

SOUTH FORK OF HILLSBOROUGH COUNTY III HOMEOWNER'S ASSOCIATION, INC. PLANNING CRITERIA

All lots and dwellings in the property are subject to architectural review in accordance with this Article and the Planning, Construction and Development Criteria adopted and revised from time to time by the Architectural Review Board. The Planning Criteria shall be written and made available to all builders in the property and to all owners or prospective owners. The Planning Criteria may include any matters considered appropriate by the ARB not inconsistent with this Declaration.

Please refer to Article IX – Restrictive Covenants – for the exact wording of the restrictions for South Fork III Homeowner's Association, Inc. This Planning Criteria serves to further clarify the intent of the restrictions.

Architectural Review Board – Shall consist of no fewer than three members. Submittals and re-submittals of applications/plans shall be approved/disapproved within thirty (30) days after receipt by the ARB. Owners will receive a written response to their application. All applications must include a lot survey showing the location of the proposed improvement on the survey. The fee for review of architectural applications is \$50.00. However, said fee shall be waived if the homeowner submits a completed application with all supporting documentation prior to beginning the improvement and receiving written approval from the association. The application fee shall not be waived for homeowners who complete their alteration prior to receiving written approval.

Air Conditioning Units/Pool Equipment & Heaters/Water Softeners – All air conditioners, pool equipment, pool heaters and water softeners installed on the side of the homes shall be screened from view from the street and neighboring lots with shrubbery. Plantings that will form a hedge around the equipment are recommended.

Signs – One street number or name sign shall be permitted as provided in Article IX Section 9; however, they are restricted in location to a front landscaped bed. Owner must submit a layout of the street number or name sign along with dimensions for approval by the ARB. For sale or for rent signs may not be placed on the easement between the street and the sidewalk in front of a home.

Mailboxes & Posts – All mailboxes and posts shall be maintained as originally installed by the builder of the home. No deviations from the originally installed color, style or height shall be permitted. Mailboxes and posts are to be kept clean and properly maintained at all times.

Animals – Homeowners shall not permit their cats or dogs to stray upon the private property of the association or others within the community. All feces deposited by cats or dogs upon private property belonging to the association or another homeowner shall be removed immediately and disposed of properly. A maximum of two (2) dogs and/or two (2) cats may be owned or housed by homeowners within South Fork III. Homeowners shall adhere to Hillsborough County's Animal Ordinance with regard, but not limited to, nuisance behavior, leashing of pets and disposal of feces upon private property

Garbage & Trash – Any sanitary container stored outside of the home must be screened from view with approved landscaping or fencing. Prior approval from the ARB is required. Any fencing used to screen garbage or trash containers must conform to the Fencing Guidelines for South Fork III. The preferred method for storage of garbage or trash is concealment in the garage of the home.

Vehicles – No vehicle may be parked on the grass anywhere within South Fork III Homeowners Association.

Exterior Electronic or Electric Devices – The preferred location for satellite dishes shall be on the side or rear of the home below the roof line. All wiring for the satellite dish shall be attached to the home and painted to match the exterior body color of the home. Ground mounted satellite dishes shall be screened from view with approved shrubbery.

Fences and Walls - Please refer to the Fencing Guidelines attached to this documents for specifications on size, material, color, style and location of fencing within the community. Only solid panel white PVC fencing is permitted. Picket fencing is required at the rear of home sites that back up to a conservation area or pond.

Sheds – Storage sheds shall not exceed the height of a six foot fence by more than 12 inches at its peak. Metal sheds shall not be permitted at any time. All sheds shall be painted to match the exterior body color of the home and shall be positioned in such a way as to conceal it from view as much as possible. The ARB may require mature landscape buffering around the shed to conceal its location. All sheds require pre-approval of the ARB.

Yard Accessories and Play Structures – All play structures shall be located in the rear of the home and shall require prior approval of the ARB prior to installation. Play sets may not exceed 12 feet in height and 12 feet in width and shall be constructed of wood or similar material. Entirely metal or aluminum play sets are not permitted. Play sets shall be positioned behind the home in a location that is not easily visible from the street. The ARB may require landscape buffering or a fence around the play set to conceal it from view.

Yard or landscape ornaments are limited to two per home site and shall be located in the front landscape beds of the home and may not exceed 18 inches in height or width. All benches, patio furniture, picnic tables, etc., shall be located on a front covered porch or in the rear of the home. They shall not be placed on the grass, walkways or in driveways of the home.

Landscape Edging – The following type of landscape edging are permitted around landscaped beds in the home sites within South Fork III: Retention block and solid poured concrete decorative edging. The color of the edging shall compliment the exterior of the home and pre-approval is required. Other types of landscape edging may be approved by the ARB in its sole discretion. No landscape edging shall be placed around the base of the mailbox post nor in the easement between the street and sidewalk in front of the home.

Basketball Hoops – Basketball hoops are permitted within the community. However, they shall be pole mounted permanently and cemented into the ground. The pole shall be solid black and maintained in a like new condition at all times. The backboard of the hoop shall be clear and have no identifiable writing or graphics upon it and shall be kept in a like new condition at all times. The base of the pole shall be landscaped with appropriate shrubbery not to exceed three feet in height. The pole-mounted basketball hoop shall be positioned on the side of the driveway no closer than midpoint between the sidewalk and garage door of the home. It shall be located on the side of the driveway farthest from the front door of the home.

Rentals – Homes must be rented in their entirety. Individual rooms of the home may not be rented out. A rental application included with this Planning Criteria, must be completed by the landlord and tenant prior to occupancy of the home. An application fee of \$50.00 is required at the time of submittal. The owner is responsible for providing the tenant with all applicable rules and regulations of the association. The association may evict tenants who refuse or fail to abide by the Covenants and/or rules of the community.

Swimming Pools – Only in-ground swimming pools will be permitted within South Fork III. Above ground spas/hot tubs may be approved by the ARB provided that they are located within a screen enclosure at the rear of the home. In-ground swimming pools must be covered by either a white or bronze aluminum screened cage which shall not exceed the height or the width of the home. Screened porches shall not have aluminum pan roofs. Solid aluminum structural roofs are preferred. All screening shall be charcoal in color and kick plates on enclosures shall not exceed 12 inches in height.

Front Doors & Garage Doors – Front doors of homes shall not be screened nor shall screen/storm doors be installed in front of the door to the home. Screening may not be placed in front of a garage door. Hidden or retractable screening installed behind a front door or garage door may be considered by the ARB.

Driveways – The driveways of homes shall not be painted or sealed with any pigmented or colored material without the prior approval of the ARB. Decorative coatings, pavers, etc., may be permitted in the sole discretion of the ARB.

Tree Removal & Landscaping – Trees planted on the easement between the street and sidewalk in front of each home shall remain Oak trees. No other trees, shrubs or landscape shall be planted in this area. Prior approval from the ARB to add additional landscape beds or trees on the home site is required. All landscape beds shall be mulched. Landscape rock, pebbles, stones, etc., may be used on a very limited scale with prior approval of the ARB.

Energy-Saving Devices – Clotheslines may be used by homeowners in the rear of the home. The clothesline must be concealed from view from the street and removed from view when not in use. Solar heating panels shall be located on the rear elevation of the roof of the home. Any piping attached to the solar panels running down from the roof shall be painted to match the exterior body color of the home.

Hurricane Shutters – With prior approval of the ARB, hurricane shutters may be installed on homes. All permanent hardware attached to homes shall be painted to match the exterior of the structure. Hurricane shutters may be put into place on the home at the time of a hurricane watch and shall be removed when the watch or warning expires. Plywood panels may also be used to protect the home in the event of a hurricane. All regulations with regard to hurricane shutters shall apply to plywood panels.

The Covenants, Conditions and Restrictions of South Fork III Homeowners Association shall take precedence over the Planning Criteria. Owners must first refer to the CCR's and then the supplemental information in the Planning Criteria document in order to fully comply with all restrictions.

