

ARCHITECTURAL GUIDELINES

Revised 5/17/2023

INTRODUCTION: The Association and Architectural Committee (hereinafter referred to as “AC”) have established the following rules and regulations to govern any addition, change, alteration or improvement to any lot.

ANY TYPE OF IMPROVEMENT, ADDITION, CHANGE, MODIFICATION, OR ALTERATION NOT SPECIFICALLY PERMITTED IN THESE RULES OR REGULATIONS IS PROHIBITED.

1. **All Exterior Modifications** – In accordance with the Declaration Covenants, Conditions and Restrictions of The Estates at River Crossing (“**Declaration**”) any and all exterior modifications or changes to any lot or structure, including but not limited to any additions, construction, alterations, painting, resurfacing, fencing, elevation changes, landscaping modification planting or removal or any other work must be pre-approved in writing by the Architectural Committee (AC). All Exterior Modifications Submission Forms shall include a copy of the Lot Survey, clearly indicating the location of all proposed modifications and/or improvements.

No proposed modification or improvement is permitted that will alter or negatively impact the adjacent properties with respect to drainage flow. No filling or altering of swales, ditches or other natural or constructed flow ways is permitted.

Use of Common Areas for access during any exterior modifications requires pre-approval by the Association. Any damage to Common Areas or right of way areas such as sidewalks, curbs, grass, sod, shrubs or other areas shall be the responsibility of the owner of the lot having the exterior modifications performed and any such damage shall be repaired immediately without need for demand by the Association. If Common Areas are damaged the Association, at its discretion, may undertake the repairs to the Common Area and assess the owner for the costs or may require a Damage Deposit in advance of approving the access. At no times shall debris, materials or equipment from improvements be stored in any Common Area.

2. **Additions** – Additions to the existing dwelling structure shall be permitted in accordance with the Declaration and these Architectural Guidelines. All applicable permits and approvals from governmental agencies must be obtained and included as part of the Exterior Modifications Submission Form for review.

Additions are permitted only in the rear yard or side yard where setbacks can be maintained. Additions must meet all applicable set-backs and be built within the side walls of the dwelling so that it is not visible from the street in front of the house. Additions must be constructed of concrete block and stucco with a roof line matching the existing structure roof line and shingle type and color. The addition must be finished with the same stucco texture, finish, and paint colors as the main structure. Windows and doors must match the style and type as the windows and doors on the main structure.

Use of community Common Areas for access during any addition requires pre-approval by the Board of Directors. Any damage to Common Areas or right of way areas such as sidewalks, curbs, grass, sod, shrubs or other areas shall be the responsibility of the owner of the lot constructing the addition and any such damage shall be repaired immediately without demand by the Association. If not addressed by the owner, the Association, at its discretion, may undertake the repairs to the Common Areas and assess the owner for the costs or may require a Damage Deposit in advance of approving the access. At no times shall debris, materials or equipment from improvements be stored in any Common Area.

- 3. Antennas and Satellite Dishes** – Unless preempted by Federal or State Law or County Ordinance, satellite dishes, radio, television transmission or reception antennae, along with any free standing transmission or receiving towers are strictly prohibited and shall not be erected on any lot or structure. Notice of intent to install an antenna or satellite dish allowed in accordance with Federal or State Law or County Ordinance must be submitted to the AC prior to installation. Owner may proceed with installation in accordance with the notice unless the applicant receives written notice from the AC within ten (10) days requiring any change in the proposed installation which change will not interfere with the ability to receive or transmit an acceptable quality signal. Satellite dishes must be one meter (39.37”) in diameter or smaller. Whenever doing so will not interfere with the ability to receive or transmit an acceptable quality signal, antennas and dishes must be located on the rear third of the house or post mounted in the rear yard. For corner lots, antennas and dishes must be located on the side of the house not adjacent to the street.

Notwithstanding the foregoing, antennas and dishes can be placed elsewhere on the property if an acceptable quality signal cannot be achieved by placing the dish in the approved locations noted herein. The requesting party must that adequate reception cannot be achieved in the rear third of the house or the rear yard.

- 4. Architectural Accents and Façades** – Front elevations may be updated to incorporate a stone veneer accent, which may include wood wrapping of existing pillars, but must be approved by the AC before installation. Accents must not overlap onto existing etched/stucco formed shutters. Decorative stone may be used to accent the archway or other small areas of the front face of the home but must be consistent/complimentary to the existing style of the home. Stone veneer may be placed above the main front porch elevation only (as opposed to other areas of the home like the garage). Stone veneer may also be placed at any other lower elevations but no higher than the bottom of the window sills. Pillars may be kept as original stucco, be covered with stone veneer or be covered with wood wrapping. Wood wrapping may be stained to natural color or painted to match trim or accent color. All stone or wood accents must be of the same style and color. Color to be categorized at 'earthtone'.
- 5. Awnings** – Unless preempted by Federal or State law or County Ordinance, no awnings of any type, style or material including but not limited to metal, canvas or wood will be permitted.

6. **Clotheslines** - No permanent clotheslines are permitted. Portable clotheslines must be stored in the house or on a lanai out of site when not in use and cannot remain on the lot after dusk.
7. **Cooking Grills** – Grills are allowed but must be screened from public view when not in use, either on an enclosed patio, concealed by landscaping or stored in a garage.
8. **Decks** – Wooden decks are permitted in rear yards only. The installation of a deck must comply with Hillsborough County codes and all applicable set back lines and easements. Decks must meet all applicable set-backs and be built within the side walls of the dwelling so that it is not visible from the street in front of the house.

Decks must be constructed of pressure treated wood products; the decking may be constructed of pressure treated wood or engineered composite material resembling wood (i.e. Trex or Veranda). All decks must be sealed with a natural finish (refer to “WOOD FENCES” maintenance for sealing and maintenance requirements).

If on a corner lot, the rear yard must be fenced from view of adjacent streets in accordance with the fence guidelines herein or otherwise shielded from view with landscaping.

9. **Decorative ponds** – Decorative ponds are permitted in any front yard within 12 feet of face of house or side yard. Rear yard ponds are permitted. Ponds cannot exceed 24 square feet in area and property owner is responsible for compliance with all applicable safety requirements. Adjacent waterfalls may not exceed 48-inches in height. Ponds must be maintained such that they do not become a visual, noise, or odor nuisance.
10. **Driveways and Walkways/Entryways** – Modification of any driveway or walkways/entryways including any shape, texture and/or color changes must be pre-approved in writing by the AC. Permitted driveway and walkway/entryway materials are limited to poured concrete and pavers; no asphalt, stone, rock or other material is permitted. Pavers must be a natural, earth tone with a brown or gray base color. Newly poured concrete driveways may be stamped using only the “**ashlar**” pattern. Driveways may be coated using acrylic, polyurethane or hybrid top coatings which will withstand vehicular traffic and are UV resistant, resists fading, chalking or discoloration. If an epoxy is used, it must have a polyurethane top-coat to protect it. Approved driveway patterns and coating colors are listed in the Driveway Supplemental Guideline, attached and made a part hereto. Enlarging a 2 or 3 car driveway is permitted up to the maximum width of the wall that houses the garage doors, so long as the extension is of the same material as the rest of the current driveway (concrete/paver).

For homeowners installing pavers, block style pavers shall be a minimum of 2 ½” to 3” inches thick for use on the driveway. The paver design must be the “**ashlar**” pattern. They shall be installed using industry and county code standards including any required additional sand or stone particulate base materials. Paver installation shall include the entire driveway (excluding the sidewalk portion) and the lower apron to the street. Pavers must be consistent throughout the job; only one type of design and color of pavers can be used.

Homeowners installing pavers on driveways must ensure that the grade is the same as the public sidewalk.

Sidewalks within public right-of-way must be non-textured poured concrete as required by Hillsborough County standards and cannot be painted, stained or textured.

All driveways and sidewalks shall remain in good repair and maintained such that they are free of mold, mildew, dirt and stains at all times. All repairs or replacements, unless permission is obtained from the AC, must use the same material as currently built (i.e. concrete, pavers, etc.).

11. **Fences** – No fence shall be erected or maintained on any Lot which shall be in excess of six feet (6') in height. No hedges or shrubbery shall exceed a height of six feet (6'). Fences located in front of the front setback lines are prohibited. All fences must be placed so that the posts are on the inside of the fence, and the side without any supports is facing the outside of the lot. The public side of any fence must be the "finished" side. Exposed fence rails should not be seen from the public side of the fence.

Wood Fences – All wood fences shall be six feet (6') high shadowbox or board on board except those located on conservation or that back up to the pond and shall be subject to review by the Architectural Committee. A fence located along a drainage easement adjacent to the retention pond or conservation may be constructed as a picket fence and shall be subject to review by the Architectural Committee. Such picket fence shall not exceed four feet (4') in height and shall have square top or dog-eared pickets only. Wood fences (including picket fences) shall be left in a natural color or may be stained with natural wood stains which have been approved by the Architectural Committee. Each owner shall keep the fence maintained so as to keep such fence of a uniform appearance throughout the Property. The restrictions in this section shall not apply to any fences erected by the Declarant.

Vinyl Fences – All vinyl fences shall be Privacy Type and must be six (6') in height except those located on conservation or that back up to the pond. Fence color to be white. Lattice will be permitted on the bottom of the fence to allow for terrain grade variations. Stepping of the sections may also be used for grade variations. Post caps to be either "Gothic" or "Federation" style. Utilize Danielle Fence, "Lakeland" style fence as a reference for the style. (www.daniellefence.com/lakeland-vinyl-fence) For lots located on conservation or that back up to the pond, a 4' picket style is acceptable. Utilize Danielle Fence, "Sundance Vinyl Fence", Style, "Point Straight" for reference. Fence color shall be white.

Both sides of all fences must be maintained, and kept clean of dirt, algae, mildew and stains at all times. It is the fence owner's responsibility to maintain both sides of their fence so long as both sides are accessible to the owner without entering another owner's property without permission and it shall never be the neighboring lot owner's responsibility to clean a fence belonging to another homeowner.

12. **Fire Pits and Barbeque Pits** – Fire pits and barbeque pits are permitted only in the rear yards. Permanent installations must be constructed of decorative block or pavers; pavers or block must be a natural, earth tone color with a brown base color. Pits are not permitted in set-backs or easements and must be built within the side walls of the dwelling so that it is not visible from the street in front of the house. The owner is responsible for all applicable laws and ordinances relating to burning.

13. **Flags** – Only one portable, removable United States flag or official flag of the State of Florida may be displayed in a respectful manner, as well as one portable, removable official flag, also in a respectful manner, not larger than 4 1/2 feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag. The foregoing may be mounted on the front façade of the home or on a freestanding flagpole no more than 20 feet high. Other flag types including decorative, seasonal, college flags and pro sport flags may be permitted so long as flag size does not exceed 3' x 5' and flags are mounted to the front façade of the home. Flag poles are not permitted except in accordance with applicable law.

14. **Flower Pots and Urns** – Flower pots and/or urns may be located in the front yard such that they are visible from the adjacent street or right-of-way. All pots and/or urns must be located within planting beds and shall not be located further than ten (10) feet from the house. No pot or urn may be larger than 32-inches in diameter or in excess of 36-inches high. Pots and urns must be decorative; plastic nursery pots or growing pots are prohibited. Up to two (2) pots and/or urns may be placed on the front entry area; pots and urns are not permitted in driveways except when they are adjacent to the structure and located between the garage doors. The collective number of pots and urns shall not exceed fifteen (15) pieces.

No artificial plants or flowers are permitted in pots, urns or planting beds in the front or side yard of houses.

15. **Fountains** – Fountains are permitted in front and rear yards and may not exceed 60-inches in height. If located in the front yard, fountains must be placed within ten (10) feet of the front of the house and be located within a plant bed. In rear yards, the fountains must be located out of any established set-back and easement.

16. **Garage Conversions** – No garage can be permanently enclosed or converted to other use. Garage door screen enclosures are also prohibited.

17. **Garage Doors** – Only garage doors matching the style and type originally installed by the developers/builders of Estates at River Crossing will be permitted. These are limited to aluminum garage doors with or without top-bay windows. Garage doors must be painted the primary house paint color or trim color.

18. **Gazebos/Pergolas/Tiki Huts** – Gazebos, pergolas, and tiki huts are permitted only in the rear yard of a lot completely enclosed by a fence and must be built within the side walls of the dwelling so that they are not visible from the street in front of the house. Any erected gazebo, pergola, or tiki hut must be maintained for appearance. All gazebos, pergolas, or tiki huts must obtain AC approval before installation and are subject to the following restrictions:

- a. Gazebos must comply with Hillsborough County codes and all applicable set back lines and easements. Gazebos may not exceed 100-sf (10'x10' max) in ground surface area and may not exceed 10-feet in height. Roofing materials shall match those of the main residence. Gazebos **must be built within the side walls of the dwelling so that it is not visible from the street in front of the house.** Gazebos must be constructed of wood or vinyl and must match the architectural style and color of the main residence.
- b. Pergolas are permitted as a shade covering for a lanai or deck. The installation of a pergola must comply with Hillsborough County codes and all applicable set back lines and easements. Pergolas must be contiguous and attached to the house/patio structure and cannot extend more than 16-feet from the structure and cannot exceed nine (9) feet in height from patio floor. Pergolas must be constructed of pressure treated wood products. All pergolas must be stained with a natural finish (refer to "WOOD FENCES" maintenance for stain and maintenance requirements).
- c. Tiki huts are permitted but must comply with Hillsborough County codes and all applicable set back lines and easements. Tiki huts may not exceed 120-sf (12'x12' max) in ground surface area and may not exceed 10-feet in height. Tiki huts must be constructed of pressure-treated wood. Roofing shall match that of the main residence, in color and material.

19. **Holiday Decorations** – Holiday decorations are allowed and may be put up 45 days in advance of the holiday, however, all such holiday decorations shall be removed from view and stored no later than 14 days after the holiday.

20. **Home Security Cameras** – Home security cameras may be installed. If you chose to install home security cameras, all cameras must be placed in the least intrusive or visible location, and not directed at windows of adjacent structures, neighboring or common property.

21. **Hurricane and Storm Shutters** – Temporary Hurricane and/or temporary storm shutters are allowed including the accordion type, plywood and the corrugated aluminum type shutters. Temporary hurricane and storm shutters must be properly installed. Temporary hurricane and storm shutters can be installed up to two (2) days prior to a storm warning issued for the area and must be removed within five (5) days of a storm passing.

22. **Landscape Curbing and Pavers** – Landscape curbing and pavers are permitted around planting beds and tree. Curbing can be constructed of poured concrete or decorative pavers and wood products. Curbing and/or pavers must be a natural, earth tone color with a brown base color.

23. **Landscape Lighting** – Landscape lighting is permitted on lots. No more than two (2) lights may be used for any one tree. Lights are limited to a maximum of 50-watts per unit with white or clear bulbs (no colored lights are permitted) and shall be installed and aimed such that there is no light trespass to adjacent properties or rights-of-way.

One (1) light post and lamp is permitted in the front yard. Lamp style must match the outdoor lighting style on the main structure. Posts cannot exceed 7-feet in height.

24. **Landscape Walls** - Low landscape walls are permitted around planting beds and tree rings. If located in the front or side yards, landscape walls cannot exceed 30-inches in height and must be constructed of decorative paver block type materials; landscape timber, concrete block or other type of wall material is not permitted. Landscape walls must be a natural, earth tone color with a brown base color.
25. **Lawn Ornaments and Yard Art** – No more than a total of five (5) pieces of lawn ornaments and lawn art collectively may be placed in the front yard or be otherwise visible from the street fronting a property. Lawn ornaments or lawn art may be no higher than 18-inches and must be located within planting beds. This rule is not applicable to rear yards so long as the rear yard is not visible from the street.

Ornaments or yard art bearing written messages or numbers are considered signs and must comply with the signage guidelines.

26. **Mailboxes & Posts** – Mailboxes are to be metal or plastic with rounded top similar in style to the Gibraltar Elite Standard mailbox model E1100B00 found at Home Depot. Color is to be white. Posts are to be 4x4 pressure treated wood or PVC (substantially similar to Model #HCE11WWPW) with a square top or beveled edge and angled support substantially similar in style to the Pine Mailbox Post Model #001 found at Home Depot. Routing is optional. Post color is to be painted white or the same color as the body of the house.
27. **Outdoor Furniture** - Only furniture specifically designed for use outdoors may be stored or used outside of the house and shall not be placed or left on the driveway or sidewalk adjacent to any home.
28. **Outdoor/Open Air Kitchens** – Outdoor or open air kitchens, not located on the lanai of the main home, are permitted in rear yards only and must obtain AC approval before installation. Outdoor/open air kitchens must comply with Hillsborough County codes and all applicable set back lines and easements. If the outdoor/open air kitchen is outside the main lanai and will have a roof, it must blend and match the construction of the main home. Outdoor/open air kitchens must be located on or directly adjacent to patios, decks or lanais and must be located within screen enclosures or be located on a fenced lot.
29. **Painting** – Any painting beyond minor touch-up or repairs to the exterior of a home including re-painting the same colors or changing colors must be in accordance with the “House Paint Color Supplemental Guideline” attached and made a part hereto. If your house is the original color, as painted by the builder or if your house had been painted previously and the paint colors were approved by the AC (this must be documented), then you may repaint your house the same colors. Along with your completed Exterior Modifications Submission Form, you must provide paint samples for the existing colors and a color photograph of the house. For original builder color – a statement in the application that the house colors were builder approved is required. For previously approved re-painted houses – a copy of your previous AC approval, paint samples for the existing colors and a color

photograph of the house is required. If this is not available, the property management company will research its files for the previous approval. If not available or on record, your request will NOT be approved by the AC.

Note: Home cannot be painted the same color as the adjacent house or the house directly across the street.

Soffits, Fascia & Drip Edge – Drip edge may be white, black or bronze. If black or bronze, it must match the primary tone of the roof. Fascia may be white or painted the same color as the trim. Soffits may be white, bronze or match the fascia.

30. **Path Lighting** – Path lighting shall be permitted in the front yard of. Path lighting is limited to no more than sixteen (16) low watt or solar landscape lights. No path lighting is permitted adjacent to public sidewalks or driveways. All path lighting shall be down lighting; no up lighting is permitted.
31. **Patios and Lanais** – Patios and Lanais are permitted in rear yards only. The installation of a patio or lanai must comply with Hillsborough County codes and all applicable set back lines and easements. Patios and lanais must be placed adjacent to and contiguous with the dwelling structure and must meet all applicable set-backs and be built within the side walls of the dwelling so that it is not visible from the street in front of the house. If pavers are used, pavers must be a natural, earth tone color with a brown base color.

Free floating lanais are permitted in rear yards backing to a conservation easements or other non-residential properties. These lanais must be constructed of decorative pavers matching the requirements herein and cannot exceed 150 square feet in size.

32. **Planting Beds** – Planting beds are permitted in front and side yards in accordance with these guidelines. Front yard planting beds cannot exceed more than 35% of the open area of the effective front yard area (measured property line to property line, and back of sidewalk to face of structure/house, excluding the driveway). The remaining open area must be sodded in accordance with these guidelines. For corner lot side yards, these same guidelines apply regarding area of the planting beds. For rear yards, the area guidelines do not apply but all other guidelines relative to planting beds and maintenance thereof apply.
33. **Planting in Right-of-Way** – Only turf grass as defined herein shall be permitted to be planted in the right-of-way adjacent to properties (between the back of curb and the public sidewalk) except as noted below. No trees, shrubs or other plant beds will be permitted in these areas. For properties with existing trees or plants in this area, they shall be maintained in accordance with these guidelines such that they do not impede walking or vehicle travel. If removed, replanting is not permitted.

A small planting bed, not exceeding 4 square feet (2' x 2' max) can be installed around the mailbox post on a lot. Plants in this area cannot exceed a height of 18-inches at maturity and the bed must be maintained as other plant beds described herein.

34. **Play Equipment** – Any play equipment that requires assembly or that which may be visible from adjacent residences, including but not limited to swing sets, play houses, trampolines, slides and elevated platforms must be placed a minimum of 10-feet from the rear property line and outside the set-back limits when adjacent to a public street or easement. Notwithstanding the above, play equipment shall be placed so as to not be visible from the street in front of the home or from an adjacent right-of-way for corner lots. No play equipment shall exceed ten (10) feet in height (to top of the equipment) and no platform can be over six (6) feet above the adjacent ground surface. No basketball hoops may be installed on a lot.
35. **Portable Basketball Hoops** – Portable basketball hoops may be placed in driveways but not on or near any street or right-of-way sidewalk. Portable basketball hoops must be well maintained, with a weighted base and include a backboard and net. Portable basketball hoops must be secured during any periods of high-winds, official storm watch, or storm warning. Homeowners could be held liable for any damage caused by an unsecured portable basketball hoop to neighboring property. No supplemental weight may be applied to the exterior of the base. For example, sandbags or cement blocks cannot be placed on the base.
36. **Portable Air Conditioners** – No wall or window type air condition units or fans are permitted.
37. **Rain Barrels and Cisterns** – Rain barrels and cisterns are permitted in rear yards and must be located adjacent to the house structure only and shall not be visible from the street in front of the house. Rain barrels and cisterns may not exceed 55-gallons in size and must be screened from view with a fence or landscaping.
38. **Rain Gutters** – Rain gutters on houses are permitted but must be standard 6” wide aluminum gutters fastened at the eave line of the house. Gutters and downspouts may be white or painted the color of the body or trim. They can be bronze in the front or sides of the house if they match the drip edge or fascia. They can be bronze on the rear of the house to match a bronze screen enclosure. Downspouts may be white or match the color scheme of the house. They may transition from the upper level to the lower levels to match the adjacent paint. If there is an existing system, owners may match that existing system downspouts shall be located such that they do not discharge water directly onto adjacent properties or common areas.
39. **Roofs** – All roofs in Estates at River Crossing, unless otherwise installed by the original builder, must be asphalt shingles. Metal, tile or other roof material is prohibited. Colors for asphalt shingles must match the original builder shingle color or be in accordance with the colors provided in the “Roof Style and Color Supplemental Guideline” attached and made a part hereto. The installation of a roof must comply with Hillsborough County codes and all applicable building codes. If your roof is the original roof, installed by the builder or if your roof had been previously replaced and the shingle color was approved by the AC (this must be documented), then you can replace your roof with the same color shingles. Along with your completed Exterior Modifications Submission Form, you must provide roof color samples for the existing color and a color photograph of the house. For original builder

shingle color – a statement in the application that the shingle color was builder approved is required. For previously approved shingle colors – a copy of your previous AC approval and a sample of the shingle color is required. If this is not available, Merit Management (or current management company) will research its files for the previous approval. If not available or on record, your request will **NOT** be approved by the AC. Tarps used to protect the home from a roof leak are restricted to sixty (60) days unless the Board of Directors approves an extension, and roof shingle repairs that are visible and obvious from the street must be replaced within six months.

40. **Storm Doors** – All storm doors must be approved by the AC before installation and must have the meet the following specifications:

- a. Full view storm door with optional interchangeable or self-stored screens;
- b. Door glass shall be transparent and without design, color or tint;
- c. Screening shall be charcoal in color; and,
- d. Frame color shall be consistent with the overall look of the home's exterior – either bronze, white or base paint color.

41. **Screen Enclosures** - All screen enclosures must comply with all applicable building code standards. Screen enclosures must be made of bronze or white aluminum with gray or black screening only. Screen enclosures must be in rear yards only and be within the side walls of the home so as not to extend beyond the structure and be visible from the street in front of the home. Screen enclosures shall be limited in height to 80% of the adjacent height of the house at the peak of the roof line. No aluminum roofs are permitted on screen enclosures or lanai areas. Any non-screen roof area much match the dwelling roof in type, style, color and materials. Glass Screen is also permitted. However, if the Glass Screen discolors, cracks or peels, the homeowner will be responsible for replacement upon notification of management company.

42. **Sheds**. Sheds are permitted only in the rear yard of a lot completely enclosed by a fence and must be built within the side walls of the dwelling so that the shed is not visible from the street in front of the house. Any installed shed must be maintained for appearance. Sheds must be approved by the AC before installation and are subject to the following restrictions:

- a. Only one (1) shed per lot shall be permitted.
- b. Sheds may be prefabricated vinyl (i.e., Rubbermaid, Tuffshed, etc.) or constructed of wood or of the same building material (block/stucco) as the primary home. Metal sheds are not permitted.
- c. A shed on any lot shall not be used as living space at any time. Rather, a shed shall only be used for the storage of equipment and supplies that are common in any household. The storage of hazardous materials in a shed is strictly prohibited.

- d. A shed shall conform to the following size limitations at all times: A prefabricated or onsite constructed enclosure that is less than nine (9) feet in height (at the peak of the roof) and up to 100 square feet in total surface area. A shed shall not be placed within any easement area or set-back lines established by the HOA's governing documents or other restriction or regulation applicable to the Lot.
- e. The exterior of constructed sheds (including wood or block/stucco) on a Lot should match the colors of the primary home on the Lot. Specifically, the base color should match the color of the home, and the trim colors should match the trim colors on the home, if applicable. Roofs of wood/block sheds must be shingled and color match the roof of the primary home, as much as possible.
- f. A shed on a Lot shall be placed in a manner to avoid it being seen from a neighboring Lot, Street or Common Area whenever possible. Appropriate landscaping or fencing or both may be required by the Association to shield a shed on a Lot from view from another Lot, Street or Common Area.
- g. Due to the limited purpose and scope of use of sheds in the development, no Lot Owner shall connect utility lines to any shed in the development.
- h. A shed must be installed level and plumb on the lot and maintained in that manner at all times.

43. **Signs** - No signs of any kind are allowed except the following which must be approved by the AC in accordance with the Declaration:

- Customary name and address signs;
- One (1) professional sign (6 square feet maximum) advertising the property for sale or rent placed in the front yard;
- Alarm system and security signs in compliance with Florida law but cannot exceed 8"x12" in size; and
- No trespassing, no solicitation, beware of dog or such similar signs affixed to the front of a Dwelling not to exceed one half square foot in the size.

Any other signs not expressly permitted herein or by applicable law including, but not limited to, automobile for sale, fence contractor, landscape contractor, pool contractor, builder signs or political signs are strictly prohibited.

44. **Swimming Pools and Spas** - Above ground pools are prohibited except for children pools holding less than 50-gallons of water, which must be removed and stored out of view when not in use or after dusk. The installation of a swimming pool or spa must comply with Hillsborough County codes and all applicable set back lines and easements. Pools and decks must be constructed within the side walls of the dwelling and in the rear yard of the house so that it is not visible from the street in front of the house. All pools must be within a screen enclosure or six (6) foot fence; enclosures and fences must be in accordance with these guidelines.

Free standing hot tubs or spas must be placed on the rear porch or lanai and owners must follow mandated safety requirements from the appropriate governmental agencies including those regarding safety fences and covers. Hot tubs and spas must be placed such that they may not be visible from the street in front of the house.

Unless otherwise allowed by these guidelines, other structures that are not contiguous and part of the pool or spa are not permitted.

Use of community Common Areas for access during any pool or spa installation requires pre-approval by the Association. Any damage to Common Areas or right of way areas such as sidewalks, curbs, grass, sod, shrubs or other areas shall be the responsibility of the owner of the lot having the pool or spa installed and any such damage shall be repaired immediately without the need for demand by the Association. If damage is not repaired by the owner, the Association, at its discretion, may undertake the repairs to the Common Areas and assess the owner for the costs or may require a Damage Deposit in advance of approving the access. At no time shall debris, materials or equipment from improvements be stored in any Common Area.

45. **Trees.** The planting/removal of trees must follow Hillsborough County codes and regulations. Dead or damaged trees must be removed promptly to prevent damage to properties and personal injury. When a tree is removed, the tree stump must be ground below grade. Property owners must obtain necessary governmental approvals for all applicable tree removals. If not damaged or diseased, removal is prohibited of trees with a diameter of more than six (6") inches measured four (4') feet above ground level. Removal will be permitted if the tree is causing damage/potential damage to property (i.e. cracking foundations, sidewalks, or driveways) with report from a certified arborist or licensed engineer indicating damage or the potential for imminent damage. Removal will be permitted for other allowable improvements (i.e. pool, patio, landscaping change, etc.). Replacement trees may be required in accordance with Hillsborough County codes. Owners are responsible for determining if replacement is required by ordinance or statute.

Dead, dying, or unhealthy palm fronds must be removed from palm trees.

All other trees shall be properly maintained and following sound horticultural standards for each tree and leaves must be raked and maintained across the lot.

Only the following trees may be planted in the area between the sidewalk and the roads within the community.

- Live Oak
- Southern Magnolia
- Florida Maple
- Winged Elm
- Shumard Oak

Trees planted in the area between the sidewalk and the road must be at least 6 feet tall when planted. Trees overhanging the street or sidewalk should be trimmed up to a minimum height of fifteen (15) feet over the roadway and eight (8) feet over the sidewalk.

Fruit trees can only be planted in the backyard of the home. Fruit trees must be maintained. Fruit must be picked up to not create a pest or odor nuisance.

46. **Temporary Signs** – Signs, other than those used by the Estates at River Crossing HOA to announce upcoming meetings or community events, may not be placed in the community common property or right-of-way. Signs used for the specific purpose of directing interested parties to a temporary event such as an open house may be permitted for no more than twelve (12) hours with the prior approval of the AC and subject to any reasonable restrictions imposed by the AC.

47. **Water Supply** - No individual water supply system will be permitted including individual irrigation systems connected to any well, pond or lake.

48. **Window Frames and Screens** - All exterior window frames shall be either white, black or bronze in color. Window screens must remain free of tears or discoloration.

- a. **Exterior window modifications** – Windows may only be replaced by another window of the same style or design (i.e., not by a door or other type of opening). Ledges, borders, trims, and any other design feature must match all other windows on the same side of house.

If a homeowner wishes to modify all windows, then ledges, borders, trims, designs and architectural features must be consistent with the builder's original design of the home.

49. **Window Treatments** – No newspaper, magazines, aluminum foil, reflective film, mirrored tint, sales signs, bed sheets or towels shall be placed over the windows of any dwelling. Any window treatments placed on windows in the front and when a corner lot, the side of the dwelling shall be compatible with the color scheme of the house.