROTOMIUM FALCATUM	1 GAL., 8" HT, FULL
MINIMA JASMINE	TRACHELOSPERNUM ASIATICUM MINIMA	1 GAL., 12" HT X 18" SPR, FULL
MONDO GRASS	OPHIPOGON JAPONICUS	1 GAL., 6" HT, FULL
PURPLE HEART	SETCREASEA PALLIDA	1 GAL., 16" HT X 16" SPR, FULL
SALVIA NATIVE	SALVIA COCCINEA	1 GAL., 18" HT X 12" SPR, FULL
YELLOW LANTANA FULL	LANTANA CAMILIA	1 GAL., 12" HT X 18" SPR,

D) *MULCH:*

ALL AREAS WITHIN EACH HOMESITE NOT COVERED WITH PAVEMENT, BUILDINGS, SHRUBS OR GROUND COVER OR SOD SHALL BE COVERED WITH NATURAL PINE BARK MULCH OR AN APPROVED DARK ROCK ALTERNATIVE. WRITTEN APPROVAL IS REQUIRED FROM THE ARC FOR THE DARK ROCK ALTERNATIVE.

E) *VEGETABLE GARDENS:*

VEGETABLE GARDENS MUST BE LOCATED IN THE BACK OF THE LOT AND SCREENED FROM THE STREET.

F) *ALL EXISTING LANDSCAPE ELEMENTS:*

EXISTING LANDSCAPE ELEMENTS MUST BE MAINTAINED IN A SATISFACTORY CONDITION. REPAIR OR REPLACEMENT OF SAME WILL BE REQUIRED OF THE BUILDER PRIOR TO DEVELOPMENT DEPOSIT RELEASE IF SUCH COMPONENTS EXHIBIT DEFICIENCIES.

IN ORDER THAT THE NATURAL BEAUTY OF THE HOMESITE MAY BE PRESERVED, NO LIVING TREE HAVING A DIAMETER OF THREE (3) INCHES OR MORE, AS MEASURED BY TWO (2) FEET FROM THE NATURAL GRADE, SHALL BE DESTROYED OR REMOVED FROM THE PROPERTY UNLESS APPROVED BY THE ACC IN CONNECTION WITH ITS APPROVAL OF THE PLANS AND SPECIFICATIONS FOR THE CONSTRUCTION OF IMPROVEMENTS ON THE PROPERTY.

G) *IRRIGATION:*

**IRRIGATION DESIGN STANDARDS
ADOPTED 8/27/02**

THE PURPOSE OF THESE GUIDELINES IS TO PROMOTE WATER EFFICIENT LANDSCAPE AND IRRIGATION DESIGN, INSTALLATION, AND MANAGEMENT WHILE ENSURING THAT THE AESTHETIC, FUNCTIONAL, ENERGY, AND ENVIRONMENTAL BENEFITS OF LANDSCAPING ARE ACHIEVED.

THE FOLLOWING FACTORS MUST BE ACHIEVED IN THE DESIGN OF LANDSCAPE AND IRRIGATION SYSTEMS IN FISHHAWK RANCH:

- A MAXIMUM OF 50% GREEN SPACE MAY BE PLANTED WITH ST. AUGUSTINE CONFIGURED WITH A PERMANENT IRRIGATION SYSTEM. TURF GRASS (BAHIA) PLANTED IN EXCESS OF THIS LIMITATION SHALL NOT HAVE A PERMANENT IRRIGATION SYSTEM. LOW VOLUME-IRRIGATION SHALL NOT BE USED ON TURF GRASS
- FIFTY (50) PERCENT OF ON-SITE GREEN SPACE SHALL BE ALLOWED TO UTILIZE CONVENTIONAL IRRIGATION TECHNIQUES OTHER THAN LOW VOLUME IRRIGATION, I.E. SPRAYS AND ROTORS
- SPACING OF IRRIGATION HEADS SHALL NOT EXCEED 50% OF COVERAGE DIAMETER AND

SHALL UTILIZE EITHER SQUARE OR TRIANGLE SPACING TECHNIQUES.

- SPRAY HEADS AND ROTOR HEADS SHALL NOT BE COMBINED ON THE SAME CONTROL VALVE CIRCUIT.
- SPRAY HEADS AND ROTOR HEADS SHALL HAVE MATCHING PRECIPITATION RATES WITHIN EACH IRRIGATION ZONE
- ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO AVOID OVERSPRAY, RUNOFF, LOW HEAD DRAINAGE, OR OTHER SIMILAR CONDITIONS WHERE WATER FLOWS ONTO OR OVER ADJACENT PROPERTY, NON IRRIGATED AREAS, WALKS, ROADWAYS OR STRUCTURES
- IRRIGATION CONTROL EQUIPMENT SHALL INCLUDE AN AUTOMATIC IRRIGATION CONTROLLER HAVING PROGRAM FLEXIBILITY SUCH AS REPEAT CYCLES AND MULTIPLE PROGRAM CAPABILITIES. AUTOMATIC IRRIGATION CONTROLLER(S) SHALL HAVE BATTERY BACKUP TO RETAIN THE IRRIGATION PROGRAM(S).
- AUTOMATIC CONTROL SYSTEMS SHALL BE EQUIPPED WITH AN OPERABLE RAIN SENSOR DEVICE INSTALLED AS PER MANUFACTURES RECOMMENDATIONS.
- A LAYER OF MULCH TO A MINIMUM OF THREE (3) INCHES SHALL BE SPECIFIED IN PLANT BEDS AND AROUND INDIVIDUAL TREES IN TURF AREAS. MULCH SHALL NOT BE REQUIRED IN ANNUAL BEDS.
- THE IRRIGATION SYSTEM SHALL BE MAINTAINED AND MANAGED TO ENSURE WATER EFFECTIVENESS AND PREVENT INEFFICIENT PRACTICES. ITEMS SHOULD INCLUDED, BUT NOT LIMITED TO, RESETTING THE CONTROLLER FOR SEASONAL CHANGES, CLEANING FILTERS, TESTING RAIN SENOR FOR PROPER OPERATION, ADJUSTING AND MAINTAINING HEAD HEIGHTS FOR PROPER COVERAGE DISTRIBUTION AND REPLACING OR REPAIRING DAMAGED OR WORN OUT IRRIGATION EQUIPMENT.

H) *COMPLETION:*

WITHIN 90 DAYS OF COMPLETION OF HOUSE CONSTRUCTION, ALL LANDSCAPING MUST BE IN PLACE.

ALL DISTURBED OR GRADED AREAS OF A LOT SHALL BE GRASSED OR COVERED WITH PLANTS OR OTHER LANDSCAPING MATERIALS CONSISTENT WITH THE DESIGN GUIDELINES. ALL INITIAL LANDSCAPING SHALL BE COMPLETED WITHIN SIXTY (60) DAYS OF THE EARLIER TO OCCUR OF (I) THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY INDICATING COMPLETION OF A RESIDENCE OR (II) THE DATE ON WHICH A RESIDENCE IS FIRST OCCUPIED BY AN OCCUPANT. THE OCCUPANT OF ANY LOT SHALL BE RESPONSIBLE TO MAINTAIN ALL LANDSCAPING ON ITS LOT.

6. ELAPP CONSERVATION LANDS

PARTS OF FISHHAWK RANCH ABUT ELAPP PROPERTY. IN THESE REGIONS THE FOLLOWING CRITERIA MUST BE ADHERED TO IN ACCORDANCE WITH HILLSBOROUGH COUNTY ORDINANCE 97-14 AND ITS SUCCESSORS:

- ADMITTANCE AUTHORIZED ONLY TO THOSE ON FOOT OR BICYCLE DURING DAYLIGHT HOURS
- ALL PLANTS AND ANIMALS ARE PROTECTED
- DOGS MUST BE ON A HAND HELD LEASH
- NO MOTORIZED VEHICLES, DUMPING, DIGGING, HUNTING, HUNTING DEVICES OR TRAPPING

- NO COLLECTING OF ANIMALS, PLANTS OR ARTIFACTS

FIRE MANAGEMENT – PRESCRIBED BURNS MAY OCCUR ANYTIME DURING THE YEAR WHEN SITE AND WEATHER CONDITIONS ARE CONDUCTIVE. RESIDENTS MAY BE IMPACTED BY SMOKE. FIRE LANES WILL BE INSTALLED AND MAINTAINED ON A REGULAR BASIS. THIS NOT ONLY INCLUDES THE PRESERVE BOUNDARIES, BUT THE INTERIOR PORTION AS WELL.

WASTE DISPOSAL – RESIDENTS ARE PROHIBITED FROM DISPOSING OF ANY YARD WATER/WASTE OR OTHER WASTE/GARBAGE OF ANY KIND INTO THE PRESERVE.

ACCESS – RESIDENTS ARE EXPECTED TO USE THE AUTHORIZED PRESERVE ENTRANCES. PRIVATE GATES IN THE BOUNDARY FENCE WILL NOT BE TOLERATED.

INCOMPATIBLE PRESERVE USES – THE PRESERVE IS OPEN DURING DAYLIGHT HOURS FOR FOOT TRAFFIC ONLY. HUNTING, HORSEBACK RIDING, PAINTBALL, OFF ROAD VEHICLES, AND MOUNTAIN BIKING ARE STRICTLY PROHIBITED.

FENCES – EXISTING BOUNDARY FENCES WILL BE INTACT AT ALL TIMES. THE COUNTY WILL INSTALL ADDITIONAL FENCING, IF NEEDED, AS SOON AS BUDGET RESTRAINTS ALLOW. PRIVATE GATES ARE NOT PERMITTED. VANDALISM WILL BE REPORTED TO THE SHERIFF’S OFFICE AND WILL BE INVESTIGATED.