

**DESIGN GUIDELINES  
FOR  
COUNTRY CHASE RESIDENTIAL HOMEOWNERS' ASSOCIATION**

**A. GENERAL CONSIDERATIONS:**

1. It is the intention to maintain a high standard of exterior architectural appearance throughout Country Chase. The following guidelines have been set up to protect your investment in the community. Your adherence to these guidelines will enhance the marketability of Country Chase.
2. This document is intended to serve as a guideline. The Declaration of Covenants, Conditions and Restrictions shall take precedence over these standards in any case of conflict.

**B. REVIEW & APPROVAL PROCESS:**

1. Approval from the ARC is required prior to proceeding with construction or any exterior modification as outlined in Section 7.2 of the CCR's. The Committee and/or Board of Directors shall have the absolute and exclusive right to refuse to approve any such building plans and specifications and Lot grading, landscaping plans, etc., which are not suitable or desirable in its sole discretion and opinion for any reason, including purely aesthetic reasons. Conformity to the design standards contained in this document shall be ascertained by submitting the following information to the ARC:
  - A) A completed approval form (Attached hereto as Exhibit "A") specifying the colors, finishes, trim details, drawings, survey, etc. All paint colors shall be original paint samples.
  - B) A completed site plan illustrating positioning of new landscaping and type, proposed walkways, patios, decks, pools or any other type of exterior modification. A copy of the survey shall be attached showing positioning and any modifications.
2. Thorough and timely submissions of information, as well as adherence to the design standards set forth, will prevent delays and minimize frustration of all parties involved. Questions concerning the interpretation of any matter set forth should be directed to the property manager who will then forward such questions to the ARC. The ARC and/or Board of Directors retain the right to complete interpretation of these Guidelines and approval of all applications. In case of any dispute

regarding interpretation of the Guidelines, the same will be ruled upon by a majority vote of the Board of Directors.

3. A form has been designed (Schedule "A") to facilitate the request process. No structural improvement, no landscaping, no additions, alterations, exterior modifications, or other site improvement, and 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, kind, shape, size, color of materials, and location of same have been submitted to and all have received final approved by the ARC. A request shall also be submitted for PODS and Dumpsters. Homeowners requesting final approval of an improvement shall submit sufficient exhibits to demonstrate compliance with standards and requirements. Work should be completed within the time specified on the architectural review form. All supporting documentation from contractors must be included.

**NOTE: DO NOT CONTRACT FOR WORK UNTIL YOUR APPROVAL FORM HAS BEEN REVIEWED AND APPROVED BY THE ARC, SINCE YOUR REQUEST MAY NOT BE APPROVED AS SUBMITTED.**

**C. REMEDY:**

Homeowners are forewarned that the covenants have granted to the ARC Board discretionary powers regarding the remedy or removal of any non-complying improvement constructed within Country Chase. In this regard, if the ARC finds that any improvement was not performed or constructed in substantial compliance with the submittal receiving final approval, the Association may remedy or remove the non-complying improvement, and charge the action to the homeowner as outlined in the covenants, or alternatively, the Association may seek a court order requiring the removal of any unauthorized improvement or alteration.

**D. GENERAL MODIFICATION RULES:**

1. It is the responsibility of each homeowner to keep the street in front of the property on which they are modifying clean and clear of any debris on a daily basis.
2. Homeowners shall make sure all building activity, on which the house is to be modified, confined to their actual lot. Trash is to be removed on a daily basis. Debris from modification shall be cleaned up daily. No trash, building material, landscape material or any other debris shall be placed on any adjacent lot or in the street. It is the responsibility of the homeowner to see that any contractors do not enter upon the adjacent property without written permission from that lot owner.

## **E. DESIGN STANDARDS:**

Documented below are general standards and guidelines for design issues related to property in Country Chase. Please note that this list is a guideline only and it is not all-inclusive. Items listed herein should not be assumed to be approved. All requested changes to any property in Country Chase must be first submitted and approved by the ARC. If these guidelines do not specify in detail an item an owner has submitted for change, it does not grant the owner the right to do so. In such case the ARC/Board of Directors will have final approval of such proposed alteration/addition through a majority or unanimous vote.

1. **ADDITIONS:** Additions to existing structures shall be permitted provided they are constructed by licensed contractor(s) in compliance with all state and local building codes, and match the current style and color of the dwelling. Additions shall not encroach on easements or setbacks as described in the government documents or by the county and/or state. All additions must be approved by the ARC to ensure harmony with the existing structure and neighboring structures in the subdivision.
2. **AIR CONDITIONERS:** Please refer to Section 4.13 of the CCR's. No window air conditioning units or installed window fans will be permitted. Air conditioning units must be screened with plantings to the height of the unit.
3. **ANTENNAS/SATELLITE DISHES:** Owners shall not place antennas/satellite dishes on the exterior of any home or permit the same to protrude from any home without notifying the Association of the proposed method and location of the installation and complying with the following:
  - A) Satellite dishes and antennas are permitted to the extent required by applicable law (including, but not limited to, the Federal Telecommunications Act of 1996). The Association shall have the right and authority, in its sole discretion and from time to time, to promulgate rules and regulations concerning the size and location of and safety restrictions pertaining to the installation of satellite dishes, aerals and antennas, and all lines and equipment related thereto.
  - B) As to any facilities which are required to be permitted by applicable law, the following minimum standards shall be applicable:
    - (1) No dishes, antennas or receivers shall extend to any height or length greater than necessary to receive an acceptable, quality broadcast signal.

- (2) All installations are to be completed in a manner that will cause the least adverse visual impact to the outside of the home and to neighboring properties, while still allowing an acceptable quality signal and not imposing any unreasonable increases in cost.
  - (3) Owners will be required to maintain all installations in a safe and proper manner.
  - (4) No owner may install or maintain more than one antenna or satellite dish within or attached to their home at any time, unless it is shown that this is necessary to receive broadcast signals which the owner is entitled to receive.
  - (5) If any portion or section of this Section is determined to be unenforceable or invalid under applicable law, this shall not affect the validity of the remaining provisions.
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- 4. **ATTIC VENTILATORS:** No attic ventilators shall be installed without the written permission of the ARC. All attic ventilators must be away from direct view, and located in the rear of the dwelling unit. Noise levels of such units shall not cause a nuisance.
  - 5. **AWNINGS:** No awnings of any kind will be permitted on windows.
  - 6. **BURGLAR BARS/GATES:** Burglar bars on any windows or doors will not be permitted.
  - 7. **CARPORTS:** No carports shall be installed or constructed on any lot, at anytime, temporary or permanent.
  - 8. **DECKS:** Decks and patios shall be constructed in the rear of the lot only, at ground level, and in a manner as not to be visible from the street. Decking material may be made out of pavers, concrete, or wood. For lots with slopes, a staggered stair-stepping design, conforming to the grade will be allowed. Decks shall not encroach on easements or setbacks as described in the government documents or by the county and/or state. Decks shall not encompass more than 1/2 of the rear portion of the yard. The rear portion is from the rear elevation of the home to the rear property line and from the side corner of the home to the opposite rear side corner of the home. Decks shall not extend beyond the side perimeter of the home.
  - 9. **DOG/PET DOORS:** No Dog or pet doors may be used on doors of main portions of homes or any other part of main homes, which allow animals to exit and enter homes at their free will as pets must be supervised outside at all times.

10. **DRAINAGE IMPROVEMENTS:** No change in grading shall occur except in the case where permission has been granted from the County or proper authority. Such permission shall be submitted in writing.
11. **DRIVEWAYS:** No painting of any driveway will be permitted. Pavers may be placed up to two feet on each side of the existing driveway to extend the width. Pavers are to be neutral in color and shall conform to the home's existing color. No items of any kind shall remain on any driveway or paver extension other than motor vehicles as allowed in the CCR's. Owners may place two medium-sized potted plants (one on each side) in the front of the garage. The pots shall be made out of ceramic material and should conform to the color of the existing color of the home.
12. **DUMPSTERS:** All modifications to the exterior and interior of a home which will require a dumpster outside of the home will need Architectural Approval. The expected time frame that the dumpster will be in use must be stated. Periods extending beyond seven (7) days will require a county permit. All dumpsters must be placed in the driveway of the home. No dumpster shall be placed in the street at any time unless permission is granted the ARC. All debris that falls outside of the dumpster must be cleaned up daily and must not be allowed on neighboring property at any time.
13. **EXTERIOR LIGHTING:** No novelty lighting fixtures of any kind will be permitted. Exterior lighting is to be installed in such a manner as not to cause a distraction or nuisance, or to be unsightly. It should convey a warm, inviting atmosphere and aid in providing night time security. Care is to be taken in placing and selecting fixtures. Spotlights are to be concealed from direct view and directed to avoid light spill onto adjacent property. In no event shall lighting cause a nuisance. All exterior light bulbs shall be white, off white, or yellow bug lights. Colored light bulbs will only be permitted for holidays as outlined below and must be removed by the time specified therein.
14. **EXTERIOR FURNITURE:** Exterior furniture placed in the front of the home will be limited to wood, metal, rattan or PVC material. No beach chairs or beach lounges will be permitted on the front portion of any home. No furniture of any kind will be permitted in side yards. Furniture shall not crowd front lanais and shall be placed in good order. All furniture must be kept in good condition, free of mold/mildew and shall not have the appearance of being stored on property, specifically with coverings. Furniture in the rear of the home shall also be placed in good order and shall not be scattered throughout backyards or cause an eyesore to neighboring property. Furniture shall not be placed in conservation areas at any time.
15. **FENCING:** White PVC fencing only will be allowed on the perimeter of property lines. To avoid encroachments on neighboring property, fences shall be placed within the property lines. Fences shall not exceed a height of 6'. Gates must match

the fencing design and must be made of white PVC. Fences shall tie into those existing in the rear and sides of each lot and no gaps shall be allowed. The setback of fencing on the sides shall be 10' from the front of the home. In the case where there is adjoining property that has a different setback from the front of the street of the subject property, the property who has the farthest setback will prevail with regard to the 10' setback placement of fencing so that no fencing will extend beyond the front line of any home. Therefore, if a property owner wants to erect a fence, the property setback will be 10' from the front of the home with the farthest setback on either side of the property. For properties with irregular lots, special consideration can be made. Property owners situate on conservation lots will ONLY be allowed to erect 6' white PVC fencing 10' beyond the rear perimeter of their actual home. Thereafter, only 4' white PVC fencing will be allowed. For property with grade changes, the approach to transition grade changes with fencing is to stair-step (stagger) the fence down the slope. Changes in elevation are to occur at normal post intervals with a maximum step down of 12" per panel. The top rail is to be level with the horizon. Decorative fencing around patio decks which are confined to a smaller portion of rear yards shall be constructed of black aluminum not to exceed a height of 4'. Consideration will be made for conservation lots (premium lots set forth by Developer) to preserve property values and avoid intrusion of the open character of Country Chase as set forth in the CCR's. All fences will be intact at all times. No fencing of any kind shall be used on rear lots of lakefront lots. No fencing of any kind will be allowed on any front yard. No fencing will be allowed on lots adjacent to conservation areas that are maintained by the HOA. It will be the owner's responsibility to have all fencing pressure washed and/or maintained as needed.

16. **FLAGS/BANNERS:** No flags or banners will be permitted on any lot at any time, except that 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 4-1/2 feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW/MIA flag, in accordance with, and in the manner proscribed by Section 720.304 of the Florida Statutes.
17. **FOUNTAINS:** Only one fountain may be placed on the property at the front of the house and one additional fountain placed at the rear of the house. Fountains may not exceed 48" in height above grade and 36" in width. Fountains must be earth tone in color and constructed of concrete, stone, plaster, granite, bronze, or copper. No other colors or materials are allowed. Fountains shall not be obscene, reflect religion, race, ethnicity, nudity, or insignia of any kind or contain logos. Fountains shall conform to the home's existing architectural style and landscaping design and shall not be distracting. Fountains must be maintained, cleaned and in working order at all times. Lighting shall be soft white only.

18. **GAME/PLAY AND ACCESSORY STRUCTURES:** Permanent game and play equipment shall be placed on rear lots only, and in such a manner as not to be visible from the street or front of home. Only one permanent game/play structure will be allowed. They shall be kept and maintained in good condition at all times and shall not be allowed to deteriorate. All deteriorating equipment shall be repaired or removed from the property. No games or equipment shall pose a nuisance to any neighbor. No permanent basketball goals will be allowed anywhere on any lot. Game/play structures shall not exceed 7' in height and must have written comments submitted from adjoining neighbors as to the impact it may have upon them. All temporary structures, games and equipment shall be removed after each use on a daily basis and stored in the garage. Temporary structures shall not interfere with the flow of traffic or be placed in a manner that prohibits adjoining property access to their property.
19. **GARAGES:** All garage doors must be in keeping with the architectural style and materials used on the residential dwelling unit. Metal or aluminum doors will only be allowed. The doors must be painted the same color as the primary structure. Garage doors must be kept closed except when in use. No screen or screening material may be used on garage door openings at any time. Garage door hardware may be used with ARC approval.
20. **GAS/PROPANE TANKS:** Gas/propane tanks must be located toward the rear of the home and screened from view by plantings.
21. **GRILLS:** No grills or other equipment shall be stored in front or side yards of the home at any time. Grills and yard equipment shall only be stored in the rear of the home, not visible from the street. All grills must be operational. Only one grill will be allowed per homeowner where visible to neighboring or nearby homes.
22. **GUTTERS AND DOWNSPOUTS:** Gutters and downspouts may only be made out of white aluminum or PVC material. Standard residential sizes will only be allowed. They may be painted to match the color surface of the home.
23. **HOLIDAY DECORATIONS:** All Holiday decorations may be put up one week before the holiday and must be taken down one week after the holiday, except for the holidays listed below. In no event shall any decoration display any type of nudity, racism or be offensive. Decorations shall not be placed on sod in a way that may cause the sod to die.
  - A) **EASTER:** Easter decorations shall not be displayed any earlier than four weeks prior to Easter Sunday. Easter decorations shall be removed with one week after Easter Sunday.

- B) **ST. PATRICK'S DAY:** St. Patrick's Day decorations shall not be displayed any earlier than March 1 and shall be removed within one week after the holiday.
  - C) **HALLOWEEN:** Halloween decorations shall not be displayed any earlier than October 1 and shall be removed within one week after the event.
  - D) **THANKSGIVING:** Thanksgiving decorations shall not be displayed any earlier than November 1 and shall be taken down by November 30.
  - E) **FALL/HARVEST:** Fall decorations shall not be displayed any earlier than September 1 and shall be taken down by November 30.
  - F) **CHRISTMAS/HANUKAH:** Christmas/Hanukah decorations shall not be displayed any earlier than the weekend before Thanksgiving and shall be taken down by the second weekend in January.
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- 24. **HOUSE NUMBERS:** House numbers shall be displayed where visible from the street on the front of all homes. Black numbers only are permitted consistent with the original size set forth by the developer. House numbers shall not become restricted from view by plantings and must be visible on homes and on mailbox posts at all times.
  - 25. **HURRICANE SHUTTERS:** Temporary hurricane shutters will be permitted during the threat of any named storm. Materials may include wood, metal or aluminum shutters. Permanent hurricane shutter bolts and hardware shall be painted to match the existing color of the home. Shutters may be used during the threat of a hurricane only and must be taken down within 7 days after the end of the threat of any storm. Roll-down shutters may be used on rear sliding glass doors only.
  - 26. **LANDSCAPING:** St. Augustine grass will only be permitted as outlined in Section 4.17 of the CCR's. Nothing shall be allowed to remain on any portion of sod that will prohibit its growth. Gravel and stone yards will not be permitted. No artificial grass or plants will be permitted in any yard. Plants shall be kept in line with the original design set forth by the developer. In no case shall any homeowner permit an overgrowth of plantings on their property. Homeowners are limited to ten small potted plants, which must be contained to mulch bed areas or lanais in front yards. Owners may place two medium-sized potted plants (one on each side) in front of the garage. The pots shall be made out of ceramic material and shall conform to the color of the home. (See Driveways) The ARC will retain jurisdiction regarding overgrowth of all plantings. All shrubs/bushes may not be permitted to grow higher than the bottom roof line of a one-story home or beyond the height of the first story on a two-story home. All plantings shall be trimmed and manicured on an even basis. Plants, shrubs or trees shall not encroach onto any road or adjoining

property. Plants, shrubs and trees shall not have an overbearing look including, but not limited to, any driveway or door entry. Fruit trees will not be permitted to be planted anywhere on the property. No trees of any kind can be planted or permitted to grow on side yards of property. Shrubs or other plantings shall not grow into trees on side yards. Homeowners shall not allow any plantings to remain on the property that have become pest infested. All pest infested plantings shall be treated or removed the property. All dead plantings must be removed.

27. **MAILBOXES/POSTS:** Only plain white mailboxes with red flags will be permitted. Mailbox posts shall conform to the original post set forth by the builder. Only the original color set forth by the builder shall be used on the mailbox posts. No plantings of any kind shall obscure the view of the address on the mailbox post. Addresses must be displayed on mailbox posts in black numbering only. No mailbox coverings will be allowed except as outlined above under *Holiday Decorations*. (See website for approved paint color of mailbox posts.) Small mulch beds, not exceeding 24" in diameter, may be installed around the mailbox posts. Only mulch types permitted elsewhere herein may be used, and the mulch must be the same as all other mulch used on the Lot.
28. **MOTOR VEHICLE COVERS:** Motor vehicle covers of any kind will not be permitted.
29. **MULCH BEDS:** Mulch beds shall not be larger than ½ of the front yard. For purposes herein, "Front Yard" will be that portion from the front elevation of the home to the sidewalk, and from the side perimeter of the home to the opposite front side perimeter. It is not inclusive of any side portion of property which extends beyond the side perimeter of home. Mulch beds on side yards shall not extend more than ½ of the side yard from the side elevation to the property line. Mulch beds around trees shall not exceed 48" in diameter. Mulch beds shall consist of pine bark, natural mulch or reddish mulch, reddish rock, black rock, brown, rock, or reddish or brown rubberized mulch. Only one type and color of mulch shall be used per homeowner (No mixing). Weeds shall not be permitted to grow through the mulch and weed block materials under mulch shall not be permitted to be seen. All plant beds must contain one form of mulch as stated above and at least one ornamental planting conforming to the size of the mulch bed.
30. **OUTBUILDINGS:** No outbuildings, sheds, dog houses or other structures are permitted.
31. **PAINT:** Please see website for approved colors.
32. **PODS:** Pods shall not be permitted to remain on any lot for more than 48 hours. All Pods must be located on the driveway only and shall not extend into the road right of way or obstruct any sidewalks. ARC approval is needed.

33. **REAR YARDS:** Rear yards shall be kept in orderly condition. As specified herein, only one game/play structure and one grill are allowed. Patio furniture shall be kept in harmony with the home and in a neat and orderly fashion.
34. **ROOFS:** Roofing materials shall consist of asphalt shingles. Colors permitted are original colors set forth by the developer. All new materials may only be reddish/brown hues, brownish/tan hues or black/charcoal/gray hues. All drip edges must be white or the same color as the body of the home.
35. **SCREENED ROOM/PATIOS:** Screened rooms and patios may be constructed in the rear of the property only and must be attached to the original existing structure. The edge of the poured concrete, and footer if applicable, must be colored the same as the dwelling. Screened rooms and patios shall not extend beyond the side perimeter line of the dwelling nor shall they encroach on the established setbacks or easements. All screened rooms and patios must be installed by licensed contractor(s) and must comply with all local and state building codes. "Bird cage" type structures are permitted provided that they comply with this paragraph in all respects. Frames for all screened enclosures, rooms or patios must be constructed with white or dark brown framing and contain black screens. Mill finish aluminum is not permitted. All torn screening material must be repaired within three weeks.
36. **SCREENED FRONT PORCHES/DOORS:** No screened front porches or screened front doors will be allowed. Those homes that currently have screened front porches with ARC approval will be grandfathered in and must not be allowed to deteriorate. All torn existing screening material must be repaired within three weeks.
37. **SIGNS/BANNERS:** No signs/banners of any kind, permanent or temporary, will be allowed on any property except as outlined in Section 5.15 of the CCR's utilized in connection with the sale or rental of a lot. One small alarm company sign will be allowed to be displayed near the front door of the property. Fertilization warning signs are also permitted upon application, but must be removed within 24 hours of application.
38. **SOLAR PANELS:** Solar panels are permitted in accordance with the details and specifications adopted by the Board of Directors from time to time. Please contact the Association's manager for current standards regarding the installation of solar panels. Solar panels shall not be placed on the front portion of any roof.
39. **STORAGE BINS FOR PARCEL DELIVERY:** One storage bin for parcel deliveries may be placed on the front patio of the dwelling. Bins must be light beige or light gray in color, consistent with the color scheme of the home, made of PVC material, and may not exceed 22 gallons in size.

40. **SWIMMING POOLS AND HOT TUBS:** Pools and hot tubs shall not be visible from the street when standing in front of the dwelling unit. Pool equipment shall not be visible from the street or neighboring lots. All equipment must be screened from view with shrubs. Homeowners are responsible for compliance with all ordinances and laws concerning discharge of water and chemicals. An application for a fence or screened enclosure must be submitted at the time a pool application is submitted. No above-ground pools will be permitted.
41. **TRASH CANS/RECEPTACLES:** All trash cans and receptacles must be stored in the garage or out of sight from neighboring property or from street view. No trash cans are allowed to be stored in rear yards of lakefront property. Trash cans shall not be placed in the street right-of-way. They shall be placed at the end of driveways for pick-up. Trash cans should not be placed outside any earlier than 6:00 p.m. the night before pick-up. After pickup, trash cans shall be removed and stored that same day.
42. **TRELLIS/ARBOR:** Materials and colors used for any trellis or arbor construction shall conform to primary colors on the residence. Trellis or lattice fencing used to screen equipment shall be constructed of wood or plastic and conform to the color of the home. White PVC trellis/lattice fencing panels will be allowed on the rear side lanai of the home to the post to enhance privacy on lanais.
43. **VEGETABLE GARDENS:** Vegetable gardens must be located in the rear of the lot and not be visible from street view. In-ground gardens may only be planted on fenced-in lots with white PVC fencing. Fruit trees will not be permitted. Vegetable gardens are not permitted on lakefront lots.
44. **WATER SOFTENERS:** Exterior water softeners may only be placed on side and rear yards only. They must be screened from view with plantings or a trellis-like structure painted to match the color of the home.
45. **WALL ART:** There will be a limit of two small pieces of wall art that can be displayed on the side wall of the front lanai and/or one piece of wall art that can be displayed over the front of the garage. Its diameter shall not exceed 36" and shall not be obscene, offensive, reflect religion, race, ethnicity, contain mascots, insignia, logos or wording of any kind and shall conform to the home's existing architectural style. All art shall be general in nature and style. When removed, faded areas of the home shall be repainted the same color of the home.
46. **WIND CHIMES:** Only one exterior wind chime not exceeding 20" in length shall be permitted. Wind chimes shall in no way pose a nuisance to the neighbors. If a complaint is received from any property owner as to the noise it poses, the homeowner will be asked to remove it from the exterior of the home and must cooperate.

47. **WINDOWS:** Only windows with white framing will be allowed. No burglar bars of any kind will be permitted.

IN WITNESS WHEREOF, the Board of Directors has adopted the guidelines at a duly called, noticed and convened meeting held this 15 day of September, 2020, and shall become effective immediately.

Pat Cracholo Lam  
(Signature of Witness #1)

PAT CRACHOLO LAM  
(Printed Name of Witness #1)

Grace Geelen  
(Signature of Witness #2)

Grace Geelen  
(Printed Name of Witness #2)

COUNTRY CHASE RESIDENTIAL  
HOMEOWNERS ASSOCIATION, INC.

By: Victor Albino  
(Signature)

Victor Albino - Board of directors  
(Printed Name and Title) (PRES)

STATE OF FLORIDA )  
COUNTY OF HILLSBOROUGH ))

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15 day of SEPTEMBER, 2020, by VICTOR ALBINO, as PRESIDENT of Country Chase Residential Homeowners Association, Inc., on behalf of the corporation, and ☒ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

My Commission Expires:

Diana K. Savasta  
NOTARY PUBLIC - State of Florida at Large

