



Arbor Greene of New Tampa  
Homeowners Association Inc.

Design Review Criteria  
&  
Community Standards

Adopted June 25, 2019

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## INTRODUCTION

In 1996, Arbor Greene was designed as a community of village neighborhoods that celebrate the natural environment. With nearly 50% of the community's landscape comprised of conservation areas and lakes, Arbor Greene prides itself on the harmony created between our villages and this picturesque setting. It has long been the goal of the community to further enhance this relationship with nature by use of creatively planned, architecturally correct and environmentally sensitive design criteria.

Meticulous care has gone into planning, design and construction of this outstanding community which you have selected to call home. It is important to keep in mind that the criteria set forth in the Arbor Greene Design Review Criteria and Community Standards is intended to create aesthetic continuity between neighbors and neighborhoods while maintaining environmental quality. This document has been established to provide property owners, architects and contractors with an overall set of parameters as it relates to community specifications, design, rules and regulations.

In 2018, over twenty years after the creation of the original *Design Criteria and Development Policy Standards* to include the supplemental guidance provided in the individual village *Design Review Standards*, the community was due for some much-needed modernization to the guidelines. On the pages that follow, you will find comprehensive, equitable and straightforward direction that upholds the standard set forth when our community was developed.

Welcome to your community!

## THE ROLE OF THE DESIGN REVIEW BOARD

In accordance with the Bylaws, Article VI, Enforcement, the *Design Review Board* (as defined in Article IX of the Declaration), hereinafter referred to as the DRB, in addition to the Board of Directors, is specifically empowered to enforce the Design Review Criteria.

These criteria shall, in part, be governed by the Amended and Restated Declaration of Covenant, Conditions and Restrictions, Article IX, Design Criteria and Review, Section 2, paragraph B except otherwise superseded by federal, state and local laws and shall be consistent with Florida Statutes Chapter 720. <http://www.leg.state.fl.us/statutes/>

The DRB has been established to administer and interpret the Design Review Criteria and shall consider for review all complete applications submitted by homeowners, or any duly authorized agent thereof, in a manner that is consistent with this document, without bias.

## DESIGN REVIEW BOARD MEMBERS & MEETINGS

The DRB members are community volunteers, who reside in Arbor Greene, appointed by the Board of Directors of the Homeowners Association (HOA). It is intended that the DRB be comprised of members whose experiences are an asset to the board and its function. It is permissible for a member of the HOA to also be a member of the DRB, but no two (2) member seats shall be filled with persons from the same household. Vacancies of the DRB shall be filled, either temporarily or permanently, within 60 days of a member's removal, resignation, or other event which caused such vacancy.

Roberts Rules of Order (latest edition) shall govern the conduct of the DRB meetings when not in conflict with federal, state and local laws, and members shall perform their role in accordance with the community's governing documents.

The DRB shall meet monthly on the fourth Tuesday of the month unless the meeting date falls on a holiday. In such case, the meeting shall be scheduled for an alternate date within the same month. On occasion, the DRB shall schedule a workshop, to discuss special projects. No applications are considered for review during a specially scheduled workshop. All meetings of the DRB shall be publicly noticed through means as adopted by the HOA.

## DESIGN REVIEW BOARD PROCEDURES

The Design Review Criteria section of this document is provided as guidance for neighborhood continuity, thereby unifying the community as a whole. On no occasion shall this guidance be considered as permission to proceed without an application approved in writing. In some cases, City of Tampa permits, and other required government approvals are necessary. Government approval is not a substitute for written approval by the DRB.

Applications for review are required for any permanent alteration, modification or change to the exterior of your property. The DRB shall use these criteria as guidance in its role as set forth in the Amended and Restated Declaration of Covenant, Conditions and Restrictions (CC&R's). It is recommended all homeowners, or any duly authorized agent thereof, familiarize themselves with this document, prior to the submission of an application. The CC&R's can be viewed and downloaded from the Arbor Greene Homeowners Association website. [www.arborgreeneHOA.com](http://www.arborgreeneHOA.com)

All submitted and complete applications shall be considered for review by the DRB at a monthly public meeting. It is recommended, but not required, that homeowners, or their duly authorized agent attend the meeting to provide feedback, if needed. Each application is reviewed and approved or denied by majority vote of the DRB.

In the event the DRB shall fail to approve or disapprove the plans and specifications submitted in final and complete form within forty-five days after receipt of written

request for approval or disapproval together with all necessary supporting plans, specifications or information is delivered to the DRB by the owner or the owner's agent, then such approval of the DRB shall not be required; provided, however, that no building or other structure shall be erected or shall be permitted to remain which violates any covenant, condition or restriction contained in the Declarations, or which violates any zoning or building ordinance or regulation.

The DRB reserves the right to formally place an application on hold for a thirty (30) day period, if it is found that an investigation needs to occur to substantiate a ruling.

## APPLICATION & NOTICE OF COMPLETION

Only a homeowner or duly authorized agent of the owner thereof has the right to submit an application for approval of property improvements. Applications shall be submitted at least seven (7) days in advance of the next monthly meeting of the DRB, to be considered for review at that meeting. Applications for approval of property improvements are available at the Arbor Greene Homeowners Association website [www.arborgreeneHOA.com](http://www.arborgreeneHOA.com). Electronic submission of applications is encouraged. You may also print and fax the application. If you have difficulty completing the application, please contact the Property Manager for assistance.

Once your application is received, it will be reviewed for compliance. An incomplete application shall be returned for correction or additional documentation. Surveys, photos, drawings and other back-up documentation are often required. Application instructions provide further guidance as it relates to the project.

Once an application is approved or denied by the DRB, homeowners or owner's agent shall be provided notification of the decision via email. Homeowners, or owner's agent, are cautioned not to proceed with any work prior to receiving the DRB's decision.

Applications seeking approval for exterior painting shall be assigned to DRB members throughout the month for pre-approval. Once pre-approved, the pre-approved application shall be ratified at the next meeting of the DRB.

When there is a more immediate need for DRB review and approval, a homeowner, or owner's agent, may seek approval prior to the next scheduled DRB meeting. This type of request is classified as an "Emergency Design Review Request." All Emergency Review Requests shall be submitted using the standard application process with an emergency request submitted via email to the Property Manager who shall direct it to the DRB for review.

An Emergency Design Review Request may be submitted for the following cases:

- Roof replacement - Roof leak, structural issue, or other roof concern has impacted the integrity of the roof requiring immediate action and remediation to prevent or avoid further damage to the property.

- ✎ Tree Removal - Removal of a single tree or multiple trees because a tree's stability has been compromised severely and could reasonably cause foreseeable damage to the property or neighboring property or improvements, e.g. tree is leaning toward the home and may cause property damage to the roof/building/window/other.
- ✎ Construction/Property Improvement for Handicap or Disability purposes - Change being made is to accommodate handicap or disability and a delay in the approval of the requested changes may adversely impact the ability of a resident to access or properly use the property, such as construction of a ramp to enable wheelchair access to the home.

Any request that does not meet any of the above criteria is considered a normal Design Review request and should follow the normal Design Review process.

Applications denied by majority vote may be appealed by the homeowner or owner's agent who submitted that application. Any owner aggrieved by a decision of the DRB shall have the right to make a written request within thirty (30) days of such decision. Appeals shall be provided in writing to Property Manager for review by the Board of Directors. The determination of the Board of Directors shall be final.

Once an application is approved, homeowners, or owner's agent has three (3) months to commence the work and six (6) months to complete the work or such other time stated in the approval. Once outside this performance window, the approved application is void. In such case, homeowners or owner's agent shall submit a new application to the DRB.

After the completion of work, homeowners or owner's agent shall submit a Notice of Completion (NOC) to the DRB. This notice serves as owner's representation that the work has been completed as submitted in the application and approved by the DRB. All NOC's received at least seven (7) days in advance of the monthly meeting shall be considered for ratification by the DRB at that meeting. NOC forms are available at the Arbor Greene Homeowners website [www.arborgreeneHOA.com](http://www.arborgreeneHOA.com). All NOC submissions require photo evidence of the completed modifications made.

If any property is improved without prior written DRB approval, or which deviates from the written application receiving DRB approval, the homeowner or owner's agent shall assume the responsibility and expense to restore the property to the original condition in order to remain compliant with these standards. If it is found a homeowner, resident, or owner's agent modified a property without prior written approval, a minimum fine of \$100 may be levied.

## **ENFORCEMENT PROCEDURES**

All properties within Arbor Greene are subject to the rules and regulations as provided by the CC&R's, the Design Review Criteria and the Community Design Standards. If your



property is out of compliance, a Reminder Notice will be sent. All lots that are the subject of a Reminder Notice are recorded and monitored for compliance. Homeowners or owner's agent are afforded the opportunity to comply with the notice within the reasonable timeframe for each specific violation.

To cure a violation, homeowners or owner's agent shall remedy the violation, complete the back of the notice and submit as specified. First and second notices shall be elevated to third notices, if the issue is not remedied. Third notices shall be sent via certified mailing and shall be followed by legal action or site abatement when not remedied within the specified timeframe. Accelerated measures may be taken, if the violation constitutes an emergency situation. Law Enforcement and/or Code Enforcement shall be consulted for any violation that poses a risk to residents, vital services or utilities or property.

Note: Abatement is the process used to clean up neglected properties and restore them to conditions that are consistent with the CC&R's. Abatement may be performed on properties when violation notices are not remedied. Homeowners or owner's agent shall be responsible for paying all abatement fees/charges and possible liens, if unpaid.

## PROPERTY MAINTENANCE STANDARDS

In accordance with the Declaration, Article XII, Section 1, each homeowner shall keep all property owned by him or designated as his responsibility, including any improved portions, in good order and repair. These responsibilities, which include, but are not limited to, seeding, watering and mowing of homeowner's lawns and the pruning and cutting of all trees and shrubbery. This also includes the maintenance of the verge areas outside the property lines.

"Good order and repair" also pertain to a home's overall appearance. Clean surfaces, neat and tidy landscape beds, clean driveways and sidewalks and a debris free yard are all required and shall be regularly maintained.

All portions of the residential property visible from other residential properties, street or from any recreational areas and facilities shall be kept in an orderly condition so as not to detract from the neat appearance of the property.

All trees shall be regularly trimmed and free of dead and dying branches. Trees are to be maintained and pruned to no longer than ten (10) feet above all public thoroughways to include sidewalks and streets. Maintenance pruning of trees planted in the verge within the property's frontage are the responsibility of the homeowner. Sidewalks between the property and verge are also the responsibility of the homeowner. Sidewalks shall always be kept clean and free of debris.



The replacement of dead, diseased or destroyed landscaping materials, including turf, with plant material of equal quality and size shall be considered a minimum maintenance standard and does not require an application. Diseased landscaping materials may present a risk to nearby properties and therefore shall be remedied immediately. For additional information regarding landscaping, see the Landscaping section of the Design Review Criteria.

Note: The removal of trees often requires a permit from the City of Tampa. Before removing any tree, consult the tree removal information here: <https://www.tampagov.net/planning-division/info/tree-removal-information>

Below is a list of improvements to be considered property maintenance which **do not** require a DRB application:

- ✦ Exterior touch up painting - a single complete surface, wall, trim may be painted the same color as part of minimum maintenance standards. No "spot" painting is permitted.
- ✦ Painting of wood fencing, mailboxes, screen cages and gutters the original approved color.
- ✦ Maintaining existing landscaping beds as long as there is no change in the size or type of material used. (Replacing a boxwood with a boxwood or a palm with a palm). Dead, dying or destroyed landscaping material shall be removed immediately and replaced as soon as possible.
- ✦ Removal of any tree with a trunk under 5" in diameter.

## DESIGN REVIEW CRITERIA

The following criteria has been recommended by the DRB and approved by the HOA. These criteria shall be used by the DRB as a guide to review applications for all property improvements and modifications. The purpose of this criteria is to create aesthetic continuity between neighbors and neighborhoods. A single standard has been developed to ensure equal and consistent guidance community wide.

## GRANDFATHERING

If at any time an existing permanent design element is damaged, destroyed, or in complete disrepair which shall cause the replacement of the majority of the same, the most recent Design Criteria and Community Standards shall supersede any formerly acquired approval regardless of the circumstances of the original installation.

Permanent design elements that currently exist which no longer comply with these new standards shall be permitted to remain approved and the above statement does not apply.

Non-permanent elements or any modification installed without prior written approval shall be made compliant with this document within 30 days of notice.

## EXTERIOR LIGHTING

The installation or modification of exterior spotlight or low voltage type landscape lighting requires a DRB application and written approval. No exterior lighting shall be permitted which creates a nuisance to the adjoining property or streetscape. Special effect or accent lighting, designed by qualified lighting specialists, is encouraged in moderation. Lighting shall be harmonious with the architectural style of the residence and its landscape plan. Colored lighting shall only be permitted as part of a holiday décor display.

Fixtures used to up-light trees or large shrubs shall be concealed. Landscape lighting is limited to one low voltage spotlight per tree and 6 low voltage lights within the front landscaping bed. Up to ten (10) low voltage lights shall be used in side and rear landscape beds. All exterior light fixtures shall be hard-wired so that there is no visible wiring or conduit.

Structure, ground or tree mounted floodlights or spotlights shall have deep shields to effectively screen the light source and shall be directed so that no glare impacts other properties.

### *Submission Requirements:*

- 1. A completed application*
- 2. A lot survey showing the house and any accessory structures, driveway, sidewalk, fencing, significant vegetation, property lines, easements, and the location of the existing and proposed (new or replacement) lighting.*
- 3. Catalog photographs or manufacturer's "cut sheets" of lighting fixtures, including dimensions, wattage, lumens, type of lamp, finish and color.*
- 4. Drawings describing custom fixtures, where applicable.*

Note: Replacement of carriage and entry lighting also require a DRB application and written approval. Lighting shall be compatible in style and scale with the home. No exterior lighting shall be directed outside the property. All lighting shall not adversely impact adjoining neighbors due to location, wattage or other features.

## PAINTING

All exterior painting requires a DRB application and written approval unless it is in accordance with property maintenance. Exterior color palettes have been selected to enhance appearance, its relationship with surrounding properties, and the natural environment.

Homeowners can choose from any existing color palette including the mix and match series palettes. Consideration shall be given to homeowners requesting to use the existing color scheme when evidence is provided detailing the existing color. The DRB reserves the right to deny any application if the requested color scheme is in contradiction with the standardized neutral palette.

Side and rear doors shall be painted the color of the body of the home. Rosettes and other decorative features shall be painted the color of the trim. Half walls, planters, and other decorative home appendages shall be painted the color of the body of the home. Front patio or front enclosure gates shall be the natural metal color or painted Black of Night (SW6993).

Homeowners shall not choose the same color combination as the homes to the left or right of the property. The current approved paint schemes were selected using the Sherwin Williams color selector. A different paint manufacturer can be used only if an exact color match. Arbor Greene community color schemes can be viewed online at the Sherwin Williams homeowner website under the "Color" tab, HOA Color Archive.

<https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/hoa>

### *Submission Requirements:*







- 1. A completed application*
- 2. Confirmation of the existing color by way of a builder's original design order or a previously approved DRB application.*

For additional information regarding painting, see Exhibit A.

## ROOFING & GUTTERS

The installation or modification of any roofing or gutters requires a DRB application and written approval. Roofing style is determined by neighborhood and builder and allows for barrel, shingle and slate profiles. In keeping with the approved neighborhood profiles, materials shall include asphalt, clay, concrete, stone (slate), metal, or synthetic composite. Material colors vary by profile. All roof vents, plumbing stacks, flashing and metal chimney caps shall be painted to match the roofing color. Refer to the chart below for approved neighborhood profiles and approved colors.

Seamless, aluminum gutter systems are permitted. Gutter color shall complement the muted earth tones of the body of the house and/or trim color.

Roofing Profile	Color	Neighborhoods
<p>Barrel</p> 	<p>Muted Earth Tones</p> 	<p>Estuary, Enclave, Alcove, Retreat, Avalon</p>
<p>Slate</p> 	<p>Muted Earth Tones</p> 	<p>Estuary, Enclave, Alcove, Retreat</p>
<p>Shingle</p> 	<p>Muted Earth Tones</p> 	<p>Heather Sound, Whisper Pointe, Landing, Trace, Preserve, Parkview, Wynthorne</p>

*Submission Requirements:*

1. *A completed application*
2. *Catalog photographs or manufacturer's "cut sheets" of materials, dimensions, finish and color.*
3. *Drawings describing custom installation, where applicable.*

## PATIOS, POOLS & ENCLOSURES

**Patios:** The installation or modification of any patio requires a DRB application and written approval. Patios shall be installed flush with the ground or for sloping sites, level with steps or small walls to transition. Any adverse impact to designed drainage which might result from the construction of a patio is to be considered and a plan for mitigation is to be included with the application.

Patios shall be designed as an integral part of the home and property. Changes in grade or drainage pattern shall not adversely affect adjoining properties. If drainage is adversely affected, the homeowner shall be responsible for correction. The preferred location of a patio is in the rear of the home, but side locations may be considered when a rear location is not practical. The DRB reserves the right to deny a side yard location if it interferes with a neighboring property. Front yard patios shall not be permitted.

The patio shall be an appropriate size for the area in which it is to be located and is to be constructed of brick, flagstone, slate, pavers, concrete or other high-quality masonry or stone material that is compatible with the existing materials on the property. Supplemental landscaping shall be required to compensate for the removal of significant vegetation or to provide appropriate buffering where necessary. Final placement shall conform to all setback and easement requirements.

Landscaping shall be incorporated to help modulate, soften, and buffer the overall appearance of patios. Corner properties are required to provide additional buffering from side streets.

*Submission Requirements:*

- 1. A completed application*
- 2. A lot survey showing the house and any accessory structures, driveway, sidewalk, fencing, significant vegetation, property lines, easements, and the location of the existing and proposed (new or replacement) patio.*
- 3. Catalog photographs or manufacturer's "cut sheets" of intended material.*

**Swimming pools:** The installation or modification of any pool and/or enclosure requires a DRB application and written approval. Swimming pools shall not be above ground and shall be designed as being visually connected to the residence through landscaping and/or courtyard paving. Swimming pools shall only be permitted in the rear of the property. Pool equipment shall not be readily visible from the street in front of the residence. Corner properties are required to provide additional buffering from side streets.

Pools shall be maintained in good, clean condition and free of debris. Pools that create a public health hazard to the community may be reported to the authorities for abatement procedures and possible fines, in addition to other remedies.

**Enclosures:** Pools shall be enclosed with a screened enclosure or be surrounded entirely with a fence of at least forty-eight (48) inches in height. Fencing as an option shall only be available to those properties where fencing is permitted. All patio and pool screened enclosures shall be white. Supplemental landscaping shall be required to compensate for the removal of significant vegetation and to provide appropriate buffering to modulate, soften, and buffer the overall appearance where necessary.

High quality extruded aluminum shall be used for all enclosures, but other similar materials may be considered by the DRB. All enclosures shall conform to all state, city and local building standards and ordinances. All screened enclosures shall conform to State of Florida hurricane standards. No solid surface roofing panel is permitted. Aluminum skirting panels of up to twelve (12) inches may be considered. Enclosures shall not exceed a single story and shall conform to all setback and easement requirements.

*Submission Requirements:*

- 1. A completed application*
- 2. A lot survey showing the house and any accessory structures, driveway, sidewalk, fencing, significant vegetation, property lines, easements, and the location of the existing and proposed (new or replacement) pool/enclosure.*
- 3. Catalog photographs or manufacturer's "cut sheets" of intended style and material.*

Note: Before making any modification to your home, please visit the City of Tampa Construction Services website for additional information regarding permits and project applications. <https://www.tampagov.net/construction-services>

## **SOLAR COLLECTORS, GENERATORS & PROPANE**

**Solar Collectors:** The installation or modification of any solar collector requires a DRB application and written approval. Solar collectors, or other renewable energy devices, shall be permitted on roof surfaces. If possible, the collectors shall not be readily visible from the street or adjacent properties. Any such renewable energy device shall be designed and installed by a licensed professional.

**Generators:** The installation or modification of any generator requires a DRB application and written approval. Location of installation may vary, and the generator shall be installed toward the rear of the property. Generators shall not be readily visible from the street in front of the residence or, in some cases adjacent properties. Corner properties are required to provide additional buffering from side streets.

**Propane Tanks:** The installation or modification of any propane tank requires a DRB application and written approval. Propane tanks, both above ground and underground, are permitted in side or back yards. Above ground tanks shall not be readily visible from the street in front of the residence or, in some cases adjacent properties. Corner properties are required to provide additional buffering from side streets.

*Submission Requirements:*

1. *A completed application*
2. *A lot survey showing the house and any accessory structures, driveway, sidewalk, fencing, significant vegetation, property lines, easements, and the location of the existing and proposed (new or replacement) equipment.*
3. *Catalog photographs or manufacturer's "cut sheets" of intended equipment.*

Note: Before making any modification to your home, please visit the City of Tampa Construction Services website for additional information regarding permits and project applications. <https://www.tampagov.net/construction-services>

## GARAGE & ENTRY DOORS

**Garage Doors:** The installation or modification of any garage door requires a DRB application and written approval. Garage doors shall be equipped with automatic garage door openers or keypad access. All garage doors shall be four (4) paneled and provide top panel window relief.

Garage doors shall be painted the color of the body or the color of the trim of the home. Factory grade white or beige finishes shall not be permitted unless the home's color scheme is consistent with the factory grade color.

**Front Entry Doors:** The installation of any entry door requires a DRB application and written approval unless it is replaced with an identical product as part of property maintenance. For information on door colors see exhibit A.

### *Submission Requirements:*

1. *A completed application*
2. *Catalog photographs or manufacturer's "cut sheets" of intended design.*

## FLAGPOLES

The installation or modification of any flagpole requires a DRB application and written approval. In accordance with Florida Statue, any homeowner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and one portable, removable official flag, in a respectful manner, not larger than 4 ½ feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag.

Any homeowner may erect a freestanding flagpole no more than 20 feet high on any portion of the homeowner's real property, if the flagpole does not obstruct sightlines



at intersections and is not erected within or upon an easement. For more information see Florida Statutes Chapter 720. <http://www.leg.state.fl.us/statutes/>

*Submission Requirements:*

- 1. A completed application*
- 2. A lot survey showing the house and any accessory structures, driveway, sidewalk, fencing, significant vegetation, property lines, easements, and the location of the existing and proposed (new or replacement) flagpole.*
- 3. Catalog photographs or manufacturer's "cut sheets" of intended styles and material.*

## WALKWAYS, DRIVEWAYS & RAMPS

The installation or modification of any walkway, driveway or ramp requires a DRB application and written approval. Entry walkways to the home or patio shall emanate from driveway and not a public sidewalk. Walkways shall be finished with a decorative surface or be constructed of brick, flagstone, slate, pavers, concrete or other high-quality masonry or stone material that is compatible with the existing materials on the property. Walkways shall be a maximum of three feet wide unless a wider sidewalk is required for wheelchair access.

All driveway surfaces shall be broom finished concrete, interlocking pavers, or stamped bomanite or concrete. The Community Development District (CDD) requires a signed Sidewalk Maintenance and Liability Agreement when decorative driveway surfaces extend over a public sidewalk within the driveway. Extending pavers outside the confines of the driveway is not permitted.

Handicap accessible ramps are permitted when necessary. Changes in grade or drainage pattern shall not adversely affect adjoining properties. Homeowners shall be responsible for correcting drainage problems when created by construction. It is recommended all handicap accessible ramps be installed by a licensed professional.

*Submission Requirements:*

- 1. A completed application*
- 2. A lot survey showing the house and any accessory structures, driveway, sidewalk, fencing, significant vegetation, property lines, easements, and the location of the existing and proposed (new or replacement) walkway or ramp.*
- 3. Catalog photographs or manufacturer's "cut sheets" of intended material.*
- 4. A copy of the signed Sidewalk Maintenance and Liability Agreement, if applicable.*

Note: No homeowners or occupants of any property shall repair or restore any vehicle of any kind upon any lot or upon any parcel of land, except for emergency repairs, and then only to the extent necessary to enable the movement thereon to a proper repair facility.

## EQUIPMENT SCREENING & BUFFERING

The installation or modification of any screening method for equipment requires a DRB application and written approval. Equipment is defined as a water softener, pool equipment, air conditioning unit, fuel tank, generator, and other similar apparatus. Equipment shall not be readily visible from the street in front of the residence or when feasible, adjacent properties. Corner properties are required to provide additional buffering from side streets.

Screening from an adjacent property is not required if the distance from the home to the property line is ten (10) feet or under.



**Landscaping:** Landscaping material shall be of sufficient size to reasonably buffer the equipment from view as stated above. Dense, fast growing foliage, such as Viburnum or Podocarpus, planted no more than twenty-four (24) inches apart, typically satisfies this requirement.

Viburnum



Podocarpus



**Permanent Fence and Post Panels:** Appropriately sized panels may be permanently installed on the side of homes to conceal equipment. Maximum height of any fence and post system is six (6) feet. Maximum width shall be the minimum measurement to cover the equipment. Fence material shall provide, at a minimum, 50% view coverage. Corner properties may permanently install an L shaped panel to conceal equipment from the front and side of the home. Some properties, due to the lack of space between homes, shall not be approved for fencing panels. No non-permanent screening of equipment is permitted. See Exhibit B for approved options.

Note: Similar fence and post systems may be considered for the concealment of trash containers.

*Submission Requirements:*

- 1. A completed application*
- 2. A lot survey showing the house and any accessory structures, driveway, sidewalk, fencing, significant vegetation, property lines, easements, and the location of the existing and proposed (new or replacement) landscaping material or fence and post system.*
- 3. Catalog photographs or manufacturer's "cut sheets" of intended size, design and material.*

## MAILBOXES

The installation or modification of any mailbox requires a DRB application and written approval. Each property is required to have a mailbox in accordance with USPS standards and the neighborhood style standard. Mailboxes shall be kept clean, maintained and in good order. To protect base of wooden mailbox posts from damage, residents can install a thin metal, plastic or wooden protective wrap, less than 8" high and ¼" thick around base of the post, formed to shape of post and painted to match approved post color.

Current available mailbox options include wood post, vinyl post, stucco and cast aluminum. Not all options are available in all neighborhoods.

Neighborhood style standards, colors and examples of each can be found on Exhibit C.

*Submission Requirements:*

- 1. A completed application*
- 2. Catalog photographs or manufacturer's "cut sheets" of intended style and material.*

## RETAINING WALLS

The installation or modification of any retaining walls requires a DRB application and written approval. Retaining walls used to support soil mass shall be properly anchored and changes in grade or drainage pattern shall not adversely affect adjoining properties. If drainage is adversely affected, the homeowner is responsible for correction. Retaining walls may not be installed on any easement without written permission of the CDD.

Installation or modification of retaining block, or other stacked decorative stone, used to create planting beds or enhanced decorative features also requires a DRB application and written approval. Typically used for aesthetic purposes, these types of features shall be reviewed for style consistency with surrounding properties and may not be permitted in all neighborhoods.

### *Submission Requirements:*

- 1. A completed application*
- 2. A lot survey showing the house and any accessory structures, driveway, sidewalk, fencing, significant vegetation, property lines, easements, and the location of the existing and proposed (new or replacement) retaining wall or planting bed.*
- 3. Catalog photographs or manufacturer's "cut sheets" of intended material.*

## FENCING

The installation or modification of any fencing requires a DRB application and written approval. Fencing is only permitted when having little or no impact on surrounding properties. Fencing shall be under scrutiny of the DRB and shall comply with design compatibility, in keeping with the architectural style and materials used in the neighborhood.

Fencing guidelines are specifically designed to afford privacy to properties that adjoin other properties at the rear of the home. Fence approval shall only be granted when installation has no impact on views of nature zones, ponds, forests and conservation areas. Fencing that impacts the natural beauty for other homeowners shall not be approved.

No fencing shall be permitted within fifteen (15) feet of the front of the house. The fifteen (15) feet shall be measured from the front horizontal boundary of the structure, not including the garage. Fencing installations may not affect the ability of neighboring properties to properly maintain their lot. Some properties, due to the lack of space between homes, shall not be approved for fencing.

Fencing shall be buffered with landscaping from the street in front of the residence or, in some cases adjacent properties, except for a gate or entryway. Four (4) foot maximum gate openings are permitted per property, one per side of house and one in back.

Corner properties are required to provide additional buffering from side streets. Fencing on corner lots shall be installed, at a minimum, fifteen (15) feet back from the property line on any side running parallel to the street.

White privacy vinyl and white shadowbox wood fencing shall measure six (6) feet in height. Black chain link and black aluminum picket fencing shall measure four (4) feet in height. Not all styles are available on all properties. Approved fencing styles and approved lots can be found on Exhibit D.

Note: On lots where fencing is not permitted, natural borders, such as trees, plants, and/or shrubs shall be permitted between properties to create an adequate privacy barrier.

#### *Submission Requirements:*

- 1. A completed application*
- 2. A lot survey showing the house and any accessory structures, driveway, sidewalk, fencing, significant vegetation, property lines, easements, and the location of the existing and proposed (new or replacement) fence.*
- 3. Catalog photographs or manufacturer's "cut sheets" of intended style and material.*

## **LANDSCAPING**

The Florida-Friendly Landscaping™ Program was created to include Florida Yards & Neighborhoods (FYN) program Homeowner and FYN Builder and Developer programs and the Florida-Friendly Best Management Practices for Protection of Water Resources in 2008. Florida Friendly Landscaping handbooks, guides, plant selection and other useful information can be obtained by visiting the Florida-Friendly Landscaping Program website: <https://ffl.ifas.ufl.edu/homeowner.htm> Hard copies of idea books and manuals may be obtained through the website's online request form.

The installation or modification of landscaping requires a DRB application and written approval. Landscaping materials are standardized throughout neighborhoods to enhance a consistent appearance. Turf and landscaping shall be neat, tidy and regularly maintained. As part of regular maintenance, turf and landscaping may be replaced without an application only if replacing like for like materials.

Minimum size for accent shrubs shall be 3-gallon container. Large shrubs for landscaping and buffering are recommended to be 10 to 15-gallon container size. Minimum size for groundcovers is a 1-gallon container. All landscape beds shall be finished with pine bark mulch.

Utility and drainage easements may be improved upon by landscaping only with written approval of the CDD however the homeowner shall be responsible for any costs incurred for repairs.

Note: The replacement of turf or landscaping materials in accordance with property maintenance standards does not require a DRB application.

#### MINIMUM TREE STANDARDS

One canopy tree is required per 2,800 square feet of gross lot area. Palms may count toward this requirement at the ratio of three (3) palms per one (1) canopy tree. One (1) understory tree is required per lot. Example: A lot measuring 65' x 110' shall have a minimum of two (2) canopy trees and one (1) understory tree. Trees along the street within the verge shall not count toward this requirement.

#### TURF TO LANDSCAPE RATIOS

Up to 40%, but no less than 25%, of the lot's pervious area shall be planted with approved Florida Friendly shrubs and landscape material which complement the structures and provide screening and buffering as required. The landscape plan included with your application shall include calculations to verify the minimum 25% coverage. A portion of the required landscape planting shall be in the rear yard to modulate screen enclosures and rear building exposure.

In cases where sod is unable to grow below trees, around mailboxes, and/or in larger shaded or moist areas that are part of the 60% to 75% turf required areas, the ground-cover option of Jasmine Minima or Blue Rug Juniper may be approved. The ground-covered areas shall be fully surrounded by permanent landscape borders to prevent overgrowth and expansion and shall be manicured to remain below eight (8) inches height. Maximum spacing for groundcover is typically twenty-four (24) inches.

#### LANDSCAPE CURBING

Landscape curbing is encouraged and enhances the appearance of landscaping beds. Commercially available solutions such as stone, split rock, Eco-Border (rubber), and custom concrete curbing is permitted. Plastic and wood edging material is not permitted.



## IRRIGATION

All residential properties shall install and maintain an underground, fully automatic, 100% overlap coverage irrigation system. New or modified systems require a DRB application and written approval and shall include a plan indicating the location, type and size of water meter, backflow prevention device, automatic and manual valves, valve boxes, spray heads, rotor heads, mainline piping, lateral zone piping with sizes indicated, timeclock, automatic rain sensor/shutoff device, sleeves, wiring.

Specific two-day watering schedules are based on resident's numbered home address. Drought conditions can force local water restrictions, reducing watering days and times. Water restrictions can also affect the ability to operate fountains and other water circulation devices. Watering day and time schedules, as well as water restrictions, can be found at [www.tampagov.net/water/info/my-watering-day](http://www.tampagov.net/water/info/my-watering-day)

Note: It is a City of Tampa requirement to dial 811 before you plan any easement or verge improvements. <http://call811.com/map-page/florida>

## VEGETABLE GARDENS & FRUIT TREES

Gardens and fruit trees shall be permitted in back yards only. All rotted and fallen fruit/vegetables shall be discarded to discourage pests. All gardens and fruit trees shall require the installation of a rodent deterrent device to be considered by the DRB. For more information on roof rats and fruit trees visit: <https://edis.ifas.ufl.edu/pdffiles/UW/UW12000.pdf>

## STONE & ROCK

Under the following limited circumstances and conditions, applications for rock/gravel may be submitted and shall be considered by the DRB. Applications shall only be considered for the following:

- ✎ Areas immediately below roof overhangs which are impacted by rainfall washing out mulch or causing moisture concerns.
- ✎ Areas along the foundation, no more than two (2) feet wide, where water erodes soil and turf or where standing water is causing a moisture concern.

Acceptable stone and rock shall be considered natural varieties, .5 cubic feet in size, such as lava rock, egg rock, river pebbles, mini marble chips and pea gravel. Applications shall include the name/type and picture of the rock to be installed.



## FOUNTAINS

Fountains for decorative purposes may be permitted in front or rear yards. The minimum setback for fountains is ten (10) feet from all property lines. Fountains are required to be maintained in proper working order. Fountains attached to pools should recirculate the pool water. If the fountain is detached from a pool filter system or sand filter, a water sanitizing treatment system is required. Underground or submersible pump systems are required to both reduce noise and for ease of visual screening. Fountain plans, including placement, shall be prepared by licensed professional landscape architect. Fountains are subject to water restriction policies. Water restrictions are often updated through the City of Tampa's website <https://www.tampagov.net/water/info/water-use-restrictions>

## COMPOSTING

Compost can be used to amend soils and increase soil fertility. Composting of yard, lawn, and plant waste is permitted with an approved stand-alone composting device no larger than forty (40) inches in height and thirty-six (36) inches in width/depth. Food waste shall not be used in compost. Compost bins shall be located behind the rear wall of the residence, not outside or around lanai screening, and shall not be readily visible from any street, adjoining property, common area, or lake and pond. Compost bins shall have a sealed lid to reduce the possibility of odor creating nuisance for neighboring properties.

## RAIN RECOVERY

The use of a rain barrel to reduce storm water runoff is permitted next to the wall of the residence in back and side yard areas only. Rain barrels are normally installed next to downspouts. One rain barrel, no larger than fifty-five (55) gallons with mandatory mosquito netting shall not be readily visible from any street, adjoining property, common area, or lake and pond. Rain barrels shall compliment the color scheme of the property.

Note: Micro Irrigation, Rain Recovery and Composting workshops are available free to the public through <https://sfyl.ifas.ufl.edu/hillsborough/>

## TURF/GRASS SELECTION

The property, including verge grass, shall be sodded with St. Augustine "Floritam", Ultimate Zoysia, or Empire Zoysiagrass. Argentine Bahia sod may be approved only if conditions exist preventing preferred grasses. Argentine Bahia sod is only recommended for use in swales or low areas retaining water and is not a permitted turf selection for front yards. See the chart below for more information on turf

selections, tolerances and other characteristics or consult the Florida-Friendly Landscaping Program website: <https://ffl.ifas.ufl.edu/homeowner.htm>

TURFGRASS SELECTOR				
CHARACTERISTICS	SPECIES			
	Bahiagrass 	Centipedegrass 	St. Augustinegrass 	Zoysiagrass 
Area Adapted To	Statewide	N. Fla. and Panhandle (except for 'Hammock')	Statewide	Statewide
Mowing Height (inches)	3-4	1.5-2.5 Not recommended for our area	3.5-4 (2-2.5 for dwarf cultivars)	1.5-2.5
Soil	Acid, sandy	Acid, sandy or clay	Wide range	Wide range
Leaf Texture	Coarse-Medium	Medium	Coarse-Medium	Fine-Medium
Drought Tolerance	Excellent	Medium	Fair	Medium
Salt Tolerance	Poor	Poor	Good	Good
Shade Tolerance	Poor	Fair	Good (cultivar-dependent)	Good (cultivar-dependent)
Wear Tolerance	Poor	Poor	Poor	Good-Excellent
Nematode Tolerance	Very good	Poor	Good	Depends on cultivar
Maintenance Levels	Low	Low	Medium	Medium

**Submission Requirements:**

1. A completed application
2. A lot survey showing the house and any accessory structures, driveway, sidewalk, fencing, significant vegetation, property lines, easements, and the location of the existing and proposed (new or replacement) landscape improvement.
3. A City of Tampa Tree Removal Permit (if applicable)
4. Catalog photographs, manufacturer's "cut sheets" or landscape design plan of intended style and material.

**PROHIBITED INVASIVE PLANTS**

The plants listed below are considered invasive species by the State of Florida and planting is prohibited. These non-native plants can have an adverse effect on landscaping and native Florida species. The University of Florida assesses plant material on a regular basis so it is advised you check the most recent information on invasive plants at the following website: <https://assessment.ifas.ufl.edu/assessments/>

# COMMUNITY STANDARDS

Designed as a community of village neighborhoods that celebrate the natural environment, Arbor Greene has adopted community wide standards consistent with the creation of a quality, aesthetically cohesive community. As part of a larger objective, these standards and design criteria have been promulgated to accomplish the following:

- ✦ Maintain consistency with the overall design concept for the community;
- ✦ Promote harmonious architectural and environmental design qualities and features;
- ✦ Promote and enhance the visual and aesthetic appearance of the community.

## EXTERIOR DÉCOR

Non-permanent exterior decorative objects shall comply with the standards but do not require a DRB application. Exterior decorative objects include bird baths and feeders, decorative pots, solar walkway/landscape lighting, inflatable holiday/sport décor, garden flags, outdoor furniture, garage hardware and holiday décor. Keep in mind the appropriateness, size, location compatibility with architectural and environmental design qualities and visual impact on the surrounding area. All exterior decorative objects shall be maintained in a clean and orderly condition.

**Holiday lighting and décor:** Permitted no more than four (4) weeks before an event and shall be removed no more than two (2) weeks after an event. Holiday lighting shall not create a nuisance or interfere with adjacent properties or roadways. Flashing, strobe type lights are not permitted.

Potted plants, bird baths, bird feeders, garden flags and statues\* shall be limited in number, tastefully arranged and shall compliment the color scheme of the property. Potted plants shall be kept in good order and in accordance with property maintenance standards.

Hoses shall be kept on a reel or coiled neatly on the side of the home. No hoses shall lay on sidewalks, driveways, shrubs or grass.

Decorative garage hardware, such as commercially available black or brown magnetic carriage door hinges and handles are permitted.

Artificial, silk, plastic or synthetic flowers or shrubberies are not permitted within the lot landscape. This guideline shall not apply to artificial wreaths, temporary holiday decorations and/or flowers hung on doors as decorations.

Promotional sports décor is permitted on game days and shall be removed prior to sunrise the following day.

Furniture designed for outdoor use which is placed on the front porch, patio, deck or within the rear yard is permitted.

**\*Any statue that is permanently installed or in excess of eighteen (18) inches in height, shall require a DRB application and written approval.**

Note: All exterior decorative, utility or non-permanent objects shall be secured during a weather emergency.

## SATELLITE DISHES

Satellite dishes of 1 meter diameter or less and antennae designed and used for reception of over the air broadcast signals may be installed without application.

## RECREATION & CONSTRUCTION VEHICLES

**Watercraft:** No homeowner or resident shall store or park a boat, other watercraft or boat/watercraft trailer within the property, except in fully enclosed garages.

**Campers:** No homeowner or resident shall store or park a camper within the property. Towable pop-up campers shall only be parked in fully enclosed garages.

ATV's or any other related recreation vehicles shall only be parked in fully enclosed garages.

Construction and commercial vehicles owned by homeowners or residents shall be required to cover business names and identifiable information with a blank, solid color magnetic sign when not in use.

## BASKETBALL POLES

Permanent Outdoor basketball poles and/or backstops are not permitted. Portable units shall be stored away when not in use.

## PLAY-SETS & PLAYGROUND EQUIPMENT

Play-sets and playground equipment shall be screened from adjacent properties, common areas, lakes and roadways. No part of the structure shall be higher than twelve (12) feet from the original lot grade and shall be compatible with the size of the lot. If the play set has a canopy, it shall be a neutral color. The play structure shall be a minimum of fifteen (15) feet from any side or rear lot line to minimize the impact on neighboring properties. Play-sets and playground equipment shall be located in the rear yard with an approved privacy fence or other enclosure.

## DRONES

An unmanned aircraft system (UAS), sometimes called a drone, is an aircraft without a human pilot onboard - instead, the UAS is controlled from an operator on the ground.

When you fly a drone, it is your responsibility to abide by the FAA rules. Below are drone safety tips and additional information provided by the Federal Aviation Administration (FAA).

### Drone Safety Tips

- ✦ Register your drone
- ✦ Fly your drone at or below 400 feet
- ✦ Keep your drone within your line of sight
- ✦ Be aware of FAA Airspace Restrictions
- ✦ Respect privacy
- ✦ Never fly near other aircraft, especially near airports
- ✦ Never fly over groups of people, public events, or stadiums full of people
- ✦ Never fly near emergencies such as fires or hurricane recovery efforts
- ✦ Never fly under the influence of drugs or alcohol

[https://www.faa.gov/uas/getting\\_started/](https://www.faa.gov/uas/getting_started/)

[FAA Airspace Restrictions](#)

## GARAGE USAGE

Garage doors shall be maintained in good working condition and remain free of noticeable damage and dents. Garage doors shall be left in a fully closed position when the garage is not being accessed. Garages shall not be converted to living space or altered or used for purposes which would prevent the use of the garage for the parking of the intended number of vehicles for which it was constructed.

Note: No homeowners or occupants of any property shall repair or restore any vehicle of any kind upon any lot or upon any parcel of land, except for emergency repairs, and then only to the extent necessary to enable the movement thereon to a proper repair facility.

## SHEDS & TEMPORARY STRUCTURES

Sheds, greenhouses, outdoor showers, outbuildings and other non-permanent structures are not permitted outside of privacy fenced or screened enclosure areas. Only small scale, vinyl sheds and patio boxes for tools or pool equipment are permitted in screened enclosures.

Tents or similar temporary structures used for social occasions shall be removed within twenty-four (24) hours after the conclusion of the event.

Temporary structures used for construction debris removal shall be included as part of a construction application. Time and size limits shall apply. The Property Management Company shall be notified via email in advance of interior renovations. Temporary portable storage units, PODS, shall be permitted in private driveways. Placement of portable temporary storage units and dumpsters shall not impede sidewalks, pedestrians or roadways. The Property Management Company shall be notified via email in advance. The maximum amount of time permitted is two (2) weeks.

## OUTDOOR SPACES

All outdoor spaces shall be kept clean and free of debris, trash, toys, or equipment. No item may be stored in outdoor spaces that has a negative impact on neighboring properties.

In accordance with Florida Statutes, clotheslines are permitted as an energy saving device. Clotheslines shall be permitted in the rear yard only, shall be a foldable umbrella style, and shall be folded up when not in use. Articles placed on clotheslines shall be removed when dry and must not remain overnight. No clothing, rug or other items shall be hung on any railing, fence, hedge, window sill or wall.

Fire pits, outdoor grills, and other flame producing instruments are only permitted on or surrounding rear patios. Open flames are not permitted in any common area, park or preserved land.

## HOME SECURITY SYSTEMS

A home security systems, including security doorbell systems with video recording are permitted as long as the cameras are in a visible location and pointed in an area as to not violate others expectation of privacy. All connecting cables and wires shall not be readily visible. For more information see:

[http://www.leg.state.fl.us/Statutes/index.cfm?App\\_mode=Display\\_Statute&URL=0800-0899/0810/Sections/0810.145.html](http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&URL=0800-0899/0810/Sections/0810.145.html)

## SIGNAGE

Except as required by law, no signage, advertisement, or notice of any type is permitted upon any portion of a homeowner's property. "Keep off the grass", "Private Property", contractor service signs and other such signs are not permitted.

Professionally made signs for real estate sale or lease of the property purposes are permitted. "For Sale" sign standards are available at <https://arborgreene.com/>.



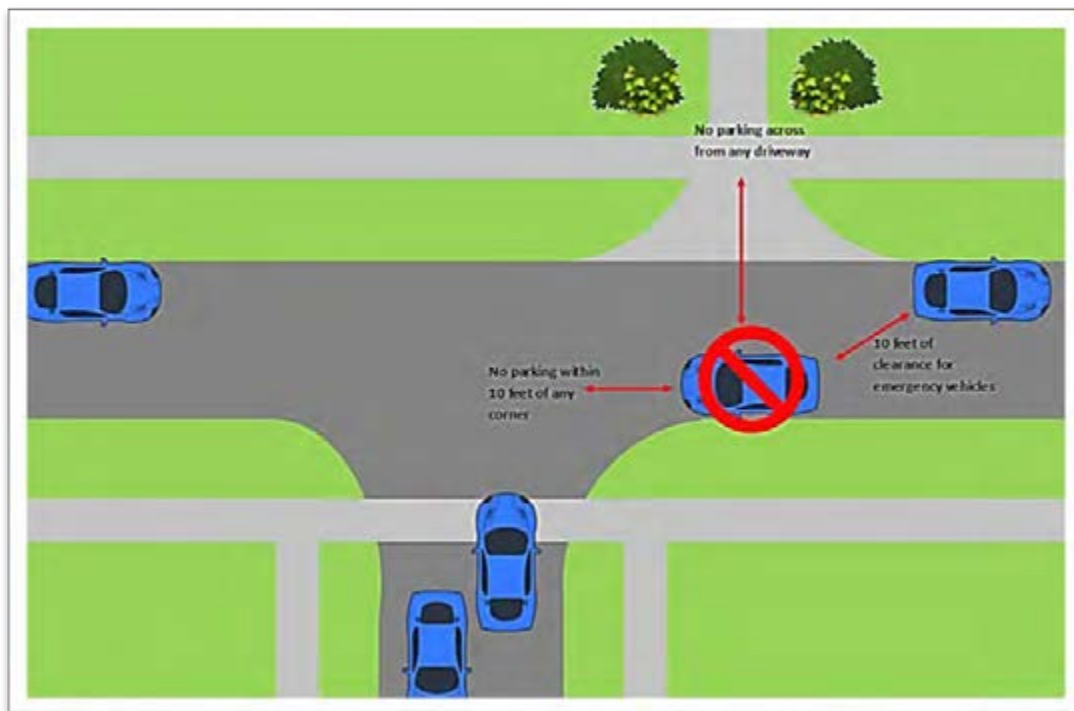
## PARKING POLICIES

The CC&R's do not permit overnight on-street parking by homeowners, residents or their visitors. These covenants specifically require residents to make use of garages for primary parking of at least two vehicles, with remaining vehicles parked on the driveway but not blocking sidewalks and extended into streets. Vehicles shall be parked on paved surfaces. Homeowners and residents are permitted to park an overflow vehicle sideways along the portion of the driveway between sidewalk and street as long as the sidewalk is not blocked and the vehicle does not extend any portion into the street.

Guests who park on-street during the day hours for homeowner and resident events shall allow ample room for emergency vehicles which is at a minimum of ten (10) feet. Parking across from a residential driveway or within ten (10) feet of a street corner is not permitted.

Vehicles shall not block fire hydrants, access to retention ponds, crosswalks, entrance rights of way, or any main community roadway including circles. Further community rules and regulations concerning parking may also apply.

For more information on City of Tampa Parking Ordinances, please click here: [https://www.tampagov.net/sites/default/files/planning/files/supp\\_86/ch15\\_supp\\_86\\_042114.pdf](https://www.tampagov.net/sites/default/files/planning/files/supp_86/ch15_supp_86_042114.pdf)





## **SERVICE PERSONNEL RULES**

All construction and service personnel shall sign in at the main gate. Access for construction or services shall be limited from 7:00 a.m. to 7:00 p.m. daily and 9:00 a.m. to 5:00 p.m. on Saturday. There shall be no construction or services personnel permitted in the community on Sundays or national holidays, unless emergency services are required.

Construction trash and discarded material shall be removed daily by the contractor. Trash and discarded debris shall be removed to an off-site location and disposed of in a legal manner. If trash and debris accumulate and is not disposed of in a timely manner, the job site shall be shut down until the site is brought up to standards meeting approval of the CDD.

Any builder, sub-contractor or service personnel who willfully or negligently damages, destroys, pollutes, harms or steals other property, amenities, equipment, natural resources or wildlife on any area of land within Arbor Greene shall be reported to the CDD. Any damage to streets, curbs, streetlights, street markers, drainage inlets, walls, etc., shall be reported to the CDD and such cost shall be charged to the responsible contractor or service personnel.

Homeowners are strongly encouraged to hire competent, licensed and insured contactors and service personnel.

## **SOLICITATIONS**

Arbor Greene prohibits solicitation of any kind within the community. No contractor, vendor, agent, or salesperson is permitted to approach your home unsolicited to sell goods or services. Unmarked vehicles canvassing neighborhoods should be reported immediately to the CDD Property Manager with a full description of the car and person.

Homeowners and residents are reminded that door to door sales of candy, cookies, candles and other goods for cause are also prohibited.

## **TRASH CANS, RECYCLING & YARD DEBRIS**

Trash and recycling containers shall not be readily visible from any street or adjacent properties, when stored on non-scheduled trash pick-up days. Containers stored outdoors shall be secured from animal intrusion and not emit odors effecting neighboring properties. Trash containers are picked up twice per week, recycling and yard debris is picked up once per week.

Containers shall be removed from curbside within twenty-four (24) hours of residential pick up. Containers shall be placed at least three (3) feet from each other to allow the collection vehicles to pick up each container. Articles placed outside the containers

may not be picked up by weekly waste collection services and shall be the responsibility of the homeowner or resident for disposal.

No rubbish, trash, construction materials or debris of any kind shall be dumped, placed or permitted to accumulate upon any portion of a property or any common area.



Yard debris may be left curbside for twenty-four (24) hours prior to pick up. If yard waste accumulates outside the stated timeframe, the homeowner or resident is responsible for ensuring it is concealed or removed by other means. Yard-waste shall be broken up into no more than twelve (12) separate thirty (30) gallon containers/bags or two (2) cubic yards of stacked material. Stacks are to be tied with twine, string, or rope, and no longer than four (4) feet and weigh less than fifty (50) pounds per stack or container.

Hillsborough County is responsible for Arbor Greene’s Solid-Waste collection through a negotiated contract. For the most current information on collection services, visit <https://www.hillsboroughcounty.org/en/government/departments/solid-waste>

## PET POLICIES

The Arbor Greene community is pet friendly. Pet owners are reminded you and your pet may encounter other pets and wildlife, so pets shall always be leashed when outside a residence and in Arbor Greene. Owners shall be legally responsible for their pets and injuries caused by them.

Dog tethering, the act of tying or confining an animal with a rope or line to a stationary object, is illegal in Hillsborough County unless the animal is directly supervised.

Owners are required to clean up after their pets. Waste stations have been installed throughout the community and in most common areas. Owners shall advise pet/dog walkers and family members to adhere to the rules when walking/exercising pets. For

more information on Municipal Codes visit:

[https://library.municode.com/fl/hillsborough\\_county](https://library.municode.com/fl/hillsborough_county)

Homeowners or residents shall not keep, raise, or breed any wild animals, livestock, or poultry in or on any part of a residential property.

## HOMEOWNER EVENTS

Homeowners and residents shall inform all guests of the community standards and regulations, especially parking rules, prior to any hosted event. Guests who park on the street during daytime hours shall leave ample room for emergency vehicles which is at a minimum of ten (10) feet. Parking across from a residential driveway or within ten (10) feet of a street corner is not permitted.

Please be aware of City of Tampa noise restrictions between the hours of 10:00 pm and 7:00 am. <http://nonoise.org/lawlib/cities/ordinances/Tampa,%20Florida.pdf>

Yard sales are only permitted twice a year during a community wide scheduled event. Residents are reminded the use of other sale methods such as apps which require buyers and sellers to meet in person pose a significant risk when gate codes and home addresses are provided to strangers. It is advised residents meet in a public place to avoid giving out personal information.

Homeowners may apply for the use of the Community Gathering Room at the Clubhouse for special or larger events. Contact the CDD for available spaces, times and associated fees. <https://arborgreene.com/>

## STREET SAFETY

Street safety is a priority for all community residents. Community speed limits shall always be followed. Cyclists shall travel the same direction as the flow of traffic and keep to the side of the road. Joggers, skateboarders, strollers, bicycles/kick scooters, and pedestrians shall remain on sidewalks.

Drivers are always cautioned to carefully approach crosswalks and yield to pedestrians. Residents and their guests shall obey community speed limits and right of way laws. Community speed limits on main thoroughfares is thirty (30) miles per hour and slows to twenty-five (25) miles per hour within neighborhood boundaries.

Streets are regularly monitored by law enforcement.

## HOW TO FILE A COMPLAINT

Some Community Standards are also City of Tampa ordinances. If you wish to file a complaint with the City of Tampa, visit the Customer Service Center Home page to file a complaint. Please note some reportable issues such as pot holes, gutter repair, street

lights, pond maintenance, flooding, fire codes, right of way issues, mosquito control, fallen tree limbs, along with other community specific complaints can be addressed directly with the Arbor Greene CCD by using the contact page on their website.

<https://arborgreene.com/>

[https://apps.tampagov.net/appl\\_Customer\\_Service\\_Center/index.asp?strSection=complaints](https://apps.tampagov.net/appl_Customer_Service_Center/index.asp?strSection=complaints)

## RESOURCE GUIDE

Arbor Greene Community Development District - (813) 991-9226 <https://arborgreene.com/>

Arbor Greene Homeowners Association - <https://www.arborgreenehoa.com/>



Hillsborough County Municipal Codes - [https://library.municode.com/fl/hillsborough\\_county](https://library.municode.com/fl/hillsborough_county)

Hillsborough County Solid Waste Services -

<https://www.hillsboroughcounty.org/en/government/departments/solid-waste>



City of Tampa Police Non-Emergency Line - (813) 231-6130

City of Tampa Construction Services - <https://www.tampagov.net/construction-services>

City of Tampa - dial 811 before you dig - <http://call811.com/map-page/florida>

City of Tampa Water Information - <https://www.tampagov.net/water/info/water-use-restrictions>

City of Tampa Solid Waste Information - <https://www.tampagov.net/solid-waste/info/for-residents>

City of Tampa Laws and Ordinances - <https://www.tampagov.net/info/laws-and-ordinances>



TECO Customer Care Line - (813) 233-0800

TECO Power Outages - (877) 588-1010

TECO Report a Gas Leak - (877) 832-6747

<https://www.tecoenergy.com/>



Florida Statutes Chapter 720 - <http://www.leg.state.fl.us/statutes/>

HOA Color Archive - <https://www.sherwin-shalliams.com/homeowners/color/find-and-explore-colors/hoa>

Florida-Friendly Landscaping Program website - <https://ffl.ifas.ufl.edu/homeowner.htm>

## EXHIBIT A - COMMUNITY COLOR PALETTE

A community color pallet was created to enhance continuity between neighborhoods. This standard pallet is available community wide. Each body color is matched with a choice of accent and a door color. Body, trim and door colors are not interchangeable. Black of Night SW 6993 and Extra White SW 7006 door colors have been added to all color profiles.

SW 7006  
Extra White

Interior / Exterior

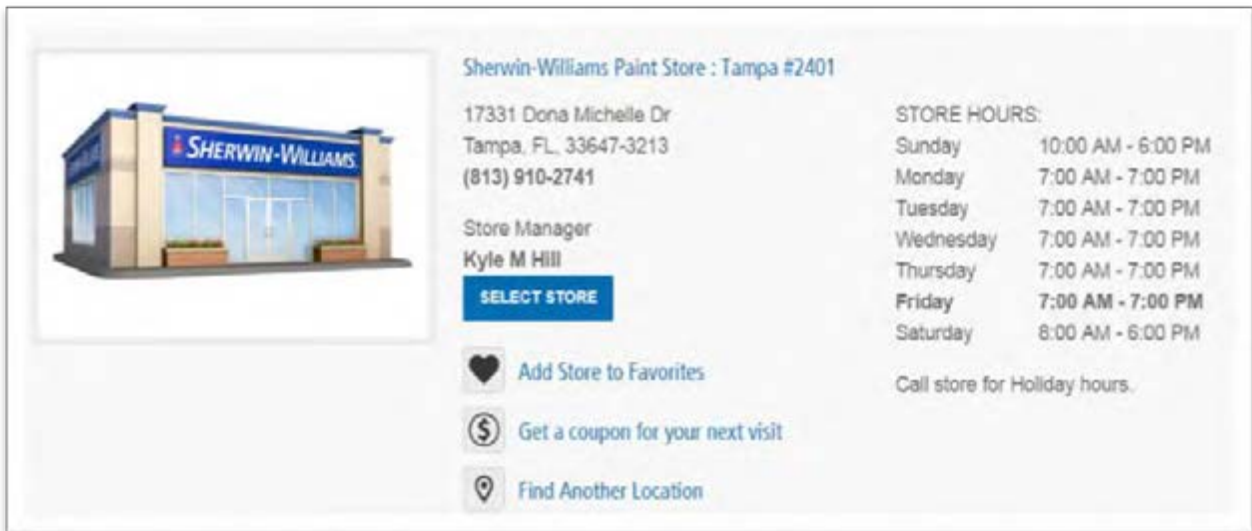
SW 6993  
Black of Night

Interior / Exterior

Community Color Palettes can be viewed at the links below:

<https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/hoa>

Viewing color profiles on computer screens may differ from the actual color. You are encouraged view the actual paint samples at the Arbor Greene Community Center or at a nearby Sherwin Williams Store.



Sherwin-Williams Paint Store : Tampa #2401

17331 Dona Michelle Dr  
Tampa, FL, 33647-3213  
(813) 910-2741

Store Manager  
Kyle M Hill

[SELECT STORE](#)

[Add Store to Favorites](#)

[Get a coupon for your next visit](#)

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STORE HOURS:

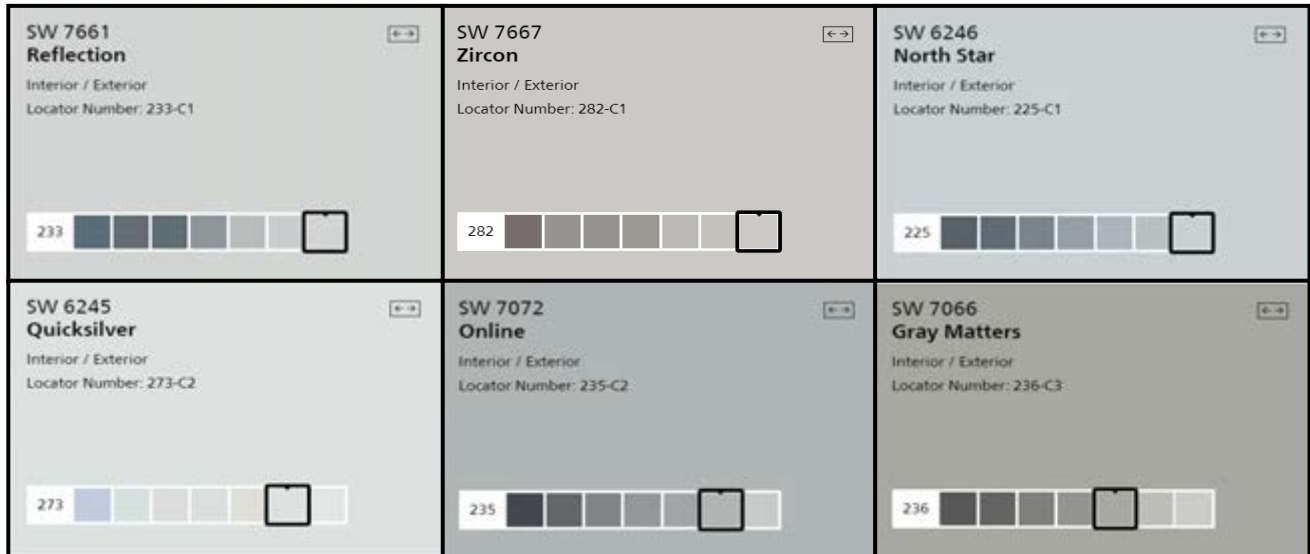
Sunday	10:00 AM - 6:00 PM
Monday	7:00 AM - 7:00 PM
Tuesday	7:00 AM - 7:00 PM
Wednesday	7:00 AM - 7:00 PM
Thursday	7:00 AM - 7:00 PM
Friday	7:00 AM - 7:00 PM
Saturday	8:00 AM - 6:00 PM

Call store for Holiday hours.

In addition to the original community color palettes, three (3) mix and match color palettes have been assembled for community use. Body, trim and door colors are not interchangeable, but homeowners can choose one of six body colors, one trim color and one door color from the mix and match palettes.

## Mix & Match Palette - River Rock

### Body color profiles



### Trim color profiles



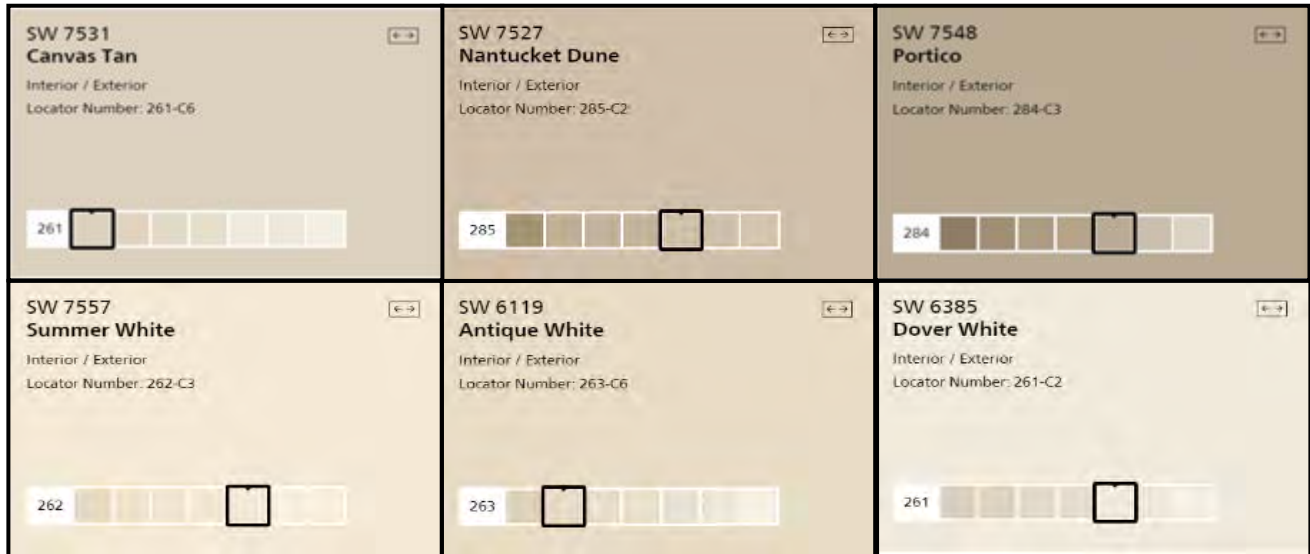
### Door color profiles





## Mix & Match Palette - Desert Sand

### Body Color Palette



### Trim Color Palette



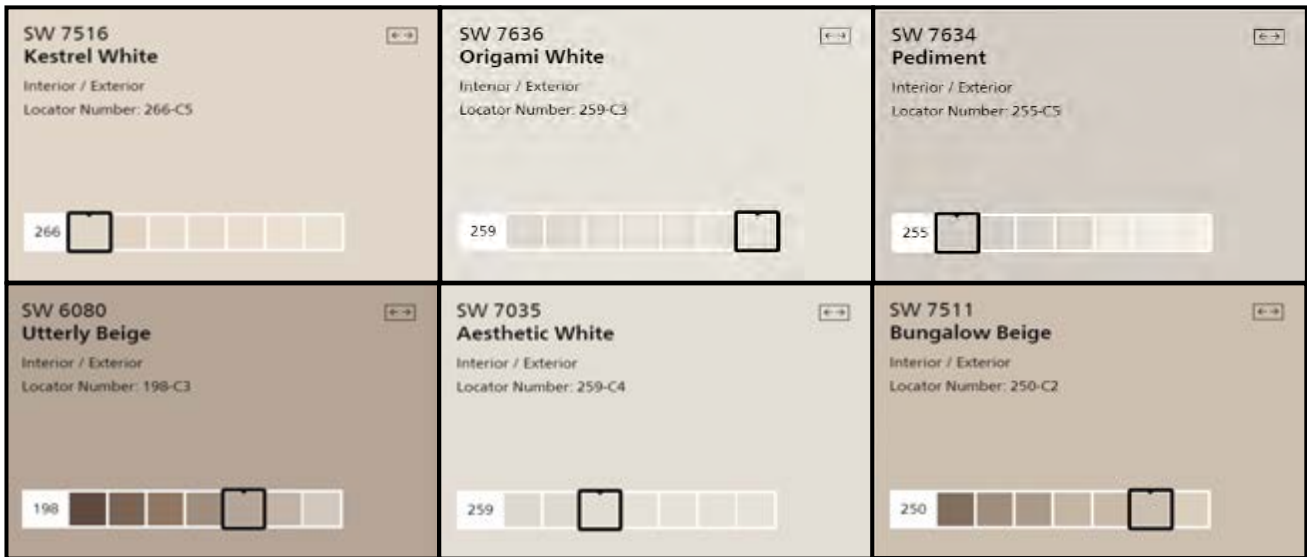
### Door Color Palette





## Mix & Match Palette - Mountain View

### Body Color Palette



### Trim Color Palette



### Door Color Palette



## EXHIBIT B - EQUIPMENT SCREENING

### Fencing and Enclosures Guidelines:

- ✦ Fence panels and custom-built enclosures shall be an acceptable alternative for equipment screening
- ✦ Fencing and enclosures shall be only white in color
- ✦ Fencing and enclosures shall be of premium quality, weather resistant materials that withstand extreme weather conditions.
- ✦ Fencing and enclosures shall be simple with clean lines (Ornate enclosures shall not be permitted)
- ✦ Requirements such as setbacks and lot restrictions shall apply
- ✦ Enclosures shall be permanently installed (Installation by a qualified contractor is recommended)
- ✦ Acceptable enclosure styles shall be as pictured below



# EXHIBIT C - MAILBOXES

## Mailbox Guidelines:

All mailboxes, and their wood, PVC or Stucco posts/housings in Arbor Greene use the same colors as listed below.

Alcove, Parkview,  
Trace and Wynthorne



Heather Sound,  
Preserve, Whisper  
Pointe and Landing



Avalon, Enclave,  
Estuary and Retreat



### Wood and Stucco Mailbox Color:

- ✦ Color Name: IVOIRE
- ✦ Color Number: 6127
- ✦ Color Sheen: Satin (Exterior Latex)

### Leaf, Address Numbers and Trim:

- ✦ Color Name: EXTRA WHITE
- ✦ Color Number: 7006
- ✦ Color Sheen: Satin (Exterior Latex)

Raised painted numbers are only on Alcove, Parkview, Trace and Wynthorne wooden mailbox posts. All other wood and stucco mailboxes have metal address numbers in 4-inch gold or polished brass. Green accents on all mailboxes is Absolute Green 2043-10.



Powder coated, cast aluminum mailboxes available by custom order for all neighborhoods with wood mailboxes.

PVC is available by custom order for all neighborhoods with wood mailboxes.



For pricing, vendor contact information, specifications and additional information regarding styles and neighborhoods, visit the Arbor Greene HOA website <https://www.arborgreenehoa.com/>



## EXHIBIT D - FENCE GUIDELINES & MAPS

### Vinyl Privacy Fencing Guidelines:

- ✦ Vinyl fencing shall be an acceptable alternative in those communities where privacy fences are permitted
- ✦ Vinyl fencing shall be only white in color
- ✦ Vinyl fencing shall be of premium quality and made of UV resistant materials
- ✦ All other fence requirements such as buffering, setbacks and lot restrictions shall apply
- ✦ Vinyl fencing shall have an imprinted simulated woodgrain surface
- ✦ Vinyl fencing shall be six (6) feet in height
- ✦ Acceptable vinyl fence style shall be as pictured below



### Wood Shadow Box Fencing Guidelines:

- ☛ Wood fencing shall be an acceptable alternative in those communities where privacy fences are permitted
- ☛ Wood fencing shall be painted Sherwin Williams Extra White SW 7006 or equal
- ☛ Wood fencing shall be of premium quality materials
- ☛ All other fence requirements such as buffering, setbacks and lot restrictions as outlined shall apply
- ☛ Wood fencing shall be six (6) feet in height
- ☛ Acceptable wood shadow box fence style shall be as pictured below



### Chain Link Fencing Guidelines:

- ❧ Chain link fencing shall be an acceptable alternative in those communities where chain link fences are permitted
- ❧ Chain link fencing shall be only vinyl coated black
- ❧ Chain link fencing shall be of premium quality materials
- ❧ All other fence requirements such as buffering, setbacks and lot restrictions as outlined shall apply
- ❧ Chain link fencing shall be four (4) feet in height
- ❧ Acceptable chain link fence style shall be as pictured below



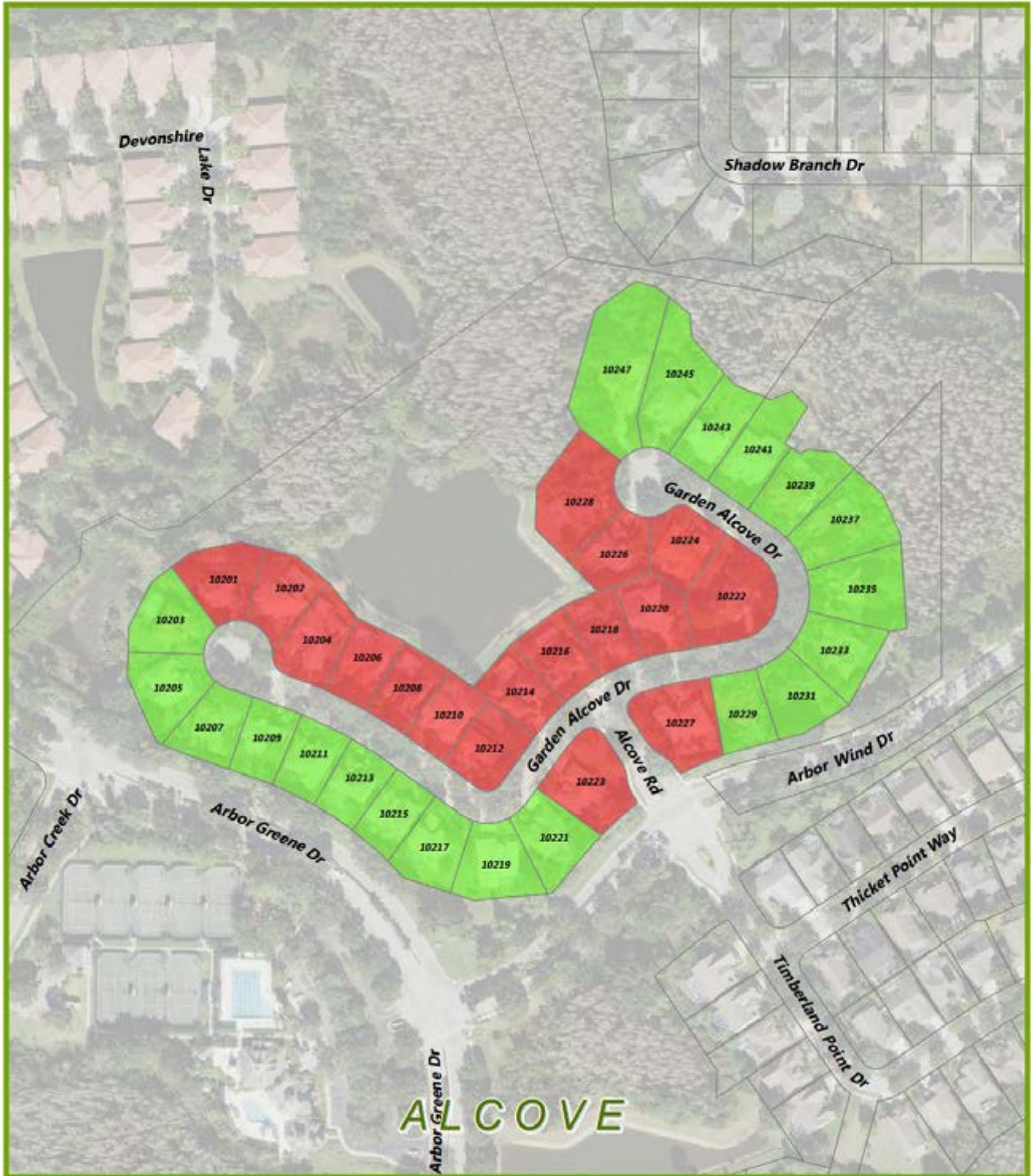


### 3 & 4 Rail Picket Fencing Guidelines:

- ❧ Picket fencing shall be an acceptable alternative in those communities where picket fences are permitted
- ❧ Picket fencing shall be only black, powder coated aluminum
- ❧ Picket fencing shall be of the three-rail variety, with a top rail. No spike pickets shall be permitted
- ❧ Post-top finials shall be flat - (no ball or other decorative post-top finials shall be permitted).
- ❧ Four-rail lower "Dog Panels" shall be permitted
- ❧ Picket fencing shall be of premium quality materials
- ❧ All other fence requirements such as buffering, setbacks and lot restrictions as outlined shall apply
- ❧ Picket fencing shall be four (4) feet in height
- ❧ Acceptable picket fence style shall be as pictured below







**Arbor Greene Homeowners Association  
Fence Guidelines Map**

**Fence Guidelines**

- 48-INCH HIGH BLACK FENCING MAY BE PERMITTED
- SIX-FOOT HIGH PRIVACY FENCING MAY BE PERMITTED
- FENCING IS NOT PERMITTED



Not to Scale





**Arbor Greene Homeowners Association**  
**Fence Guidelines Map**

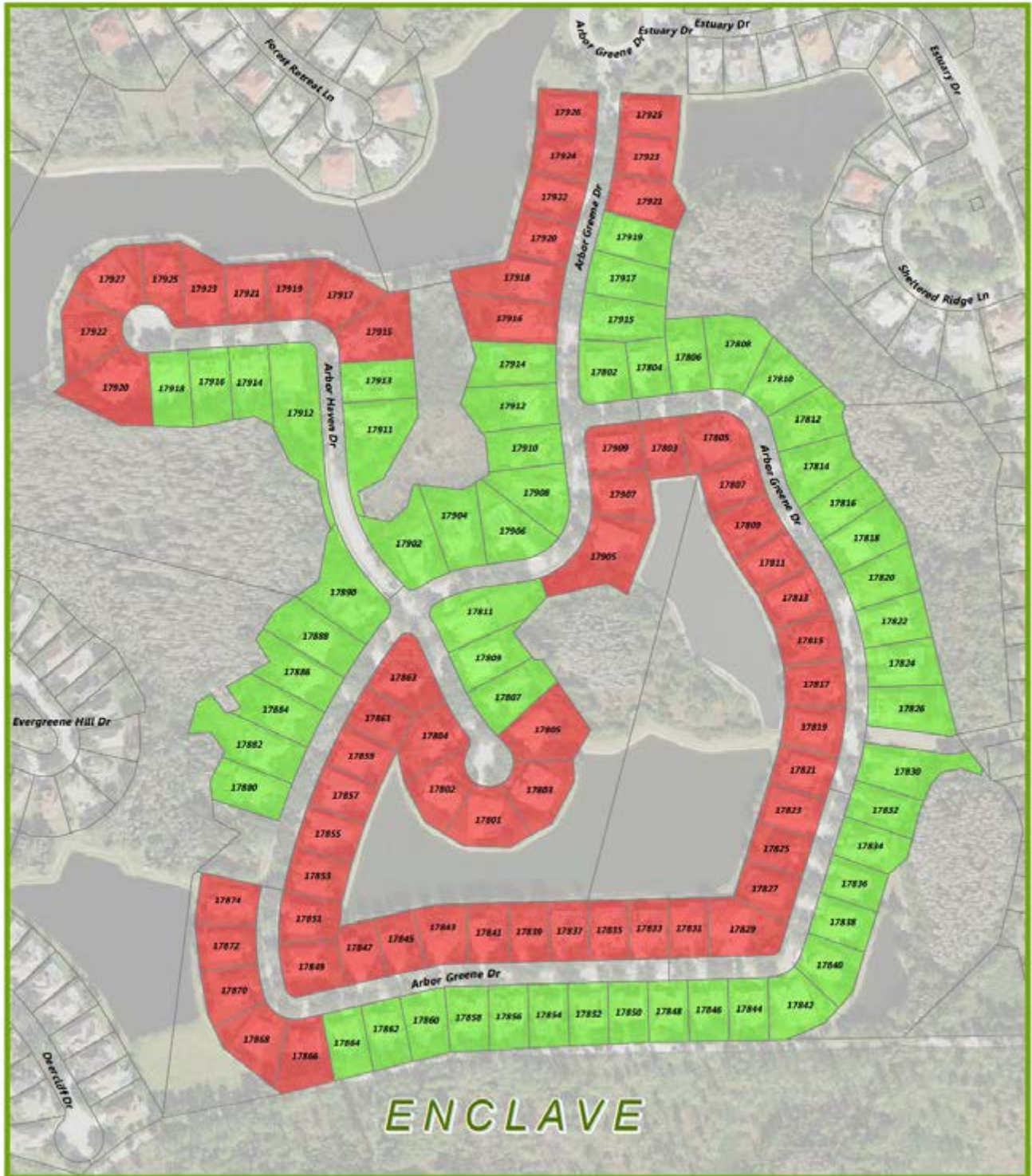
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**Not to Scale**





**Arbor Greene Homeowners Association  
Fence Guidelines Map**

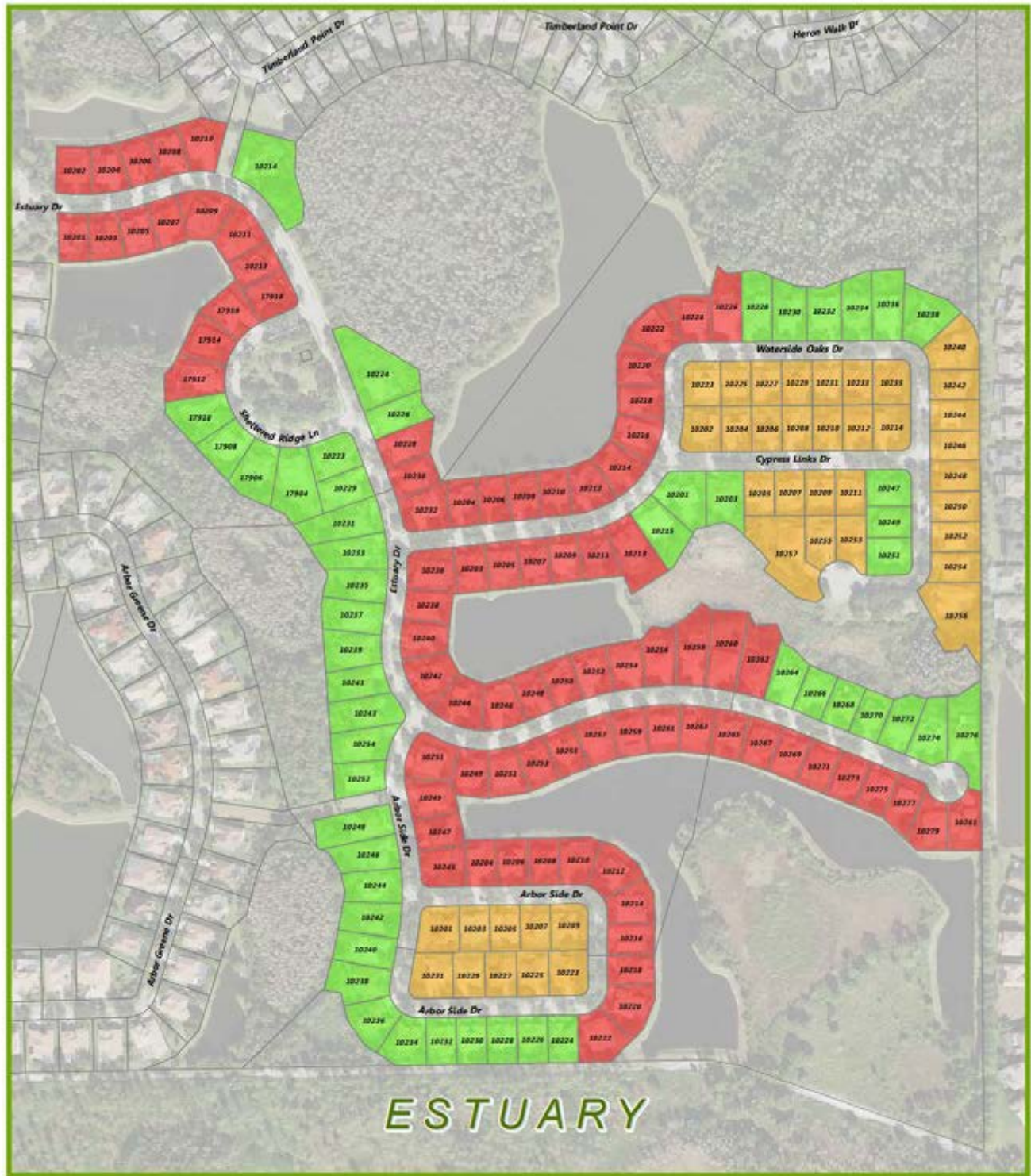
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Fence Guidelines Map**

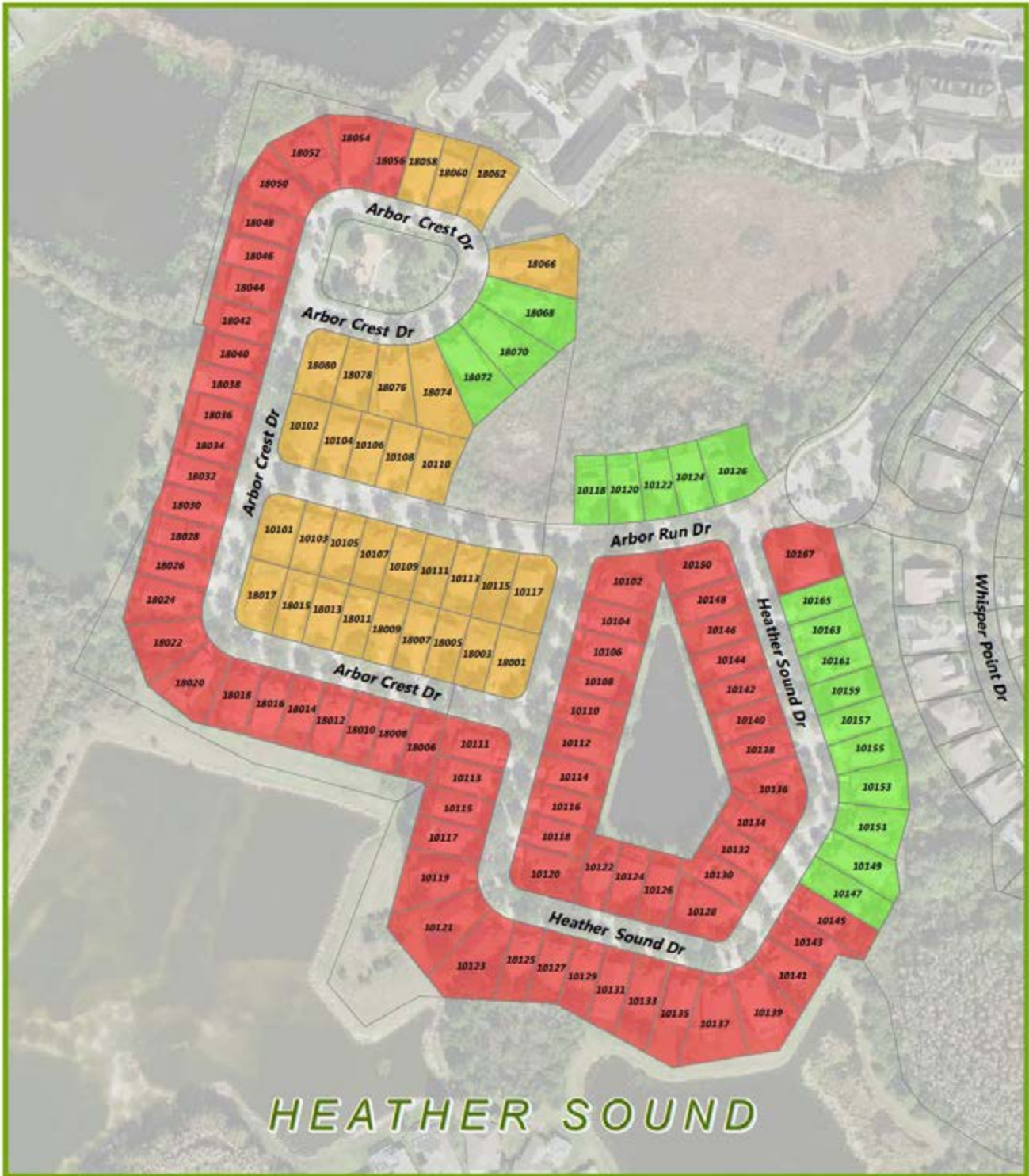
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Fence Guidelines Map**

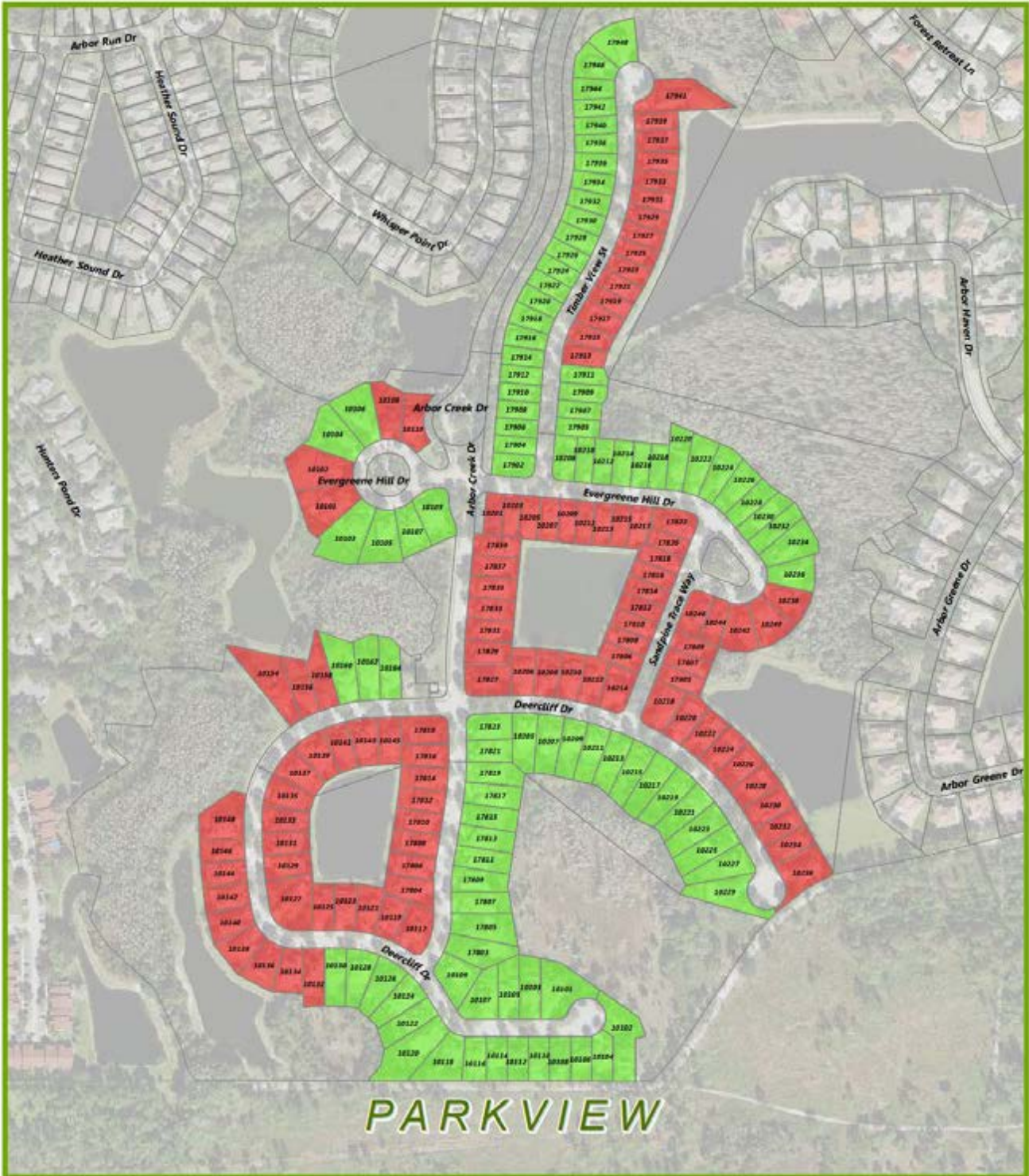
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Not to Scale





**PARKVIEW**



**Arbor Greene Homeowners Association  
Fence Guidelines Map**

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**Not to Scale**





**Arbor Greene Homeowners Association  
Fence Guidelines Map**

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Not to Scale





**Arbor Greene Homeowners Association  
Fence Guidelines Map**

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**Not to Scale**





**Arbor Greene Homeowners Association  
Fence Guidelines Map**

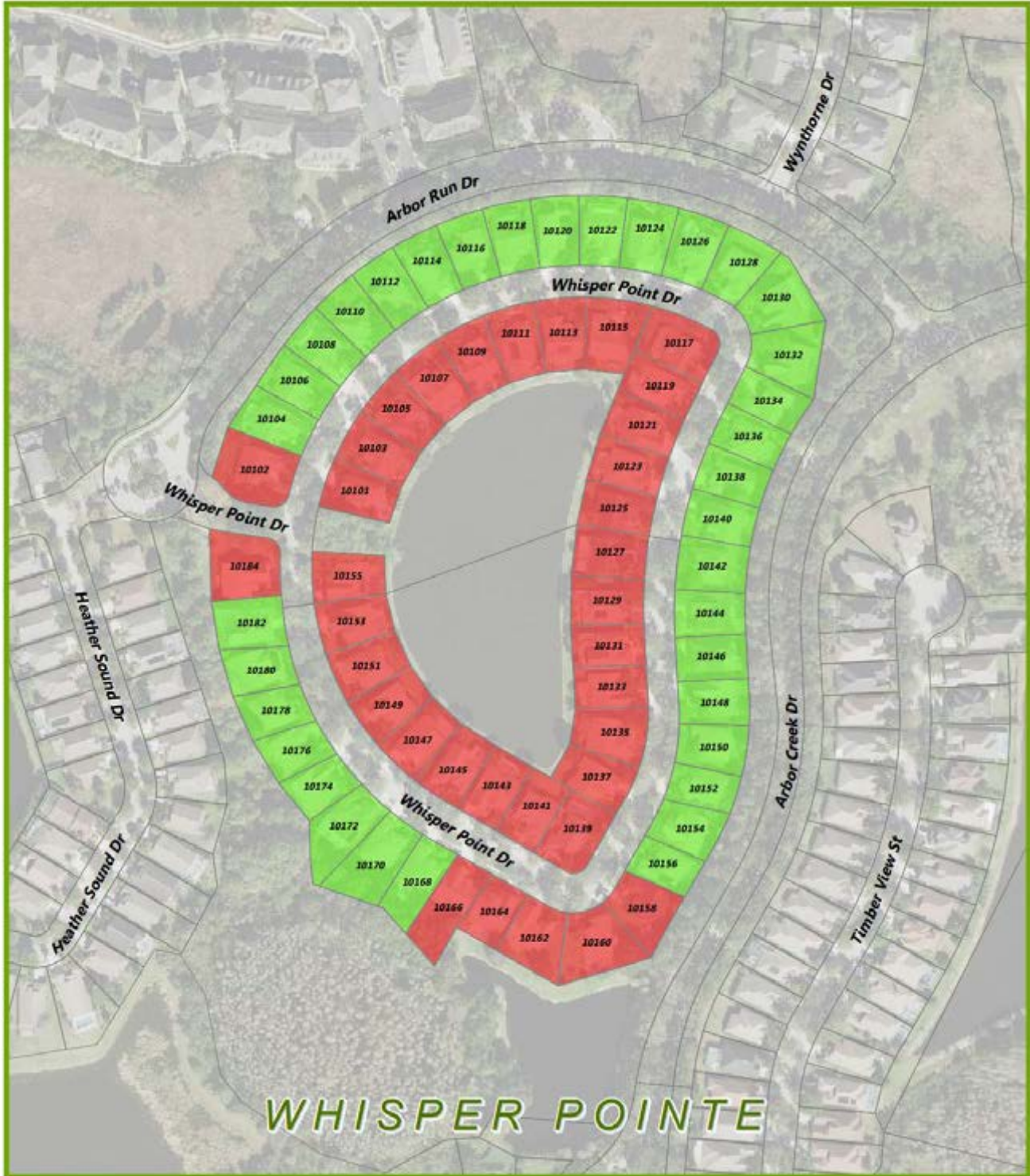
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Not to Scale





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**Fence Guidelines Map**

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**Arbor Greene Homeowners Association  
Fence Guidelines Map**

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**Not to Scale**

## EXHIBIT E - CONSTRUCTION & STRUCTURAL STANDARDS

New construction and structural modifications require a process in coordination with City of Tampa rules, regulations and ordinances along with the design criteria of Arbor Greene. It is advised construction professionals are provided a copy of this guidance prior to the start of any construction project. The exterior structural modification of any building requires a DRB application and written approval.

Submit the following documents in sets of three (3) blueprints copies (24" x 36" min.) together with a completed DRB application:

- ✎ Final Site Plan indicating exact location of all structures, driveways, swimming pools, walls, mailbox, air conditioning units, walks, patios, decks, and existing trees to remain or to be removed. Site Plan shall include lot dimensions, location of lot corners, existing and proposed grades, etc.
- ✎ Final Architectural floor plans (1/4" = 1'-0") including all details and specifications for construction. Color sample for exterior colors of walls structure and roofing may be submitted at a later date. (Specify chip number with manufacturer.)
- ✎ Final Landscape Plan indicating all structures delineated on the final site plan, size and type of existing and proposed trees, shrubs, groundcovers, boundaries of sod and shall include specifications for decorative paving materials, screen enclosures and columns, walls fencing and drainage.
- ✎ Final irrigation plan indicating location, type and size of water meter, backflow prevention device, automatic and manual valves, valve boxes, spray heads, rotor heads, mainline piping, lateral zoning piping, timeclock, automatic rain sensor shut-off device, sleeves, wiring, etc. for 100% overlap coverage of all landscape materials and turf areas.

Note: Any change orders or modifications to plans before, during or after construction requires re-approval by the DRB.

### DRAINAGE

The homeowner or owner's agent shall submit the drainage plans for general conformance with the approved neighborhood grading plan to the CDD for review. The homeowner is fully responsible for drainage control and water run-off of his home site.

Site drainage shall conform to Arbor Greene's master lake and storm water management system as well as meet the requirements of the City of Tampa and any other governing authority.

#### BUILDING MATERIALS

Exterior surfaces shall blend and be compatible with the natural beauty of the community's overall design. Stucco shall be used as the primary exterior material. Masonry such as brick, stone, wood, or split rock may be used as an accent exterior material. Samples shall be submitted for written approval prior to ordering and/or installing any materials. No plywood, vinyl, T-111, or hardboard composite materials are permitted.

The color of exterior materials shall be generally subdued to enhance the colors of the natural landscape. Earth tones, generally muted, shall be chosen from the community's approved color pallets. A color sample shall be submitted for all exterior colors proposed for the residence including roof, exterior walls, enclosures and structures for review and approval prior to construction.

All vents and plumbing stacks shall be placed on rear slopes of the roofs where possible.

#### BUILDING HEIGHTS

All single family detached structures shall have a base height of thirty-five (35) feet maximum. Building heights above thirty-five (35) feet may be exceeded if one (1) foot of additional setback is provided for every additional foot of building height. Building heights above thirty-five feet shall be considered by the DRB, however compatibility with surrounding building heights shall be required for visual harmony within the community.

#### REPETITION OF BUILDING ELEVATIONS

Repetition of building elevations on adjacent lots is prohibited. A spacing of at least three (3) lots between a repeated elevations shall be maintained before a street-front building elevation may be repeated and elevations may not be repeated across the street from one another. Builders are encouraged to vary front set-backs beyond the minimum required to obtain diversity and character in the streetscape.

#### ROOFS

Mansard and flat roofs are not permitted. All front elevations shall have a minimum of two roof breaks. Roof pitch shall be shown on preliminary plans and shall be subject to approval. All required roof breaks and major roof ridgelines shall be a minimum pitch of 5:12. The major roof ridgeline shall be defined as the overall ridgeline as viewed from the front and both sides of the residence in elevation view. Minor roof pitches less than 5:12 may be considered provided the following:



- ✎ The reduced roof slope encompasses not more than a maximum of 20% of the total roof areas.
- ✎ The reduced slope does not encompass any of the required roof breaks and major roof ridgelines as described above.
- ✎ All roofs facing internal collector roads shall not be of a gable end condition. Variations on specific designs may be used with DRB approval. The minimum soffit depth of eight (8) inches is required with a minimum of six (6) inches fascia trim.

Appropriate roof materials include dimensional asphalt shingle, clay, slate and metal. For additional information regarding roofing materials, see the Roofing & Gutters section.

#### BUILDING & STRUCTURE PROJECTIONS

All projections from a residence or structure, including but not limited to, vents, chimney flues, gutters, downspouts, utility boxes, porches, and railings shall be the color of the surface from which they adjoin or shall be a compatible color subject to approval of the DRB

#### DRIVEWAYS

All driveway surfaces shall be broom finished concrete, interlocking brick pavers, stamped bomanite, or concrete. No mulch, stone or blacktop asphalt driveways are permitted. Driveway widths can vary, but minimum suggested width is sixteen (16) feet. Flares at curb are suggested for ease when entering driveway. Driveway edges shall be no closer than five (5) feet to property line.

#### LANDSCAPING

Trees, large shrubs and other vegetation of suitable height shall be planted near the building to help provide the proper vertical scale relationship. For additional information regarding landscaping, see the Landscaping section.

#### TEMPORARY MATERIAL STORAGE

All materials stored on-site must be enclosed or otherwise hidden from view. POD type storage containers are recommended for working materials on job sites. No materials shall be stored in the right of way including sidewalks. For additional information regarding temporary storage, see the Sheds & Temporary Structures section.

#### DELIVERY & CONSTRUCTION ACTIVITY HOURS

All construction and service personnel shall sign in at the main gate. Access for construction shall be limited from 7:00 a.m. to 7:00 p.m. daily and 9:00 a.m. to 5:00 p.m. on Saturday. There shall be no construction or services personnel permitted in the

community on Sundays or national holidays, unless emergency services are required. For after-hours material delivery, estimates or other non-noise emitting activities, homeowners must request a guest pass by logging into your Dwelling Live owner account.

Note: In consideration for others, homeowners are responsible for advising all construction and service personnel of the allowable community working hours. Arbor Greene shall not be held responsible for construction and service personnel denied front gate entry after the communities approved service hours.