

OAK GROVE PUD HOMEOWNER ASSOCIATION ARCHITECTURAL STANDARDS

SECTION I. GENERAL

Purpose

The purpose of these written architectural standards is to ensure that Oak Grove will always be an attractive and desirable community in which to live. Additionally, these guidelines are put in place to protect each homeowner's investment and assure all members take pride in their community and are comfortable living in it. Thus, all residents share the responsibility to comply with, support, and contribute to the guidelines. In an effort to provide members with a single document that contains all the Architectural Standards, this document also contains references to the Architectural Standards contained in the Declaration.

Compliance

Members are expected to comply with the standards and guidelines set forth in this document. Compliance also requires from each member that degree of regard for his/her neighbors, which he/she expects in return.

Where homeowner(s) is referred to throughout this document, this also includes tenant(s) leasing the property.

Each lot owner should read, review, and make themselves acquainted with the Declaration and with these architectural standards.

These guidelines do not remove the homeowner responsibility of meeting all provisions of the Association Documents. In addition, these guidelines do not remove the homeowner's responsibility to meet the County ordinances, regulations, or restrictions and obtain necessary permits. Lastly, these guidelines do not eliminate the need for submission of plans for approval by the Architectural Control Committee, herein referred to as the "ACC" or the "Committee".

This guide should become a permanent part of the homeowner's records. It must be given to prospective homeowners along with the Covenants & By-Laws

Updates

These standards and guidelines may be amended from time to time by a majority vote of the Board of Directors. Standards may be updated to clarify their intent and/or to address additional changes.

Responsibilities of the ACC

The ACC is responsible for:

1. The timely approval or disapproval of plans.
2. Periodically reviewing these ACC Guidelines.
3. Keeping and maintaining minutes of all ACC meetings, noting specifically persons in attendance, issues discussed and action.
4. Posting notices of all ACC meetings.
5. Ensuring timely compliance with approved applications.
6. Hear and rule on all appeals brought before the ACC Committee and make recommendations to the Association's Board of Directors on any existing violation.

SECTION II. APPLICATION PROCEDURE

Application Requirements:

Submission of a completed Homeowners Association application is required. Applications may be found on the community website or requested from the ACC Chairperson.

Two (2) complete sets of plans and specifications must be submitted to the ACC. All applications must be accompanied by site plans. Site plans must show dimensions in relation to the existing dwelling and the property lines (setback). Measurements must be written on the plans.

If applicable, plans must also include a detailed description of materials to be used. For painting, the application must be accompanied by color samples.

For alterations and/or improvements requiring County approval, written County approval should be submitted to the ACC before improvements/alterations begin. It is recommended to obtain ACC approval before requesting County approval. Upon receipt of county approval, a copy should be submitted to the ACC promptly.

Incomplete applications and/or missing plans/drawings will be returned to the homeowner.

Even if your addition or alteration is identical to another which has been approved, **it must be submitted for approval**. Because each situation may have different conditions, e.g., different locations, physical conditions or design considerations, etc., each application will be reviewed on a case-by-case basis. In the event of any inconsistency between these standards and the Declaration, the Declaration shall control.

Applications should be mailed to:
Oak Grove PUD Homeowners Association
Attn: ACC
2209 Collier Parkway
Suite 141
Land O' Lakes, FL 34639

Processing of Application

The ACC shall have forty-five (45) days after submittal of plans to approve or disapprove plans. **No verbal approvals or disapprovals will be given by the ACC, the Board of Directors or any individual person.** The Committee's decision will be in writing and will be mailed to the homeowner, even if they are in attendance at the ACC meeting in which approval or disapproval was voted.

The more information provided with ACC requests, the easier it is for the Committee to render a timely and accurate evaluation. If the plans are not complete, legible and reproducible, the Committee may be forced to reject the proposal due to insufficient information.

No construction or alterations may begin until written approval is received from the Committee. Please allow forty-five (45) days for approval and plan accordingly. Owners who proceed with alterations prior to final Committee approval do so at their own risk.

Review and approval or disapproval will include, but not be limited to, consideration of material, quality of workmanship, colors, and consistency with the external design and color of existing structures on the lot and on neighboring lots.

Appeal

A rejected proposal may be appealed in person or in writing to the ACC. If the appellant is still dissatisfied with the ACC's decision, an appeal may be made in person or in writing to the Board of Directors of the Association. The decision of the Board shall be final.

Construction Period

Once plans have been approved by the Committee, those plans must be completed within ninety (90) days of the written approval. If construction is not started within ninety (90) days of written approval, the applicant will have to start the approval process again.

County Approval

Please be reminded it is the homeowner's responsibility to apply for and obtain all permits required by Pasco County. Property owners have the sole responsibility for compliance with Pasco County codes and regulations.

SECTION III. ARCHITECTURAL GUIDELINES

ABOVE GROUND TANKS

No exposed above-ground tanks will be permitted for the storage of fuel or water or any other substances.

ACCESS RAMPS

Any owner may construct an access ramp if a resident or occupant of the parcel has a medical necessity or disability requiring a ramp for egress and ingress under the following conditions:

- The ramp must be as unobtrusive as possible, be designed to blend in aesthetically as practicable, and be reasonably sized to fit the intended use.
- Plans for the ramp must be submitted in advance to the homeowners' association. The association may make reasonable requests to modify the design to achieve architectural consistency with surrounding structures and surfaces.

The owner must submit to the Association an affidavit from a physician attesting to the medical necessity or disability of the resident or occupant of the parcel requiring the access ramp.

AIR CONDITIONERS

No window air conditioning units shall be installed without prior written approval of the Committee.

ANTENNAS

No Lot Owner shall install or permit any exterior antenna upon any lot, a building on a lot, or a Common Area.

BUILDING MATERIAL

No lumber, brick, stone, cinder block, concrete or other building materials, scaffolding, mechanical devices or any other thing shall be used for longer than the length of time reasonably necessary for the construction to completion of the improvement for which same is to be used.

CLOTHESLINES

All clothes lines of any configuration shall be located or screened so as to be completely hidden from the view of a Lot, Unit or Parcel from any direction with such screening to be approved by the Association or Committee.

DRIVEWAYS AND SIDEWALKS

Any extension, widening, rerouting, painting, or resurfacing of existing driveways must have written approval of the ACC before any work is undertaken.

Driveways and sidewalks shall be free of oil and other stains.

EQUIPMENT MUST BE SCREENED

Any and all equipment, coolers, water conditioners, pool filters and/or heating equipment, woodpiles, garbage cans, refuse or storage piles placed on a lot (whether temporary or permanent) shall be walled, fenced or landscape buffered to conceal from the view of the neighboring lots, roads, streets, the waterfront or open areas. Plans for all screens, walls, and enclosures must receive written approval by the Committee prior to construction.

EXTERIOR LIGHTING

Exterior lighting, other than that provided by the builder, requires written approval from the ACC. An application is not required for the replacement of an existing light fixture if replaced with a fixture that matches the original fixture in size, shape, and color.

FENCES

All fences require written approval from the ACC.

1. Materials

- a. All fences shall be constructed of pressure treated wood, solid white vinyl or polyester coated aluminum fencing. Pressure treated pickets must be constructed using Ultrawood or other approved pressure treated wood featuring a minimum 5 year warranty.
- b. All gates must match the fencing in style, materials, height and finish.
- c. Fence posts must be installed in either concrete or gravel base. They cannot be installed directly into the ground.
- d. No chain link fences may be erected without written consent of the ACC.

2. Placement

- a. No fences, hedges, walls or any other structure exceeding 42 inches in height may be erected within fifteen (15) feet of the rear Lot line of those Lots abutting the conservation area without the prior written approval of the Architectural Control Committee.
- b. No fence, boundary wall or hedge regardless of location may be constructed within twenty (20) feet of the right-of-way for any street.
- c. All exposed stringers and posts shall be visible only from the interior of the Lot and not from the exterior.
- d. All vertical posts and boards must be reasonably straight, level, and plumb.

3. Height

- a. No fence shall exceed six (6) feet in height.

No fence which obstructs sight line triangles as delineated on the plat of the subdivision shall be permitted

Homeowners are reminded that construction of a fence in an easement area will be at the owner's risk, and the HOA assumes no liability.

The homeowner is responsible to trim and maintain the fence line on both the interior and exterior of the fence.

The homeowner is responsible for maintenance of the fence. Maintenance shall include, but not be limited to pressure treating or cleaning when dirty, fixing or replacing broken parts to include slats/boards, gates and straightening any part of a fence that leans. Any fence materials that are broken or that have been replaced must be moved out of sight.

Gates should remain closed when not in use.

FLAGS AND FLAGPOLES

Any homeowner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner. On Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day may display in a respectful manner portable, removable official flags, not larger than 4¹/₂ feet by 6 feet, which represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, regardless of any declaration rules or requirements dealing with flags or decorations.

Sports team flags and other non-offensive flags may be flown.

Flags must be tasteful and inoffensive, as determined by the Board Of Directors.
Permanent flagpoles must be submitted for Architectural review and approval prior to installation.

Portable Flag Holders/Polls: may be made of wood, metal, fiberglass or plastic, and may not exceed six (6) feet in length.

Freestanding flagpoles: may only be constructed of metal or fiberglass and may not exceed a height of twenty (20) feet in residential areas. Permanent, free-standing flagpoles must be installed and maintained in a vertical position.

FRONT DOORS

Front door replacements require a completed ACC application if the replacement door is not of the same material and style that were installed by the builder.

Painting of front doors requires ACC approval before painting is started.

GARAGES

All single family detached dwellings shall have at least a two (2) car enclosed garage (equipped with garage doors that shall be maintained in a useable condition) and concrete drive that will provide off-street parking for at least a total of two (2) vehicles.

No building erected for use as a carport or garage upon the land hereby conveyed or upon any parcel thereof or any lot therein shall ever be used as a residence, nor shall any trailer or vehicle that could be used for housing of any kind be allowed to park or remain within the boundaries of any of the lots or common area, whether for dwelling purposes or not, except for loading and unloading purposes.

GUTTERS AND DOWNSPOUTS

Gutters and downspout installations require ACC written approval. High-quality materials that offer long life are recommended as the homeowner will be required to maintain the gutters and downspouts in good repair.

Plans must include the proposed locations of the gutters and downspouts, the quality of materials to be used, warranty by the manufacturer, and the name and telephone number of the installer.

Location: The drainage patterns on adjacent property shall not be adversely affected, and no direct drain onto common or neighboring sidewalks is allowed.

Color: Gutters and downspouts must be white, bronze, bone or beige in color.

Design and Structure: A factory applied finish is required.

Gutter pipe extensions are permitted. Extensions in the front yard must be concealed.

HOUSE NUMBERS

Missing house numbers are not permitted.

MAILBOXES

No mailbox, paperbox or other receptacle of any kind for the use and delivery of mail, newspapers or similar materials shall be erected on any Lot unless and until the size, location, design and type of material for said boxes or receptacles shall have been approved by the ACC and be in conformity with United States postal standards.

Mailboxes should be of white plastic or metal material and must be uniform with other mailboxes in the neighborhood. Mailboxes may not be painted.

Mailbox posts must be white and made of wood, or PVC, and as closely uniform as possible.

Mailboxes and mailbox posts shall be kept free of dirt, mold and rust.

All mailboxes must contain numbering. Only black numbering is allowed. In no instance shall numbering be handwritten.

PAINT COLORS

Homes may be painted only with body, doors (garage and entrance doors) and trim colors from the approved color palettes for the neighborhood. Trim as used in this section is defined as follows:

- Front Door Bird stop
- Wood trim around front door
- All exposed wood patio components
- Wood trim around garage door(s)
- Exposed fascia
- Eave moldings

Exterior painted surfaces must be maintained so as to prevent fading, peeling, and cracking of the paint. All materials used for repairs and maintenance must match the original color and texture of the original siding, doors, shutter, trim, roof, brickwork, and other structures.

PLAY AND RECREATION EQUIPMENT

Plans for play structures must be submitted for approval. The play structure may not be visible from in front of the home. When considering plan approval, the Committee will consider the appearance, height and proximity to neighboring property. Therefore, the submittal must include a picture or photograph of the structure, its dimensions, the materials from which it is constructed, and a plot map or drawing stating the distance from adjacent property lines.

The color of canopy on the play structure must be one of the following:

- Earth tone blending with the dwelling
- A single solid color of red, blue, green, or yellow
- Striped with white and one (1) other color either red, blue, green, or yellow
- Prints and multi-color-striped canopies are prohibited.
- Wood may remain natural or stained,

Installation and use of equipment shall be limited to the rear of each lot only, and no closer than five (5') to the property lines.

No outside tree houses shall be erected.

No skate board ramps shall be erected.

Only portable and removable basketball backboards and goals may be utilized and any such backboard or goal shall be stored out of sight while not in use.

Portable items may not be placed outside of your property lines and must be stored in an orderly fashion. Portable items are prohibited from being stored in front and side yards. All such items must be removed from public view each day while not in use and moved to the rear yard.

Equipment cannot extend into common areas or any other property.

POOLS AND SPAS

Swimming pools and spas must have the approval of the ACC before work is undertaken.

Because landscaping is often an integral part of a swimming pool facility, it is suggested that any proposed landscaping plan be submitted with the pool plan.

Above ground pools are prohibited.

ROOF & ROOF STRUCTURES

If any of the originally installed roof shingles need to be replaced, the Owner must match as closely as possible the original builder-installed shingles in both color and style. If all, or a majority, of the shingles will be replaced, then ACC approval is required before work commences.

Roofs shall be free of dirt and debris.

SATELLITE DISHES

Satellite dishes must have the approval of the ACC before being installed. In no case will a satellite dish in excess of thirty-nine (39) inches be allowed on any home.

EXTERIOR SECURITY DEVICES

Exterior security devices including, but not limited to: lights (including motion detectors), doors, and window coverings, must be submitted for approval. Security alarms need not be submitted for approval.

SIDING

Siding must be reasonable free of dirt, mold and debris. All siding installations must have ACC approval before work commences.

SIGNS

Any parcel owner may display a sign of reasonable size provided by a contractor for security services within 10 feet of any entrance to the home.

No other signs of any kind shall be displayed to the public view on any Lot, except one professional sign advertising the Lot for sale or rent and measuring no more than sixteen (16") inches tall and sixteen (16") wide, and shall not extend more than four (4') feet above the ground.

SOLAR PANELS

Solar panel installation must receive ACC approval prior to installation.

No solar collectors shall be located in the front of any Dwelling so as to be visible from the street in front of the Dwelling.

Units/panels shall not protrude higher than the roof ridge or line.

Panel color shall be compatible with the roof.

STORAGE SHEDS

Storage sheds are prohibited.

TRASH

All trash, garbage and other waste shall be kept in sanitary containers and shall be kept within an enclosure or properly screened so as to be out of sight from the front or side streets, except when placed at a designated pickup location, not earlier than 6:00 P.M. on the day preceding the day of trash pickup and no later than 11:59 P.M. on the day of trash pickup.

No lot shall be used in whole or in part for storage of rubbish of any character whatsoever, nor shall any substance, thing or material be kept upon any lot which will emit foul or noxious odors, or that will cause any noise that will or might disturb the peace and quiet of the occupants or surrounding property. No trash, rubbish, stored materials, off-road, wrecked or inoperable vehicles or similar unsightly items shall be allowed to remain on any lot outside an enclosed structure.

WINDOWS

No aluminum foil shall be placed in any window or glass and no reflective substance shall be placed on any glass of a residence except such as may be approved for energy conservation purposes by the Architectural Control Committee.

No bed linen or bathroom linen or any such other material may be used as a curtain. No flags may be used as a curtain. No pennants may be used as curtains. Only regular window curtains may be used as curtains, as determined by the Board.

Any broken and/or torn blinds or other window treatments must be replaced.

LANDSCAPING

All landscape plans, including modification to existing landscaping, must receive prior written approval from the Association before implementation.

LAWNS

Proper lawn maintenance is expected of all homeowners.

All dwellings shall have completely sodded lawns.

All lawns, front, back, and sides (where applicable), may not be allowed to grow more than four inches (6") high.

Lawns must be as weed free as weather and other conditions permit.

Shrubs, hedges, flower beds and the like shall be weed free.

Maintenance of landscaping shall include trimming and edging along the house, shrubs, hedges, flower beds, and trees; as well as removal of grass clippings from the curb, driveway, sidewalk and street.

To preserve the natural integrity and beauty of the land no trees, shrubs, bushes or other vegetation having a diameter of three (3) inches or more shall be cut, destroyed or mutilated except with the prior written consent and permission of the Association; provided, however, that dead or diseased trees, shrubs, bushes, or other vegetation shall be cut and removed promptly from any lot by the property owner thereof after such dead or diseased condition is first brought to the attention of the Association and permission for such cutting and removal has been obtained.

Hedges shall be grown no higher than (3) feet from the street right-of-way to minimum building setback line. Fences, boundary walls and hedges shall not exceed six (6) feet in height from the five (5) feet to the rear of the front building line of the main structure to the rear property line, unless written approval is received from the Association. No fence, boundary wall or hedge wall shall exceed six (6) feet in height regardless of location.

No fence, boundary wall or hedge regardless of location may be constructed within twenty (20) feet of the right of-way for any street.

No fence, wall, hedge or shrub planting which obstructs sight line triangles as delineated on the plat of the subdivision shall be permitted. No trees shall be planted within such distance of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines. In the event that any Owner fails to comply with the Architectural standards for landscaping, the Association may, ten (10) days after mailing a notice to said Owner to comply with the requirements, enter and remove all such unsightly items and growth at said Owner's expense, and Owner shall be personally liable to the Association for the costs of removal, and the costs until paid shall be a permanent charge and lien upon such Lot. No such entry as provided herein shall be deemed as a trespass.