

ACC DESIGN STANDARDS RULES AND REGULATIONS

APPROVED BY Attorney - submitted to Board and passed - 30
April 2024

Those standards changed to read as follows:

#17 Garage Doors - Garage doors must match the style of the original doors installed by the builder: four (4) paneled metal, with or without top bay windows. Garage doors must be painted the same color as the primary house paint color, trim color or pure white. Garage door screen enclosures on the outside of the garage door are also prohibited.

Decorative designs of magnetic strap hinges in black or bronze are permitted.

#20 Grass/Turf - Artificial grass turf is permitted behind a fence and not visible from the road.

***This is the first sentence and only change. The remainder of #20 remains as is**

#21 Holiday Decorations - Holiday decorations are allowed and may be put up thirty (30) days in advance of the holiday, except that Christmas decorations may be put up the weekend before Thanksgiving. All holiday decorations shall be removed and stored no later than thirty (30) days after the holiday.

#35 Painting - Any painting beyond minor touch ups to the exterior painting in the same colors as on the house must be approved by the ACC prior to painting. When repainting the TRIM COLOR only, the color must be

selected from the color palette most closely matching the current base (house) color.

Approved paint color schemes are identified in the House Paint Supplemental Standards herein

#41 - Planting in the Right of Way second paragraph only to be changed.

Any trees planted in the Right of Way are subject to the approval of

Hillsborough County. Trees in the Right of Way must be kept trimmed so that they do not impede walking or vehicle travel. Trees blocking the driver visibility of the street are not permitted. All plantings in the Right of Way shall be limited to 18 inches height at maturity.

48 - Third paragraph to read as follows:

Trash and trash/recycling receptacles -All trash and recycling must be stored in sanitary containers, with those containers placed out of sight from the road- unless they are at the curb for pickup on designated trash/recycle days. All trash and trash/recycling receptacles located in the side yard must be hidden from view behind permanent privacy fences which meet the fencing guidelines. No individual fence panels will be permitted. No PVC or wood type privacy screen, high or low, will be permitted. Yard waste that must be left by the curb

and cannot be put in those containers, such as cut branches, etc. must follow

Hillsborough County regulations regarding size and manner to be set out for pickup. The yard waste must not obstruct the adjacent sidewalks, driveways, or roadways.

All other paragraphs remain unchanged.

#51 - Shutters Permanent (not Hurricane or Storm) Attachable decorative

shutters must be of a panel (raised or flat) or louver style consistent with the overall architectural style of the home. They must be of wood, faux wood/wood composite, or PVC Vinyl that gives the appearance of wood construction, or be of stucco or etched in the stucco matching the builder's original design. All shutters must be of a single solid color.

Approved colors for shutters are the existing house trim color or neutral tones such as black, gray or white. Shutters are to remain in good repair and maintained in such a way that they are free of mold, mildew, dirt and stains, and must be repainted or replaced as necessary.