

### Purpose:

The Architectural Control Committees (ACC) exists to maintain consistent and compatible harmony within the Fox Run and The Greens communities. While it is not the intent of this committee to restrict individual taste or preference, the ACC is responsible for the review and approval of any proposed alteration, addition or improvement to the exterior of the dwelling located on any lot in Fox Run and The Greens communities.

### ACC Committee Structure:

The ACC shall consist of two (2) committees: one committee for Fox Run; and one committee for The Greens. Each committee shall have a minimum of 3 members appointed by the Board of the Association.

### Authority:

The ACC committees shall have the exclusive power and discretion to control and approve construction, remodeling, or modification to any dwelling in accordance and to the extent set forth in the Declaration of Covenants, Conditions, Restrictions and Easements for Bloomingdale Ridge Homeowners Association.

These Supplemental ACC Guidelines are intended to aid the homeowner and the ACC committees with identifying acceptable standards. Final authority however is the Declaration of Covenants, Conditions, Restrictions and Easements for Bloomingdale Ridge Homeowners Association.

### Structure Design Standards:

All construction of structures either new, remodel, or redesign of existing structures shall not be started until drawings and specifications showing the nature, kind, shape, height, materials, site plans, grade modifications, and location of the same have been submitted in writing to the ACC and ACC written approval granted.

All requests must conform to the Declaration of Covenants, Conditions, Restrictions and Easements for Bloomingdale Ridge Homeowners Association. Note that properties, which have a contiguous property line with the golf course, have additional requirements and standards. Homeowners are strongly encouraged to seek the assistance of the ACC committee when developing such plans.

### Roofs:

All roofs shall be shingled using either dimensional shingles that contain a profile, which has a random thickness and width; or 'Spanish curved (semicircular) tile'. Written ACC approval is required before any reroofing work is done.

For shingled roofs, some acceptable colors are light shades of brown, gray, tan, white, or black. Shingles of a primary color (red, green, blue) are not acceptable.

For tiled roofs, some acceptable colors are off white, light gray or burnt red. Other colors including shades of orange and lighter shades of terra cotta, are not acceptable.

The following material and design standards are not acceptable:

- Metal roofs of any color, design, or manufacture.
- Flat membrane or other flat materials, including asphalt, stone, gravel. This includes flat shingles that are shaded to appear to be dimensional,
- Traditional 3 tab asphalt, fiberglass, or composite shingles.
- Organic materials such sod, grass, palm fronds, or woven thatch.
- Slate or other stone material.
- Wood of any type.
- Spanish tiles that are flat.
  - No roof shall contain any emblem, logo, initials, wording, advertisement, or symbol within the design.

#### Windows:

All exterior windows frames shall be either white or bronze in color. There are no exceptions.

#### Solar Film:

Exterior windows that are treated with either a solar or hurricane film shall be a near transparent or dark color. Mirrored film is not acceptable.

#### Garage Doors:

All garage doors shall be of metal or fiberglass construction. All garage door designs shall be in keeping with the façade of the home, the community, and display a dimensional panel design. Windows in garage doors are limited to the upper top portion of the door. Flat garage doors are not permitted.

#### Exterior Color Scheme:

All exterior color schemes require ACC approval prior to any painting. This applies to the main body of the house, as well as all trim, eaves and soffits, shutters, gutters, exterior doors visible to the public or adjacent homeowners, windows, and mailbox enclosures, and any other exterior architectural element. The exterior color scheme should be compatible with the roof color, landscape, and any other exterior design elements.

The ACC maintains a color palate of acceptable exterior colors for both the home and trim. This color palate may be viewed at the management company. Homeowners are strongly encouraged to review their potential color palates against the ACC approved palate before submission of their ACC request. Colors not found within the approved color palette may be approved after submittal to the Architectural Control Committee for review.

### Landscape Beds:

- Landscape beds abutting the home:  
Existing landscape beds which are bordered on at least one side by the existing home and are 4 feet or less in depth shall be maintained in a neat, trimmed, well cared for manner. Routine maintenance including plant replacement of these landscape beds does not require homeowner submission of an ACC Request or ACC approval. Significant design changes including expansion of these landscape beds require homeowner submission of an ACC Request and ACC approval.
  
- Landscape beds not abutting the home:  
New landscape beds or modification of existing landscape beds that are not bordered on at least one side by the existing home or are greater than 4 feet in depth requires homeowner submission of an ACC Request and ACC approval.
  
- Landscape beds in the Easement/Parkway  
Landscape beds in the easement and/or parkway (that area between the sidewalk and the street curb) are strongly discouraged. Small landscaping beds around the mailbox enclosure are acceptable. Landscape beds in this area must follow the same rules as those for landscape beds not abutting the home.

The following are not acceptable locations for landscape beds:

- Landscape beds shall not be established on the homeowners' side of any portion of the iron boundary community fence.
- Homeowners, which have a contiguous property line with the golf course, have additional requirements and standards. These Homeowners are strongly encouraged to seek the assistance of the ACC

### Landscape Plants:

The following are not acceptable for landscape plants:

- Any plant or tree deemed to be invasive by a Florida Governmental Agency.
- Vegetable gardens in the front of the home. Exception small herb plants

incorporated within an existing landscaping bed are permitted.

### Landscape Trees:

#### - Tree Trimming:

The homeowner shall ensure that all trees and palms are neat and trimmed. Dead branches and palm fronds shall be removed. ACC approval is not required for routine trimming of trees and palms; in fact we encourage routine maintenance.

#### - Tree Removal:

ACC review and written approval is required before the removal of any tree or mature palm. The Hillsborough County Code and the Declaration of Covenants, Conditions, Restrictions and Easements for Bloomingdale Ridge Homeowners Association contain numerous rules and regulations concerning the removal of live trees. The Homeowner is strongly urged to seek the assistance of the ACC committee when reviewing landscape plans which include removal of live trees and/or mature palms.

The homeowner must however exercise due diligence with respect to storm damaged or terminally diseased trees that represent an immediate danger to the home or public safety. In such cases the homeowner must take the appropriate immediate action but is cautioned to retain necessary documentation (pictures, video, etc.) of the danger should there be a subsequent challenge to the removal of the tree or palm.

### Landscape Mulch:

Landscape beds, if mulched, shall be mulched with an appropriate material. Acceptable materials include chipped/shredded cypress or chipped/shredded pine bark. Non-organic mulch such as white marble chips or brown toned river pebbles are acceptable.

The following is not acceptable for landscape mulch:

- Any mulch made from rubber or other recycled plastic material.

### Mailboxes:

All mailboxes shall be fully enclosed and made of masonry construction and consistent with the façade of the home and the community. If the front of the home has a stucco façade then the mailbox enclosure shall have a stucco façade. Mailbox enclosures with

a stucco façade may include bands or trim that is consistent with the home's front façade. If the front of the home has a brick façade then the mailbox enclosure shall have an identical brick façade. Mailbox enclosures may include a flower or landscape bed at grade level and does not exceed 30 inches in width or length. Mailbox enclosures shall display the same color scheme as the home and require ACC approval. The color of the actual mailbox may be black, white, or the color of the home.

The following are not acceptable for mailbox enclosures:

- Any enclosure made of wood or any other material other than masonry.
- Cast concrete unless covered with a seamless stucco façade.
- Mailbox posts of any type, material, or design.
- Any other mailbox enclosure that is not in keeping with home's façade and community.

#### Awnings:

No awnings will be permitted.

#### Hurricane Shutters:

Hurricane shutters such as roll-up or other type of hurricane shutters are permitted. Hurricane shutters are not to be exposed except when a hurricane warning has been issued and must be removed within 10 days of the threat passing.

#### Community Boundary Walls:

Each homeowner shall maintain, paint, and keep in good condition the interior portion of the community boundary wall that faces their property. The homeowner is responsible for routine painting of the interior wall. Paint color is to be in accordance with the Bloomingdale Homeowner's Association approved color of Navaho White (Sherwin Williams A 100).

Landscaping on the homeowners side of the boundary wall is permitted in accordance with landscape standards. With the exception of vines, note that no landscape plant shall be allowed to grow over the top of the boundary wall or down the public side (street side) of the wall.

#### Mechanical Equipment (Bottle Gas Tanks, Water Conditioners, Air Conditioners, Electrical Generators, etc.):

All mechanical equipment including bottle gas tanks, water conditioning equipment and tanks,

Air conditioners/heat pumps, electrical generators shall either be buried (in accordance with applicable standards/code) or shielded by approved landscaping, fence, or solid masonry wall so as to be not visible from the street, adjoining lots or golf courses.

### Outdoor Kitchens and Grills:

Outdoor Kitchens and/or grills if stored on the exterior of a home must be adequately screened from public view. Approved locations are within a screened pool area, fence, or concealed with approved landscaping.

### Fences:

The ACC committee must review and provide written approval for all fences (new, major repair, or replacement), regardless of location, no fence may be higher than 6 feet. No fence shall extend beyond the front of the home on any side, or nearer to the street than the minimum setback line.

Homeowners, which have a contiguous property line with the golf course, have additional requirements and standards, including a height limit of 3 feet 6 inches. Homeowners are strongly encouraged to seek the assistance of the ACC.

All fences must be maintained and kept in good repair.

The following material and design standards are to be used:

- Preferred material is vinyl or pvc in either white or light tan color. Wood is acceptable if not painted. Wood stain fence material is acceptable if the color is light tan/brown in color.
- Fence slats must be vertical to grade. Minimum size is 4 inches in width and 0.25 inches in thickness.
- Fence post must be a minimum of 4 inches square.
- Fence design style must be either 'board-on-board' or 'shadow box'.
- The public side of any fence must be the 'finished' side. When made of wood exposed fence rails should be not seen from the public side of the fence.
- Any fence facing the street, such as those on corner lots, must be landscaped along the outside of the fence to break up the boxed appearance.

The following material and design standards are not acceptable:

- Any fence constructed of metal. This includes chain link, metal rod, or metal fencing materials attached to wood posts.
- All wood fences are not to be painted. Wood stain in a light tan or brown color with written ACC approval is acceptable.
- Any fence constructed in the split rail or wood slab design. Wood slab is

defined to be fence slats that are semicircular in thickness.

- No fence may exist in front of the home (between the front and the street). This includes decorative fences regardless of height along driveways, sidewalks, or property corners. No such fences may be incorporated into landscape beds.
- No fence regardless of location shall contain any emblem, logo, initials, wording, advertisement, or symbol within the design.

### Solar Panels:

The installation of solar panels including swimming pool heat collectors must be approved by the ACC as to placement of the panels on the roof.

### Pools:

No above ground pools are permitted. All pools and spas must conform to local and state codes and regulations. The ACC strongly encourages that all pools and spas be within a screen enclosure. Such spas or hot tubs shall be placed on a poured concrete pad. All pool and spa mechanical equipment shall be located at the rear of home and not visible from public view, or placed behind approved landscaping, fence, or wall in the case of corner lots.

### Screen Enclosures:

Screen enclosures may only be bronze or white in structural color. Screen material shall be dark brown, black, or bronze in color. Screen material must be in good repair and free from tears and excessive sagging. Screen material should be replaced as needed.

### Sprinkling Systems:

All lots must have an underground sprinkler system in operable condition. All above ground sprinkler heads must be placed within hedges or landscape beds.

Permanent, above ground sprinkler or watering systems are not allowed; this includes hoses with rotating or arching sprinkler devices. Temporary, above ground sprinkler or watering systems are permitted for spot watering of new plants or new sod for a limited time period until established.

### Antennae and Other Projections:

Only small satellite dishes less than 1 meter (39.37 inches), which are attached to the roof or eave of the home, are allowed. Alternate placement of these devices by attachment to the side of home will be allowed when a roof or eave placement is not feasible. The location of all such satellite dishes must be approved in writing by the ACC. The ACC prefers that all satellite dishes be installed out of public view from the streets.

The following are not acceptable:

- Any satellite dish or other antennae greater than 1 meter (39.37 inches).
- Any tower or other projection. This includes all amateur radio, citizens band radio, short-wave radio, television, or other transmission or receiving antennae.

### Grade and Elevations:

Any changes to existing grade or property elevations including build up or removal of earth material must be approved in writing by the ACC. This includes any changes to storm run off or other drainage easements.

### Sidewalks and Driveways:

All sidewalks except that portion contained within the driveway, shall be poured concrete and a natural concrete color. That portion of the sidewalk that is contained within the driveway shall be either poured concrete in a natural concrete color or identical to the driveway. All sidewalks shall conform to Hillsborough County Code and Regulations.

All driveways shall be either poured concrete in a natural concrete color or masonry pavers.

The following material and design standards are not acceptable:

- Black top, asphalt, stone, crushed shell, or any other material other than poured concrete or masonry pavers shall be used for the driveway.
- No sidewalk or driveway shall contain any emblem, logo, initials, wording, advertisement, or symbol within the design.
- All driveways will extend the full width of the garage opening. All driveways will extend from the garage opening to the streets' curb.
- No driveway may extend beyond (wider than) the width of the structure.
- No driveway or sidewalk shall be painted or otherwise coated without prior ACC approval. Clear or transparent sealers are allowable.

### Ponds:

The following provide a general overview of the rules concerning the ponds within the communities. Complete guidance is contained in the Declaration of Covenants, Conditions, Restrictions and Easements for Bloomingdale Ridge Homeowners Association.

- Pumping prohibited. Water may not be pumped from the ponds for any reason.
- No watercraft. No boats, flotation devices, or any other motorized or non-

motorized vessels is permitted on the ponds at any time.

- No swimming. Swimming, wading, or floating in or on the ponds is not allowed.
- Docks. No docks, ramps, or floating platforms are allowed on the ponds at any time.
- The Bloomingdale Ridge Retention Ponds are designated by the County as a drainage easement and were designed as part of Hillsborough County's Stormwater Pollution Prevention Plan. The ponds were developed in accordance with the Environmental Protection Agency's "Nation Pollutant Discharge Elimination System" and are subject to permit by the Southwest Florida Water Management District. No lot may be increased in size, nor shall the boundary of the pond be modified in any fashion, whether by filling in, excavating, or by the erection of a retention wall, without the prior approval of the ACC and only after obtaining all applicable local, state, and federal permits.
- Retaining Walls. A retaining wall for preventing erosion may be installed with the prior approval of the ACC, if the retaining wall is in compliance with these rules. For purposes of standardizing structures along the pond, all retaining walls shall use a Keystone Retaining Wall Standard Unit-Sculptured rock face, with cap or CMU construction on concrete spread footings with Cultured Stone veneer and wall cap (or other compatible system approved by the ACC). Before a proposed retaining wall may be considered by the ACC, a site plan must be submitted to the ACC that shows the design plans, the current boundary of the site, and the proposed wall height. In order to comply with the other rules regulations, the installation of the retaining wall may not alter boundary or lot and must provide for the continued runoff of water so that it is not diverted onto other lots. Prior to ACC approval, all applicable county, state, and federal permits must be furnished to the ACC.