



Home Owners Association

**SPRING RIDGE OF HERNANDO
HOMEOWNERS ASSOCIATION, INC.**

**ARCHITECTURAL GUIDELINES,
STANDARDS, AND CRITERIA**

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SPRING RIDGE OF HERNANDO
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I. INTRODUCTION

The intent of the contents of this guide, as well as the existence of the Architectural Review Committee (ARC) is to provide the Guidelines required for maintaining an aesthetically pleasing community. Adhering to these Guidelines is beneficial for all involved in that they are meant to protect the investment of the homeowners, as well as portray a quality community of well-planned homes constructed with long lasting materials maintaining high construction standards. In conjunction with the recorded Documents for Spring Ridge of Hernando Homeowners Association (Spring Ridge), the design standards are binding on all parties having interest in any portion of Spring Ridge, and each homeowner is required to comply with the requirements as set forth. Any failure to comply with these requirements will be subject to remedies provided for in the recorded documents.

Terms such as "good taste" and "sound design" are difficult to define and even more difficult to legislate. It is the intent of these Guidelines to encourage "good design" by showing examples of the desired result. Elements such as deed restrictions, appropriate attention to scale, proportion to the community should be considered with all requests. Nothing contained in these Guidelines shall obligate any agency, governmental or otherwise, to approve plans submitted, nor shall the approval of the ARC be construed as meeting the requirements of Hernando County nor any governmental agency required for approval. The ARC has the right to modify, revise, add, delete or make any changes to this manual by joint resolution of the Board of Directors.

II. THE REVIEW PROCESS

General

The design and construction review process is a 4-step procedure: Initial Review, Submission of Plans, Construction Commencement and Inspection. Thorough and timely submission of information as well as adherence to the Guidelines set forth in the process will prevent delays and minimize frustration of all parties involved. Questions concerning interpretation of any matter set forth in the Guidelines should be directed to the ARC.

1. Initial Review

It is required that a homeowner submits to the ARC a Modification Request

Application for the modification that is being requested, along with a set of plans (2 sets of plans will be required for new home construction or additions to existing homes). Any and all modification requests and submission of supporting documentation should be made by certified mail, return receipt requested, or in person to the management company and a receipt requested. Facsimile or electronic submission with verification of transmittal will also be acceptable. The information required for the review is as follows:

- A. Modification Request Form with a **detailed description** of the planned modification.
- B. Site Plans showing the approximate location and dimensions of all improvements, including driveway, irrigation, and swimming pools.
- C. Floor Plans if applicable.
- D. Exterior elevations (all sides) if applicable.
- E. Concept Landscape Plan if modification involves changes to the current landscape.
- F. Any other information, data, and drawings as may be reasonable requested by the ARC.

The ARC shall review the information and indicate its approval, disapproval, or recommendations for change to the plan. The ARC will review the accompanying documents within forty-five (45) days and return one set of plans to the Owner with the appropriate response. **No construction or structural improvement, no alteration or addition to any existing structure or site improvement shall be made on any property until the plans and specifications showing the proposed design, nature, type, shape, size, color, materials, and location of same shall have been submitted to and shall have received final approval by the ARC.** It is our goal to approve all requests in an expedient fashion. With requests that do not require a modification to structure such as landscaping improvements, the ARC will reply with a more rapid response time than stated above. With landscaping changes it is still required that a Modification Application be completed with a copy of the plot plan showing the location of the proposed improvement. For the purpose of a rapid response it is required that each form is limited to one request. The more detail provided with the submittal, the quicker a response may be expected.

In the case of an incomplete application or the request by the ARC for more information, the applicant will have fifteen (15) days to comply with the request.

2. Submission of Plans to the Building Department

Following the approval of Step 1, the Owner may submit their plans to the Building Department or the required agencies that have jurisdiction for the required permits that may be needed for the modification project. Changes required by the said agencies must be re-approved by the ARC.

3. Construction Commencement

Upon completion of Step 2, a copy of the building permit must be submitted to the ARC prior to the Owner beginning construction. If the request is in the nature of not requiring a building permit, all materials utilized in the improvement must be approved by the ARC before commencement. Any modification to the original application for any reason must also be re-approved.

4. Final Inspection

The ARC shall have the right to enter upon and inspect any property at any time before, during, or after the completion of work for which approval has been granted. Upon completion of the improvement the Homeowner shall give notice to the ARC. At this time it will be reviewed for "Sound Design". Any damage to streets, curbs, drainage inlets, sidewalks, street signs, walls, community signage, landscaping, irrigation, etc., must be repaired or the damage will be repaired by the Association and such costs will be charged to the Owner. Acceptable completion time frames for projects will be as follows:

- New home construction – 8 months
- Pool installation – 6 weeks
- Fence installation – 3 weeks
- Home additions – 4 months

If projects will require additional time, the Owner should contact the ARC with the anticipated completion date. Application approvals are valid for a period of one year and a new modification request application must be submitted after that time has elapsed.

NOTE:

All homeowners shall be held responsible for the acts of their employees, subcontractors, and any other persons or parties involved in construction or alteration of the home site. The responsibilities include, but are not limited to, the following:

- A. *Ensuring that the construction site, community properties, and roadways are kept clean and free of all debris and waste materials, and that stockpiles of unused materials are kept in a neat and orderly fashion.*
- B. *Prohibiting the consumption of alcoholic beverages, illegal drugs, or other intoxicants that could hamper the safety or well being of other personnel on the site.*

III. SITE IMPROVEMENT STANDARDS

NOTE:

These Architectural Guidelines are supplemental Guidelines for the recorded Declaration of Covenants Conditions and Restrictions for Spring Ridge of Hernando Homeowners Association, Inc. Additional requirements may be contained in the recorded documents. Applicants are encouraged to review the Covenants in addition to these Guidelines prior to submitting a modification request.

A. Fences and Screening

1. Fences

Fences shall not be erected or installed without prior approval of the ARC.

Fences must be constructed of solid white PVC in one of the designs shown below and must be installed per the following criteria:

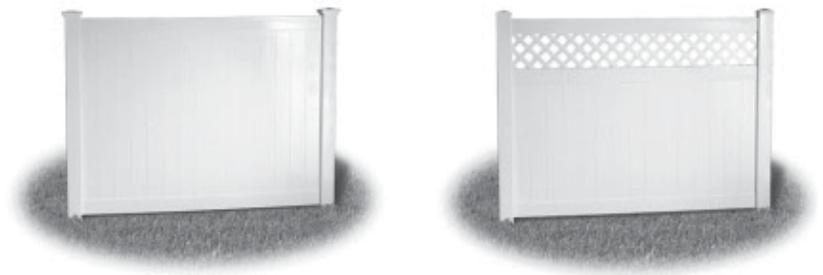
- a. All fences shall be at a height of six feet, unless your home backs up to the retention pond or other conservation area.
- b. If the rear of your lot faces a conservation area or pond, the fence will drop to four (4) feet in height. Only open picket style fencing that is no more than four (4) feet in height will be installed beginning a minimum of ten (10) feet from the rear set back of the Home and extending rearward for lots that border a conservation area or pond.
- c. Fences will be erected so that all stringers and/or posts shall be placed on the inside of the fence and the side without any supports shall face out from the Lot.
- d. All fences that will abut an existing fence or perimeter wall must be installed with the final end side section graduating in height to meet the height of the existing fence or perimeter wall.
- e. Fences shall not be installed flush to the ground, so that drainage will not be blocked in anyway.
- f. Fences must be installed no closer than ten (10) feet from the front set back line of the house. If you have a neighboring house that is set back further than your own, your fence set back must be installed no closer than ten (10) feet from the front of your neighbor's house.
- g. The last panel of a fence that will be adjacent to a perimeter boundary fence or a common amenity fence, will angle down to meet the height of the perimeter boundary or common amenity fence if it is shorter than the fence being installed by the Owner.
- h. Irrigation systems must be reconfigured to provide complete coverage outside of the fenced area.
- i. Fences must be kept clean and in good repair.
- j. Fences for corner lots require close coordination with the ARC due to their unique layout and concerns for vehicle visibility/safety and

compliance with existing easements and county building code setback requirements.

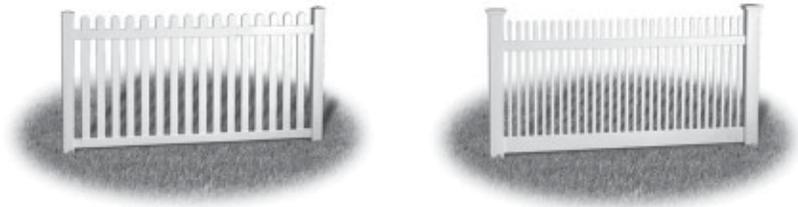
- k. Except in instances where an easement exists, fences must be located on or within six (6) inches of the applicants' property line.
- l. Alleyways between fences will not be permitted. No fences will be installed on or across easements.
- m. Owner must comply with all requirements set forth in the Declaration of Covenants Conditions Easements and Restrictions for Spring Ridge and with any governmental code affecting the Spring Ridge community.
- n. It is **not** recommended that fences be installed in drainage easements. However, if the ARC grants permission for a fence to be installed in a drainage easement, it is the responsibility of the homeowner to correct any changes in drainage on the homeowner's home site or adjoining home sites at the homeowners expense. Should the Association or County be required to correct a drainage situation either above or underground, the homeowner is responsible for all costs associated with the removal of the improvement installed in said easement.
- o. Fences may not be installed past any wetland conservation setback lines on any home sites within the community.
- p. Any and all required governmental approvals/permits for fence construction are the responsibility of the homeowners and must be obtained prior to construction. **It is the responsibility of the Owner to comply with all County and/or Association requirements.**
- q. Signatures from neighbors on all sides of the property where fence will be installed must be on the fence application at the time of submitting the form to the ARC. The purpose of the signatures is to notify the owners that workers will be installing a fence and may inadvertently trespass onto their property or have materials on their property. Any damage that may arise to another owner's property during the installation process is the responsibility of the owner who is contracting for the fence installation.

Approved Styles:

6ft Fence Styles:



4ft Picket Style Fences:



2. Screen Enclosures

- a. Screen enclosures require the prior approval of the ARC.
- b. The enclosure frame should be of anodized aluminum of a color that matches the existing window mullions and may in no instance be higher than the roofline of the Home or extend beyond the sides of the Home.
- c. The screens should be charcoal colored.
- d. Plans of the proposed screen enclosure must be included with the application and a written description showing design, color, height, etc. is also required.

3. Trellises

- a. Trellises require the approval of the ARC.
- b. No more than three (3) trellises will be permitted.
- c. Trellises are not allowed to be placed on the front facade of the house.
- d. Trellises must be constructed of weatherproof material and will be kept in good repair.
- e. Free-standing trellises are prohibited.

4. Ponds

- a. Ponds must have the written approval of the ARC.
- b. A plot plan showing the location of the pond must be submitted with the application.
- c. If the pond is being constructed from a kit, a picture should be submitted.
- d. Ponds will only be approved for the backyard.

B. Landscaping

Site designs and landscape construction documents shall be prepared in accordance with the requirements of all applicable Florida Statutes. All landscape and irrigation system designs shall be consistent with the standards required under 373.228 Florida Statutes.

1. Landscape Buffer

- a. The proposed plant material and location of landscape buffer must be submitted to the committee via application prior to installation.
- b. Plant material must start at a height of thirty-six (36) inches from the ground and may not exceed seventy-two (72) inches of overall height at maturity and be maintained at seventy-two (72) inches.
- c. The landscape buffer installation may not alter the drainage of the lot.
- d. Plants may not create a wall.
- e. Plants must be planted the distance according to the plant specifications.
- f. Only Florida appropriate plant materials for small yards may be used.

Please keep in mind that changes in landscaping can alter drainage plans for a lot and have a negative impact on neighboring property. These guidelines take in account your lot, and your neighbor's. The ARC may reject the landscape plan based upon its review of the overall design and impact. The landscaping plan must detail the location of beds and planting materials.

2. Plants

- a. Plant selection should be based on the plant's adaptability to the existing conditions present in the landscaped area and native plant communities, particularly considering appropriate hardiness zone, soil type, moisture conditions, light, mature plant size, desired effect, color, and texture.
- b. Plant species that are drought and freeze tolerant are preferred.
- c. Plants shall be grouped in accordance with their respective water and maintenance needs. Plants with similar water and cultural (soil, climate, sun, and light) requirements shall be grouped together. The water use zones (hydrozones) shall be shown on the irrigation, layout, and planting plans (where required). Where natural conditions are such that irrigation is not required, the presence of site appropriate plants shall not be considered a high water use hydrozone.
- d. Annuals may be planted in existing beds without approval of the ARC.
- e. Plans for all other modifications to any existing landscaping beds or additional landscape beds must be submitted to and approved by the ARC. This includes perennials, bushes, and trees.
- f. No invasive or non-native (e.g., melaleuca, brazilian pepper) plants are permitted.
- g. With the exception of dead trees or plants, no landscaping shall be removed without the prior written approval of the ARC.
- h. No shrubs or plants shall be planted in the easement or right of way areas.

- i. No artificial plants or artificial ground cover shall be allowed on the exterior of any house.
- j. All planting beds shall have hand cut edges or approved decorative borders.

3. Trees

Each yard is required to have a certain number of hardwood trees, which is determined by the size of your lot. This is set by Hernando County.

- a. Dead trees may be replaced with **same** type of tree without a request.
- b. To change the type, an ARC request is required.
- c. Only Live Oak, Laurel Oak, Maple, Southern Magnolia, and Palms will be permitted in the front yard.
- d. Other trees may be requested for the back yard, but **only** Florida appropriate trees for small yards will be approved. Root structure, leaf spread, growth height, and if the trees produce berries, flowers, or other droppings will be considered.
- e. All varieties of Florida appropriate citrus are permissible within the confines of a rear yard only (preferably fenced) and may not be allowed to become a nuisance to neighbors or extend into a neighboring yard or common area. A limit of three citrus trees is permitted.
- f. Trees in front yard are not permitted to be trimmed in topiary style. Hardwood trees are not to be trimmed in topiary style per county code.
- g. Trees are not permitted to have a swing of any sorts attached.

4. Grass

Only Florida appropriate grass is permitted in Spring Ridge. Due to the small yards and the aggressiveness of certain grasses, Spring Ridge has a grass palette.

- a. Any changes to the grass requires an ARC application and requires a signature from both connecting neighbors. A plan on how to maintain the grass to keep from encroaching on the neighbor's property must be submitted to the ARC Board.
- b. A mat of monocotyledonous plants of either Bahia, Bermuda, St. Augustine, or Zoysia will be maintained in the home yards.
- d. Grass must be maintained for weeds and pests.

5. Xeriscaping

Xeriscaping, or removing all grass and plant materials from yards, will not be permitted. Lawns should have a minimum of 40% grass in their landscape plans.

6. Mulch

A layer of organic mulch shall be specified on the landscape plans in plant beds and around individual trees in turfgrass areas. Use of byproduct or recycled mulch is recommended. Mulch rings should extend to at least three (3) feet around freestanding trees and shrubs. All mulch should be renewed periodically. Mulches should be kept at least six (6) inches away from any portion of a building, structure, or the trunks of trees. Plastic sheeting and other impervious materials shall not be used under mulched areas. Mulches applied and maintained at appropriate depths in planting beds assist soils in retaining moisture, reducing weed growth, and preventing erosion. Mulch can also be used in places where conditions aren't adequate for or conducive to growing quality turf or ground covers. All landscaping beds must be mulched and maintained with one of the following materials:

- a. Natural color wood mulch
- b. Lava rock
- c. White marble rocks
- d. Pea gravel
- e. River rocks

7. Decorative Borders

- a. Decorative borders around landscaping beds require the prior approval of the ARC.
- b. No wire, plastic or wood borders will be allowed.
- c. All landscaping must be installed to fit in with neighboring properties.
- d. Only brick or cement material may be used.

Approved Styles:



8. Decorative Path Lighting

- a. Path lighting must be installed within landscaping beds.
- b. Lights shall not exceed twenty-four (24) inches in height from the top of the light fixture to ground level.
- c. Lights are not allowed to run down the side of driveways or sidewalks.
- d. Path lights may not be installed closer than twenty-four (24) inches apart and should not exceed ten (10) in total.
- e. A picture of the proposed decorative lighting should be included with the application.

Select Approved Styles:



9. Lamp Posts

- a. Lamp posts for the front yard must have the written approval of the ARC.
- b. Lamp posts must be black.
- c. Lamp post must be between five (5) feet and seven (7) feet in height.
- d. Lamp posts shall only have a single globe.
- e. The globe is allowed to match existing exterior garage lighting style.
- f. A line voltage fixture should not exceed 60 watts, a low voltage fixture should not exceed 20 watts.
- g. Placement will be between utility easement and house, with a minimum two (2) foot distance from sidewalk or driveway.
- h. Location should also be selected with the fewest obstructions in the path back to the power source.
- i. Location cannot be near/under trees, and if in a landscape bed, shrubs must be maintained to a height of thirty (30) inches.
- j. Solar powered lighting can be used.
- k. Pole can be mounted on solid concrete base or spike.
- l. Light must illuminate sidewalk or driveway for added safety and not shine or reflect on neighboring houses.
- m. A bracket and sign can be mounted with residents name only.
- n. A lot survey with utilities, landscaped beds, building and property lines will be submitted and requested lamp location clearly marked.

- o. Picture of actual lamp must be submitted at time of request.
- p. All county codes and permits will be met.

Approved Style:



10. Irrigation

- a. In no case shall grass clippings, vegetative material, and/or vegetative debris, either intentionally or accidentally, be washed, swept, or blown off into stormwater drains, ditches, conveyances, water bodies, wetlands, or sidewalks or roadways.
- b. A regular irrigation maintenance schedule shall include, but not be limited to, checking, adjusting, and repairing irrigation equipment and resetting the automatic controller according to the season.
- c. To maintain the original performance and design integrity of the irrigation system, repair of the equipment shall be done with the originally specified materials or their equivalents.

C. Play Equipment and Accessory Structures

An Architectural Modification Application must be submitted to the ARC along with a Plot Plan showing the area where the equipment will be located. For basketball equipment and trampolines, signatures of the neighbors adjacent to the property will be required.

1. Play Equipment

- a. All exterior recreation and play equipment, including portable basketball goals, soccer goals, jungle gyms, swing sets, trampolines, etc., shall not be permitted without the prior written approval of the ARC.
- b. All such equipment, to include portable basketball goals, must be located within the rear yard of the property and must be screened from public view.

- c. All play equipment must be maintained on a regular basis by the Owner to preserve Architectural Guidelines.
- d. Tree houses and skateboard ramps are not permitted.
- e. **All portable recreation equipment and toys must be removed from public view when not in use.**
- f. The ARC requires that all applicants for basketball equipment and trampolines obtain signatures from neighbors to the side and rear of their lot. Basketball equipment and trampolines are not to be used between the hours of dusk to dawn.
- g. The overall height of playsets are not to exceed twelve (12) feet in height. However, the height may be reduced by the ARC based on the lot size and impact on neighboring lots. This will be determined by a site visit.
- h. Play structures must be crafted in wood or recycled plastic. Aluminum or metal tubing that extends above the fence line is prohibited. A picture and dimensions of the playset must be submitted with the architectural application prior to approval.
- i. The canopies are to be of earth-toned colors, such as tan, olive, or brown.
- j. Applications for play structures must include a site plan clearly showing its intended placement. The structure's visual impact to neighboring lots and/or the street must be buffered as much as possible with approved fencing.
- k. Playsets must be fenced. Applications for fencing must be submitted in advance of installation of the fence and only current approved styles are permitted.

2. Permanent Basketball Goals:

Permanent basketball goals will not be allowed.

3. Temporary Basketball Goals:

- a. One regulation-size or smaller, professional MOBILE backboard may be placed in the rear of the Home.
- b. Equipment may not be used on the driveway, on sidewalks, or on streets within Spring Ridge.
- c. All equipment must be maintained on a regular basis by the homeowner to preserve community standards.
- d. All recreational equipment requires approval of the ARC.

4. Swimming Pools

Any swimming pool to be constructed upon any home site shall be subject to review by the ARC. The design must incorporate, at a minimum, the following:

- a. The composition of the material must be thoroughly tested and accepted by the industry for such construction.
- b. No lighting of a pool or other recreation area shall be installed without the approval of the ARC, and if allowed shall be designed for recreation character so as to buffer the surrounding Homes from the lighting.

- c. All applications for the installation of a swimming pool must be accompanied by a current certified survey of the Home, the proposed pool, and a building permit. The pool must comply with all applicable setback requirements.
- d. Pool filter equipment must be placed out of view of neighboring properties and the noise level to neighboring properties must be considered in locating equipment. The need to screen equipment may be necessary. All screening must have the prior written approval of the ARC.
- e. Pool heating equipment must comply with all applicable building, zoning and fire codes. The need to screen equipment from public view may be necessary and screening must have the prior written approval of the ARC.
- f. Above ground pools are prohibited. Spas and Jacuzzis must have the prior written approval of the ARC.
- g. Screening of the pool, spa, or Jacuzzi is required either by fencing the property or by a screen enclosure.
- h. Irrigation system must be re-installed to insure 100% coverage of sodded and landscaped property.

NOTE:

Pools may not be backwashed into any common areas or other Lots. Damage, including erosion, to common areas due to backwashing will be repaired by the Association and all expenses incurred by the Association will be billed to the Owner.

D. Outdoor Structures

1. Outbuildings

- a. All storage sheds, playhouses, or other outbuildings must have the prior written approval of the ARC.
- b. All outbuildings shall be within a screened area.
- c. All outbuildings shall be no taller than sixty-two (62) inches in height.
- d. Acceptable screening will include landscaping materials and fences.
- e. The structure must be erected on site, and anchored to the foundation.
- f. Structure must also conform to the materials and colors of the Home.
- g. No metal, vinyl, or wood sheds will be allowed.
- h. Application must show the use, location, and architectural design.
- i. Tree houses will not be permitted.
- j. All outbuildings will be considered on a case by case basis due to lot setbacks, lake/retention views, and street views. Some lots may not be able to accommodate outbuildings.

2. Gazebos and Canopies

- a. Installation of a canopy or fabric gazebo requires approval of the ARC.
- b. The Modification Request should include a picture of the canopy/gazebo

that is being requested and also a description detailing dimensions, color, and location of installation.

- c. The rear yard of the home must be fenced.
- d. Canopies or fabric gazebos may be installed on the patio or in the rear yard of a home with approval.
- e. Dimensions may not exceed 10 feet x 10 feet x 10 feet (at peak height).
- f. Canopies must be bolted into the concrete of the patio or anchored in concrete if located in a grassy area and all safety installation instructions of the product must be followed.
- g. It must be a solid neutral color, such as tan.
- h. No bright colors or obvious stripes and patterns will be approved. The canopy color must compliment the colors of the exterior of the home.
- i. The canopy/gazebo must be maintained. If notified by the community manager that maintenance is needed (i.e., mildewed, stained, frayed, etc.), the owner must comply in no less than fourteen (14) days of receipt of the notice. If torn or aged, the canopy/gazebo must be removed.
- j. A new application will be required to install a replacement canopy/gazebo.
- k. No lights or other types of illumination, hanging fixtures, or decorations may be affixed to the canopy/gazebo.
- l. Exception will be for private parties; such fixtures or decorations must be removed within twenty-four (24) hours of the party.
- m. In a storm event, such as a hurricane warning, where advance notice is given to the community, the complete structure, to include canopy/fabric gazebo and posts, must be removed and stored in a secure place. If resident is to be away from the home for a long period of time (especially during hurricane season), the complete structure, to include canopy/gazebo and posts, must be removed and stored in a secure place.
- n. A new application is not necessary for reinstallation of an original canopy.
- o. No other type of tent or canopy cover will be approved.
- p. Umbrellas larger than a pool umbrella must have approval of the ARC Board.

3. Pergolas

- a. Installation of a pergola requires approval of the ARC.
- b. The Modification Request should include a picture of the pergalo that is being requested and also a description detailing dimensions, color, and location of installation.
- c. The rear yard of the home must be fenced.
- d. Pergolas may be installed on the patio or in the rear yard of a home with approval.
- e. Composite or vinyl material is to be used for the structure; treated lumber for the base.
- f. No decorations or party lights are to be left up for more than forty-eight (48) hours.
- g. Only Florida appropriate approved plants will be approved to grow and hang from the Pergola.

E. Windows

All changes to the windows must be submitted to the ARC for approval prior to work being commenced.

1. Windows Tinting

- a. Owners may request to install energy conservation films on windows. A sample of the film must be submitted with the modification application.
- b. No reflective tinting or mirror finishes (to include aluminum foil) will be permitted.

2. Window Treatments

- a. Window treatments shall consist of drapery, blinds, decorative panels, or other tasteful window covering.
- b. Any window treatments facing the front street of the Home will be white, off-white, or other neutral color (i.e., interior shutters in a wood tone).
- c. Non-patterned, neutral colored material or other temporary window covering (not to include newspaper) may be used for periods not exceeding one (1) week after an Owner or tenant first moves into a Home or when permanent window treatments are being cleaned or repaired.

3. Window Shutters

- a. All shutters must be approved by the ARC Board.
- b. Shutters will be considered on a case-by-case basis.

4. Sun-Sail and Window Awnings

- a. All awnings and sun-sails must be approved by the ARC Board.
- b. The material of the awnings and the sun-sails must be in neutral solid colors, such as tan.
- c. Awnings and sun-sails will only be approved for the rear of the home.

5. Vinyl Windows

- a. Vinyl windows will be allowed with frames that match the color of the existing window mullions.

6. Window Air Conditioning Units

- a. Installation of window air conditioning units will not be allowed.

F. Front Entrance

Installation of a screen or glass door requires approval of the ARC.

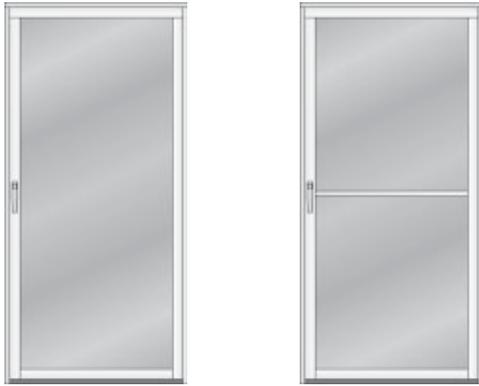
1. Front Main Door

- a. Only one solid color will be approved.
- b. Color must be from the color wheel.
- c. No primary or bright colors will be approved.

2. Front Screen Doors

- a. Screening shall be charcoal in color and may not be opaque.
- b. No decorative grilles will be permitted on screen doors.
- c. Support bars will be permitted.
- d. No kick plates will be permitted.
- e. Screens must be maintained in good condition at all times.

Approved Style:



3. Front Porch Screening

- a. Installation of a front porch screen room requires approval of the ARC.
- b. All screening and screened enclosures shall be constructed utilizing anodized aluminum that matches the color of the home's window mullions.
- c. Screening shall be charcoal in color and may not be opaque.
- d. No kick plates will be allowed on enclosures located at the entrance of a home.
- e. Screens must be maintained in good condition at all times.

G. Lawn Ornaments, Decorations and Furniture

1. Flower Pots

- a. Flower pots in the front yard require approval of the ARC.
- b. Flower pots or decorative pots may be placed in front yards and/or entryway.
- c. Flower pots or decorative pots cannot exceed five (5) in number.
- d. Pots located in the front yards of the home must be made of clay, masonry, or other traditional garden material—plastic containers are not permitted in the front yard of the home.
- e. Pots must be neutral or natural color, must be maintained in like-new condition at all times, and must be continually planted with live foliage.
- f. Only one (1) partially buried pot will be allowed in the front yard.

2. Birdbaths, Fountains

- a. Unless located in the rear of a fenced yard, birdbaths, fountains, lawn sculpture, birdhouses, rock gardens, or similar types of accessories and lawn furnishings are not permitted on any home site without prior approval of the ARC.
- b. With fountain and birdbath requests, height and dimensions must be submitted with the application and preferably with a picture of the desired fountain or birdbath.
- c. Birdhouses and bird feeders will be permitted in the back yard only and limited to no more than three (3) in total.
- d. Birdbaths may not exceed four (4) feet in height above the natural grade of the lot.
- e. Fountains and birdbaths that exceed four (4) feet in height will not be permitted. It is recommended that fountains be chlorinated.

3. Lawn Ornaments and Statues

- a. A maximum of three (3) lawn ornaments will be allowed in the front of a Home.
- f. The statues will not be greater than two (2) feet in height, must be in landscape beds, and must blend in color with the home.
- g. Statues should be made of clay, masonry, or metal; plastic will not be permitted.
- h. The ARC reserves the right to require screening of statues and decorative accessories in the rear yard of homes that are not fenced.

4. Lawn Furniture

- a. Swings, benches, and patio style furniture will not be approved for placement in the front yard.
- b. **All lawn furniture and decorative accessories not located within an enclosed lanai shall be removed upon issuance of any storm warnings of Tropical Storm Warnings or higher.**

5. Barbecues/Grills/Smokers/Firepits

- a. Barbecue grills and smokers may be located or permitted upon the back patio or yard of a Home.
- b. If not screened from view of the neighboring property by a fence, they must remain covered when not in use.
- c. Firepits must be portable. No in-ground permanent firepits will be allowed.

6. Decorative Flags

- a. All flags must have prior approval from the ARC.
- b. One flag per home will be allowed.
- c. The flagpole must be mounted to the home directly to the left or right of the front door or the garage.
- d. Flags must be flown on a pole in an outward fashion from the home.

- e. No ground-mounted flagpoles will be permitted, unless for proper display of the American flag.
- f. Flags attached to the Home in the above locations are to be no larger than four and one-half (4 1/2) feet x six (6) feet.
- g. Approved flags to be displayed shall be for the purpose of a holiday, American flag, or Florida state flag.

7. The American Flag

- a. A homeowner may erect a freestanding flagpole that does not exceed twenty (20) feet on any portion of the homeowner's real property.
- b. May not be erected within or upon easement and cannot obstruct sightlines at intersection.
- c. Flag must be displayed in a respectful manner. This means it must be free of frayed edges, lit properly at night or taken down, and be displayed as designed.
- d. Types of permitted flags:
 - One (1) official U.S. flag (not larger than four and one-half [4 1/2] feet x six [6] feet), and additionally, one (1) official flag of the State of Florida or the United States Army, Navy, Air Force, Marines, or Coast Guard, or a POW-MIA flag is permitted. Additional flag must be equal in size or smaller than U.S. flag.

8. Holiday Decorations

- a. Holiday lights and decorations do not require approval of the ARC; however, the display should not create a nuisance to the adjacent residents or the community.
- b. Holiday lights to celebrate Christmas may be installed commencing on Thanksgiving and shall be removed not later than January 15th of the following year.
- c. Holders for holiday lights that are installed on a Home must be removed at the time that the lights are removed.

9. Signs

With the following exceptions, no signs may be erected:

- a. Contractors may place a sign box on the property during construction of the approved modification for permit purposes **ONLY**.
- b. **No advertisements will be allowed on the signs.**
- c. With approval of the ARC, a maximum of two (2) security signs will be permitted per home site, one (1) in the front and one (1) in the rear. These signs must be placed in the landscaped beds alongside the Home.
- d. The Approved "For Sale" or "For Rent" signs may be used.

10. For Sale/Rent Signs

The following sign may only be used for the purpose of selling or renting your home.

- a. Sign must be made of coroplast vinyl.
- b. Sign must be beige background, with burgundy overlay and beige lettering.
- c. The sign must show the approved Spring Ridge logo.
- d. Signs may be purchased at Lippy's Sticker Mania or Toucan Press.



*COROPLAST SIGNS
18" x 24"
2-sided sign
Beige coroplast sign with
Burgandy reverse*

H. Satellite Dishes

1. Satellite Dishes

- a. All outside satellite dishes are subject to the prior approval of the ARC.
- b. All satellite dishes must be no more than thirty-six (36) inches in diameter.
- c. All satellite dishes should be either ground mounted or mounted on the rear wall or sidewall of the home, lower than eight (8) feet from the ground.
- d. Wires must be securely attached to the dwelling and painted to match where attached and any masts used to match the dish must be painted to match the surface on which it is mounted.
- e. Satellite dishes that are ground mounted shall be installed at no greater distance than eight (8) feet from the home.
- f. Satellite dishes that are ground mounted must be located in a mulched bed at least thirty-six (36) inches in diameter and in a screened or fenced area.
- g. We respectfully request that satellite dishes **NOT** be placed on top of roofs. Should you feel that your roof is the **ONLY** location that will give you proper reception, please contact the community management company immediately and provide a copy of the proposal. **The satellite dish should be installed in a non-conspicuous place so that it is not visible from any street.**

I. Garage and Cars

No garage shall be enclosed or converted into a living area and must at all times used as a garage for car storage purposes.

1. Garage Screening

- a. Garage Screening must be submitted and approved prior to installation.
- b. Must be a motorized frame.
- c. Must be made of anodized aluminum that matches the color of the garage door.
- d. The screens must be housed in powder coated aluminum housings.
- e. Screen tracks are to be attached to the vertical sides of the opening with the screen housing mounted overhead.
- f. The weighted crossbar is to be sealed to the floor with a flexible seal when the screen is rolled all the way down.
- g. When the screen is rolled all the way up, only the crossbar and seal should be exposed.
- h. The screen is to be charcoal in color.
- i. Garage must be maintained in a neat and orderly manner when in view.
- j. Garage doors are to be closed at night.

2. Garage Doors

- a. If there is more than one (1) garage door, all doors must be replaced at the same time and match.
- b. The new doors must match or coordinate with the color of the garage door trim or stucco.

3. Garage Carriage Lights

- a. All new carriage lights must be approved by ARC prior to installation.
- b. A matching set of carriage lights must be installed.
- c. The lights will not exceed fourteen (14) inches in height and seven (7) inches in width.
- d. The metal must match the style of the home.
- e. Lamp post will only have a single globe.
- f. Will not exceed 60 watts.
- g. Solar powered lights can be used.
- h. Light must not interfere with neighboring houses.

4. Car Covers

- a. Car covers are permitted with an application.
- b. Cars must be registered. Proof of registration is required when applying for the car cover.
- c. Covers must be made specifically for a car.
- d. Only black, gray, or tan covers are allowed.
- e. No large decals or scenes are permitted.
- f. A single decal/logo, under twelve (12) inches in diameter, is permitted.

- g. This is not to be used as a “storage” method for vehicles. Vehicles must be in operation.
- h. No tarpaulin covers will be permitted.

5. Commercial Vehicles and Parking

- a. Commercial Vehicle shall be defined as a vehicle used in business for the purpose of transporting goods, equipment and the like, or any trucks or vans which are larger than three-quarter (3/4) ton and/or vehicles displaying commercial advertising.
- b. An automobile issued by the County or other governmental entity (i.e., police cars) shall not be deemed to be a commercial vehicle.
- c. The term commercial vehicle shall not be deemed to include recreational or utility vehicles (i.e., Broncos, Blazers, Explorers, etc.) up to twenty-one and one-half (21 1/2) inches in length or clean “non-working” vehicles such as pick-up trucks, vans, or cars if they are used by the Owner on a daily basis for normal transportation.
- d. No commercial vehicle may be kept within Spring Ridge except in the garage of a home.
- e. No vehicles displaying commercial advertising shall be parked within the public view with the exception of vehicles used by a company that is providing a service to the Common Areas or an Owner. These vehicles may only be parked within Spring Ridge during the time that the service is being provided and may not remain overnight.
- f. No vehicle displaying racks, hooks, tool boxes, or ladders may be parked within Spring Ridge except by a service provider while providing a service to the Common Areas or an Owner. These vehicles may not remain parked within Spring Ridge over night.

NOTE:

The foregoing provisions shall not apply to vehicles operated by service providers to a Home or Association or construction vehicles in connection with the construction, improvement, installation or repair by Developer or Builders of Homes.

6. Homeowner Vehicles

- a. Recreational vehicles, personal street vans, personal trucks of three-quarter (3/4) ton capacity or smaller, and personal vehicles that can be appropriately parked within standard size parking stalls may be parked in Spring Ridge.
- b. Residents’ automobiles shall be parked in the garage or driveway.
- c. No commercial vehicle, tractor, limousines, recreational vehicle, motor home, go-cart, golf cart, motorcycle, motor scooter, trail bike, all-terrain vehicle, jet skis, boat, trailer, including, but not limited to, boat trailers, horse trailers, and trailers of every other type, kind or description, or camper, may be parked upon Common Property or a lot except in the garage.
- d. Notwithstanding the foregoing, a boat and/or boat trailer may be kept

- within the fenced yard of a Home so long as the boat and/or boat trailer, when located within the fenced yard, are fully screened from view by such fence.
- e. No vehicles of any nature shall be parked on any portion of Spring Ridge or a Lot except on the surfaced parking area thereof.
- f. No vehicles bearing a “For Sale” sign shall be parked within the public view anywhere in Spring Ridge.
- g. Vehicles which are not licensed to operate on public highways will not be allowed to be parked within public view but may be parked within the garage of a Home.
- h. Vehicles may be parked in the street only on a non-recurring and temporary basis and should not be parked on an overnight basis. Street parking can create a dangerous situation for the community if Emergency Vehicles (fire, ambulance) cannot navigate the streets.

7. Vehicle Maintenance

- a. Any vehicle which cannot operate on its own power shall not remain in Spring Ridge for more than twelve (12) hours, unless parked in the garage of a Home.
- b. Vehicles may not be stored on blocks within public view.
- c. No repair, except emergency repair, of vehicles shall be made within Spring Ridge, except in the garage of a Home.

J. Driveway and Sidewalk Extensions

1. Sidewalk Extensions

- a. Additional concrete walking areas adjacent to the driveway which extend the overall total driveway width not more than four (4) feet (two [2] feet on each side of the existing driveway) will be considered for approval.
- b. The extension must match the driveway in design, material, and color.
- c. No gravel driveways will be permitted.
- d. Concrete surfaces may be sealed in a clear, matte finish and a request must be submitted to the ARC.
- e. Painting and staining of concrete paved surfaces is prohibited. An exception may be considered to allow a neutral colored stain to match the original existing drive in an instance where the surface of the drive has been damaged. The owner MUST submit a large color sample of the stain to be used and have written permission from the ARC prior to beginning the work.

2. Additional Sidewalks

- a. Additional sidewalks in any location require approval of the ARC.
- b. Additional sidewalks must be four (4) feet or less in width, a minimum of eighteen (18) inches from the property line and twelve (12) inches or more from the home. Minimum of three (3) inches thick.

- c. The area between the home and sidewalk should have landscaping or groundcover installed.
- d. Sidewalk addition must not obstruct drainage or cause ponding between the sidewalk and foundation of the home.

3. Stepping Stones

- a. Stepping stones require approval of the ARC.
- b. Must cover an area of six (6) feet or less.
- c. No more than five (5) will be approved.
- d. The size is not allowed to exceed eighteen (18) inches in diameter.
- e. Must be of concrete or stone material, not wood or plastic.
- f. Colors to be of natural stone color.
- g. Designs of more than one (1) color is not permitted. Must be of one (1) solid color.

K. Utilities

1. Gutters

- a. All gutters must match the exterior house color, trim color or window mullion color.
- b. Gutter down spouts must **not** concentrate water flow onto neighboring properties.

2. Solar Collectors

- a. Solar collectors must be flush mounted on the roof and whenever possible be located on the rear and side roofs of the home and should not be installed so as to be visible from the street.
- b. No yard mounted solar collectors are allowed.
- c. Roof mounted solar equipment (excluding the solar panels) must match the roof color.

NOTE:

Roof mounted solar collectors and equipment may void that portion of the roof warranty where the panels are installed.

3. Compost Bins

Compost bins are not permitted in Spring Ridge, even in fenced in yards.

4. Clotheslines

Clotheslines cannot be visible in any way to the public view from any street, common area or adjoining lot and must be removed when not in use.

5. Hose Reels/Tanks/Water Softeners

- a. If the home’s water softener is to be housed outside it must be approved by the ARC.
- b. Hose reels, above ground tanks, and water softeners must be screened

from view of the neighboring properties and from the streets.

6. Garbage Cans

- a. Garbage cans may be placed at the front of the home after 6:00 p.m. on the day before the scheduled day of collection and must be removed from the front of the home by 9:00 p.m. on the scheduled day of collection.
- b. At all other times, garbage containers must be stored and screened from view. Acceptable screens will include landscape and fencing. ARC approval is needed prior to installation.
- c. Garbage containers must be kept in a clean and sanitary condition to prevent noxious or offensive odors.

7. Lightning Rods

Lightning rods are not permitted in Spring Ridge.

8. Weather Vanes

Weather vanes are not permitted to be installed on the roof of the home or in the front yard. They are only permitted in a fenced in rear yard.

9. Rain Barrels

Rain Barrels are only permitted in the back yard and must be screened or out of view. They need to be specifically designed to collect rain and not allow infestation of mosquitoes or other bugs.

10. Attic Fans

Attic fans are permitted with proper construction and application on a case by case basis. Make sure you include the plans and location for the attic fans. HOA maintained Villas may not install attic fans due to liability issues.

L. Exterior Painting

The ARC shall have final approval of all exterior color plans including materials. Each Owner must submit to the ARC a color plan showing the color of all exterior surfaces that shall include samples of the actual colors to be utilized and the materials.

- a. The ARC shall determine whether the color plan and materials are consistent with the Homes in the surrounding areas and that they conform to the color scheme of the community.
- b. The color plan must be submitted prior to construction or repainting.
- c. Color pallets should be muted tones with co-coordinating trim colors.
- d. Doors may be painted with subdued accent colors.
- e. No primary or bright colors will be approved and the body of the house must have a flat finish.

NOTE:

Please see the color wheel for approved color choices.

M. Additions/Patios/Screen Enclosures/Lanai

1. Patios and Screen Enclosures

- a. Patios and Screen Enclosures must be located on the areas shown as “Patio” or “Lanai” on the house plans.
- b. Screen enclosures may be allowed for front entrances if the plans are compatible with the architectural design of the home. All screening and screened enclosures shall be constructed utilizing anodized aluminum that matches the color of the homes window mullions.
- c. Screening shall be charcoal in color and may not be opaque.
- d. No decorative grilles will be permitted on screen doors.
- e. Support bars will be permitted.
- f. Vinyl windows will be allowed with frames that match the color of the existing window mullions.
- g. A sixteen (16) inch kick plate that matches the framework will be permitted on rear screen enclosures. No kick plates will be allowed on enclosures located at the entrance of a home.
- h. Screens must be maintained in good condition at all times.
- i. Exterior of the enclosure must be landscaped if not located within a fence area.
- j. Irrigation systems may require modification to ensure 100% coverage of the property. This should be a part of the Modification Request.
- k. Patio enclosures may NOT be used as a storage area.

2. Patio Extensions

Acceptable roofs for patio extensions are as follows:

- a. Constructed to match the existing roof with matching shingles.
- b. Composite roof or insulated pan roof (no corrugated styles).
- c. Screen “cage”.
- d. Roofline may not exceed the height of the home.

3. Home Additions

- a. Any home additions must be submitted to the ARC for approval.
- b. Home additions must keep with the style of the home, be completed by a contracted professional, and meet county codes.

NOTE:

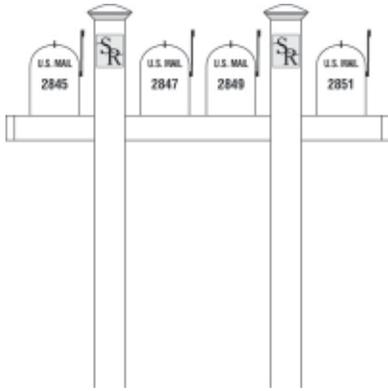
Rain water from a new addition roof or new grade of Home terrain must not run on neighboring property as to create a nuisance. The location of all windows in a new addition must not adversely affect the privacy of adjoining neighbors.

N. Mailboxes

Spring Ridge has selected a standard mailbox design. In the event that a Homeowner's mailbox needs to be replaced, or parts are needed, contact:

Creative Mailbox and Sign Designs
300 Mears Boulevard
Oldsmar, Florida 34677
(800) 804-4809

Approved Style:



1. 5" x 5" x 6' PVC posts (white)
2. 3 1/2" x 3 1/2" x 58" PVC arm (white)
3. Island finial cap and flat end caps (white)
4. PVC mailbox with red flag (white)
5. 1 3/4" vinyl numbers on mailbox

O. Storm Safety Procedures

1. Storm/Hurricane Shutters

- a. Shutters may be installed forty-eight (48) hours prior to the expected arrival of a hurricane in the area and must be removed no later than three (3) days after the warning is issued.
- b. Shutters may be panel, accordion, fabric or roll-up style and must be approved by the ARC.
- c. Except as the ARC otherwise decides, shutters may not be closed at any time other than a storm event.
- d. Any attachment brackets that are required to be installed on the Home must be finished to match the color of that part of the Home to which it is attached.
- e. If an evacuation is mandated, storm shutters may be put up before the forty-eight (48) hours.

2. Outside Furniture

- a. All furniture, lawn ornaments, toys, and loose items must be secure before the announced storm.

P. Pets

According to the Declaration of Covenants, Conditions, Easements and Restrictions of Spring Ridge "Owners may not keep, raise or breed any animals, livestock or poultry in or on any the Property, except that customary household pets such as cats, dogs, pet birds, and fish may be kept subject to the provisions herein. No more than two (2) dogs or two (2) cats shall be kept in or on the Property."

- a. Any modification must be approved by the ARC Board.
- b. No tie-ins or tie-outs will be approved for pets.
- c. No cages, coupes, dog runs, kennels, or other housing will be approved for pets.
- d. Invisible fencing will be approved with proper application.
- e. Pet doors will only be approved for the back of fenced in yards. Fences must be approved before the pet door is installed.
- f. All pets shall be confined on a leash, held by and under the physical control of a responsible person at all times when they are outside a Property in the Development.
- g. Pet owners shall pick up after their pets in the Development and appropriately dispose of such wastes in a trash receptacle.

Q. Air Conditioning Units

- a. Additional air conditioning units must be approved by the ARC Board.
- b. No window or thru wall units shall be installed.
- c. If installing a secondary condensor unit, it must be installed on a concrete slab, shielded and hidden so it is not readily visible from the common property or adjacent parcels.

R. Change in Grade

Any changes in the grade of the lot must be approved by the ARC board. Plans must show how the change of grade will effect your lot and neighboring lots and must be approved by a certified structural engineer

S. Roofs

- a. All changes to the roof must be approved by the ARC Board.
- b. You may replace or repair a roof with the identical materials and in the same style under Express Approval Guidelines. Any other changes must be approved through a normal ARC Board Meeting. These changes include:
 - 1) Changing color of shingles
 - 2) Changing material of roof, only asphalt shingles are currently approved.

IV. EXPRESS APPROVAL

Notwithstanding any provision herein to the contrary, unless the ARC disapproves on the following proposed improvements within five (5) days after the ARC receives request for such approval, the request shall be deemed approved by the ARC:

- Replace existing screening with identical screening materials previously approved by the ARC.
- Replace existing mailbox or security lighting with identical mailbox or security lighting previously approved by the ARC. (Standard mailbox design is attached.)
- Replace existing roof with identical roof material.
- Install storm door identical to examples shown in Guidelines.
- Install decorative border identical to examples shown in Guidelines.
- Replace mulch product with identical product.
- Install satellite dish per guidelines.

All references in the paragraph to “identical” shall mean that such item shall be replaced with an item that is identical in all respects to the existing item (i.e., the identical style, texture, size, color, type, etc.).

The paperwork for these items still needs to be turned in with plot surveys and required signatures.

V. RECONSTRUCTION

In the event that a residential structure or any part thereof is destroyed by casualty or natural disaster, the Owner must notify the ARC and commence reconstruction within sixty (60) days. The ARC will make every effort to accommodate the Owner in the application process in order to repair or rebuild in a timely manner.

VI. ADMINISTRATIVE FEES AND COMPENSATION

As a means of defraying its expense, the ARC may institute and require a reasonable filing fee to accompany the submission of the preliminary plans and specifications in an amount not to exceed \$100.00. No additional fee shall be required for re-submissions. If special architectural or other professional review is required of any particular improvement, the applicant shall also be responsible for reimbursing the ARC for the cost of such review.

VII. APPEALS PROCESS

In the event that the ARC disapproves any plans and specifications, the applicant may request a rehearing by the ARC for additional review of the disapproved plans and specifications. The meeting shall take place no later than 30 days after written

request for such meeting is received by the ARC, unless applicant waives this time requirement in writing. The ARC shall make a final written decision no later than thirty (30) days after such meeting. In the event the ARC fails to provide such written decision within thirty (30) days, the plans and specifications shall be deemed disapproved.

Upon final disapproval by the ARC, the applicant may appeal the decision of the ARC to the Spring Ridge Board of Directors within thirty (30) days of the ARC’s written review and disapproval. Review by the Board shall take place no later than thirty (30) days after receipt of the applicant’s request for review. If the Board fails to hold such a meeting within thirty (30) days after receipt of the request for such meeting, then the plans and specifications shall be deemed approved. The Board shall make a final decision no later than thirty (30) days after such meeting. In the event the Board fails to provide such written decision within thirty (30) days after such meeting, such plans and specifications shall be deemed approved. The decision of the ARC, or if appealed, the Board, shall be final and binding.

VIII. LAWN MAINTENANCE STANDARDS

The following lawn maintenance standards apply to landscaping maintained by Owners and residents off Spring Ridge.

- 1. Trees.** Trees are to be pruned as needed and shall be maintained with a canopy no lower than eight (8) feet from the ground.
- 2. Shrubs.** All shrubs are to be trimmed as needed.
- 3. Grass.** Grass shall be maintained in a neat and appropriate manner. In no event shall an Owner’s lawn get in excess of five (5) inches in height. Edging of all streets, curbs, beds and borders shall be performed as needed. Bare spots in sod will not be allowed and must be re-sodded within fourteen (14) days of notification by the Association.
- 4. Mulch.** Mulch is to be turned several times each year and shall be replenished as needed on a yearly basis.
- 5. Insect Control and Disease.** Disease and insect control shall be performed on an as needed basis.
- 6. Fertilization.** Fertilization of all turf, trees, shrubs, and palms shall be performed at a minimum of three (3) times a year during the following months: February, June and October.
- 7. Irrigation.** Sprinkler heads shall be maintained on a monthly basis. Pump stations and valves shall be checked as needed by an independent contractor to assure proper automatic operation.
- 8. Weeding.** All beds are to be weeded upon every cut. Weeds growing in joints in curbs, driveways, and expansion joints shall be removed as needed. Chemical treatment is permitted.
- 9. Trash Removal.** Dirt, trash, plant, and tree cuttings and debris resulting from all operations shall be removed and all areas left in clean condition before the end of the day. Trash may not be placed at curb until scheduled trash pick up day.

