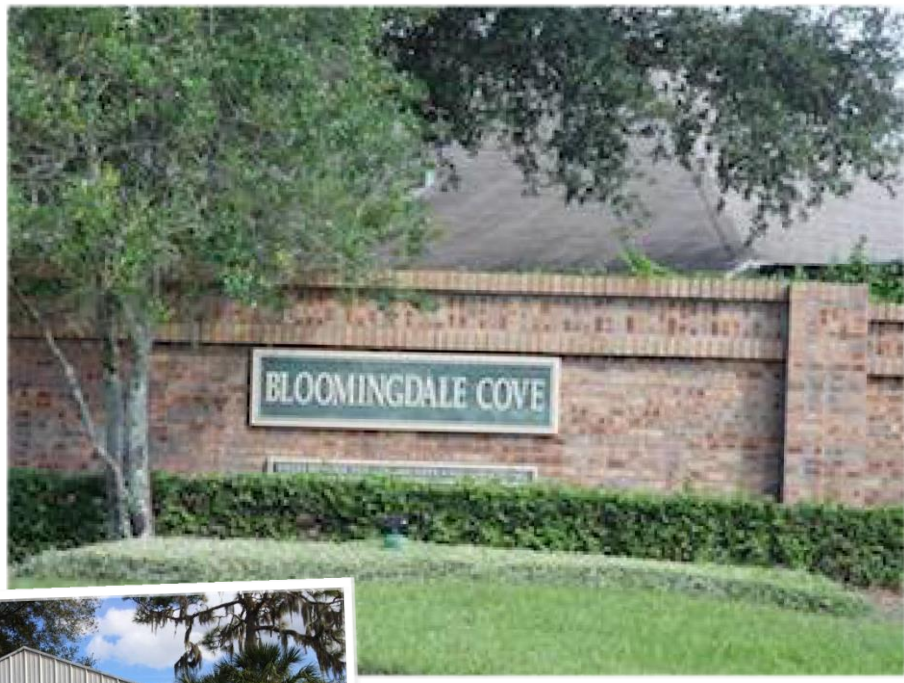


Bloomingdale Cove

Design Standards & Rules and Regulations



Preface

ACC Mission (Architectural Control Committee)

The purpose of the Architectural Control Committee (ACC) is to ensure consistency in all improvements and modifications to all lots and dwellings throughout the community, maintaining the status of one of the Tampa Bay area's premier communities.

Procedure to Submit a Request

Any type of improvement, addition, change, modification or alteration not specifically permitted in these *Design Standards & Rules and Regulations* is prohibited. The Board of Directors has the authority to modify these rules as needed by following the requirements as indicated in the governing documents and state statutes.

All requests are to be submitted to the Management Company, using the standard Bloomingdale Cove architectural applications (Landscape, Paint, Roof, Structure). Please obtain these forms by downloading them from the Bloomingdale Cove website, bloomingdalecove.org OR request by phone, email or mail from the Management Company.

Once the form is received by the management company, they will send the resident an acknowledgement by mail, phone or email confirming receipt. Besides the description of the request, all drawing and supporting documents should be attached. Additional copies may be requested and if more documentation is needed, the ACC will advise the management company and they will notify the party making the request. Homeowners are responsible for obtaining all necessary permits and inspections required by any government authority.

Once all documents are submitted, the completed application will be forwarded to the ACC. The ACC will have 45 days to approve or deny the request. A majority vote in favor of the request by the ACC will be needed to approve the request. In the event the ACC fails to approve or deny an application within those 45 days, the application shall be considered denied.

If permitting requirements change what has been submitted and approved by the ACC, the application must be resubmitted with the changes included and the ACC will have 45 days from the date of the resubmitted application to approve or deny the request. As set forth above, if the ACC fails to approve the resubmitted application within 45 days, the application shall be considered denied.

If you would like a hard copy of this document, you can download and print it from the Bloomingdale Cove website bloomingdalecove.org, or contact the Management Company.

IMPORTANT NOTICE

The Association has the authority to adopt, alter, amend, rescind and enforce rules and regulations governing the use and appearance of the Lots and Common Areas pursuant to Article III, Section 8 and Article V, Section 1 of the Declaration. These rules and regulations are in addition to and supplement the Declaration of Covenants, Conditions, Restrictions and Easements of Bloomingdale-Unit DD ("Declaration") and the Articles of Incorporation and By-laws of the Bloomingdale DD Homeowners Association, Inc. ("Association").

To the extent there is a conflict between the Association's Declaration, Articles of Incorporation or By-laws with these *Design Standards & Rules and Regulations*, the Declarations, Articles of Incorporation and By-laws will control.

If any of the following rules and regulations is determined to be unconstitutional, invalid or unenforceable, the remainder of these rules and regulations shall be deemed severable and enforceable, shall not be affected, and shall remain in full force and effect.

ANY TYPE OF IMPROVEMENT, ADDITION, CHANGE, MODIFICATION OR ALTERATION NOT SPECIFICALLY PERMITTED IN THESE DESIGN STANDARDS & RULES AND REGULATIONS IS PROHIBITED.

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Design Standards

ALL EXTERIOR MODIFICATIONS: In accordance with the Declarations any and all exterior modifications to any lot or structure, including but not limited to any additions, construction alterations, painting, resurfacing, fencing, elevation changes, landscaping modification planting or removal, or any other work must be pre-approved in writing by the Architectural Control Committee (ACC). All applications should include a copy of the Lot Survey, clearly indicating the location of all proposed modifications and/or improvements. Landscaping applications should also include drawing(s) of plantings and other changes to allow the ACC to visualize what the changes will look like when completed. No proposed modification or improvement is permitted that will alter or negatively impact the adjacent properties with respect to drainage flow. No filling or altering of swales, ditches or other natural or constructed flow way is permitted.

The homeowner is responsible for obtaining all required permitting and inspections.

If permitting requirements change what has been submitted to the ACC, that change must be resubmitted to the ACC for the approval/denial, to ensure the changes still fall within the Design Standards.

1. **Additions** - Additions to the existing dwelling structure are permitted and require approval by the ACC before construction can commence. All applicable permits and approvals from governmental agencies must be obtained and are the responsibility of the homeowner.

Additions are permitted only in the rear yard, or side yard, where setbacks can be maintained and must be attached and contiguous to the existing structure. Additions must meet all applicable setbacks and be built within the side walls of the dwelling so that it is not visible from the street in front of the house. Additions must be constructed of concrete block and stucco with a roof line matching the existing structure roof line, shingle type and color. The addition must be finished with the same stucco texture, finish, and paint colors as the main structure. Windows and doors must match the style and type as the windows and doors on the main structure.

2. **Antennas and Satellite Dishes** - Except as permitted in the Declaration or required to be permitted by applicable Law, satellite dishes, radio television transmission or reception antennae, along with any free-standing transmission or receiving towers are strictly prohibited and shall not be erected on any Lot, Dwelling or Structure. Antennas or satellite dishes required to be permitted by applicable Law or permitted pursuant to the Declaration, must be approved by the ACC **prior** to installation and, subject to applicable Law, must be:
 - a. less than one (1) meter (thirty-nine and one third inches, 39 1/3 ") in diameter
 - b. located on the sides or rear of the house, or post mounted in the rear yard with landscape screening.
 - c. for corner lots, located on the side of the house not adjacent to the street.

Special location waivers can be obtained if reception cannot be achieved by placing the dish in the approved locations noted herein. The Owner must provide documentation confirming that adequate reception cannot be achieved on the sides/rear of the house or in the rear yard.

3. **Awnings** - Unless required to be permitted by applicable Law, no non-retractable awnings of any type, style or material including, but not limited to, metal, canvas or wood shall be permitted.

Retractable awnings are only permitted on the rear of the home, but must be stored in the closed position when not in use.

4. **Basketball Hoops** - No permanent basketball hoops are permitted. Portable basketball hoops are allowed so long as they are painted, well-maintained, and include a net. Damaged poles and hoops must be repaired or removed immediately. If portable basketball hoops are used at the front of the house, they must be stored against the garage, at the side of the driveway, or in the rear yard. Portable basketball hoops shall not be placed or stored within eight (8) feet of any public sidewalk or street. All portable hoops must be secured during storms for neighborhood safety and security.
5. **Clotheslines** - No clothesline shall be installed in the yard of any lot, except in the rear yard and behind the dwelling structure as to not be visible from the street or adjoining properties.
6. **Cooking Grills** - Grills are allowed, but must be screened from public view when not in use.
7. **Decks** - Decks are permitted in rear yards only. The installation of a deck must comply with Hillsborough County Codes and all applicable set back lines and easements.

Decks shall not be visible from the street and must comply with county set back code.

Decks must be constructed of pressure treated wood products or engineered composite material resembling wood (i.e. Trex or Veranda). All wood decks are to be stained according to the *Fence Stain Supplemental Standards*, or clear sealed.

On a corner lot, the deck must be fenced from view of adjacent streets in accordance with the fence standards herein or otherwise shielded from view with landscaping.

8. **Decorative Ponds** - Decorative ponds are not permitted in any front or side yard. Rear yard ponds within the side walls of the home are permitted if approved by the ACC. Ponds cannot exceed 24 square feet in area. The property owner is responsible for compliance with all applicable safety and preventing the creation of breeding of insects which could impact the nearby area.
9. **Dog Runs and Animal Kennel Cages** - Exterior/outdoor dog runs and animal kennel or cages are not permitted within the Bloomingdale Cove development.
10. **Driveways, Walkways and Sidewalks** - Permitted driveway and driveway extension material is limited to natural concrete. No asphalt, stone, rock or other material is permitted.

Staining, tinting, painting or stamping of driveways and driveway extensions is not permitted.

Driveway extensions of no more than two (2) feet per side are permitted, so long as the extension is of the same material as the rest of the original driveway (concrete). Driveway extensions may not exceed beyond the side walls of the dwelling and not extend within the public right of way between the sidewalk and the back of the curb.

Walkways are defined as walkways that are separate from the county sidewalks.

Walkways may be constructed of brick, flagstone, slate, pavers, concrete, stamped concrete, concrete or tile pavers, travertine or other high-quality masonry or stone material compatible with the existing materials on the lot. Walkways should be in earth tones or gray. Cobblestone look is allowed. All walkways must be level with the ground and if attaching to the driveway or sidewalk, must be level at the contact point to the driveway or sidewalk.

Walkways in the front, or along the sides of the home and visible from the street, may be a maximum of three (3) feet in width. They may be clear sealed, but not stained or painted. Walkways in the rear yard/sidewalk and out of sight of the street or behind fencing (as per **Fences** herein), may be painted or stained, or clear sealed.

Walkways/paths made up of stepping stones are permitted, but grass in between must be kept mowed at the same level as the lawn. Mulch between stepping stones is only permitted in planting beds. Stepping stone walkways may be a maximum of three (3) feet in width.

Examples of stepping stone walkways/paths:



Driveways/Walkways/Sidewalks Maintenance: All are to remain in good repair and maintained in such a way that they are free of mold, mildew, dirt and stains, including oil stains. Driveways must be free of litter, trash, newspapers, etc. Driveways that have shifted or lifted significantly must be repaired or replaced due to safety concerns as well as aesthetics. Sidewalks shall be kept clear of anything that would impede pedestrian traffic and/or be a trip hazard.

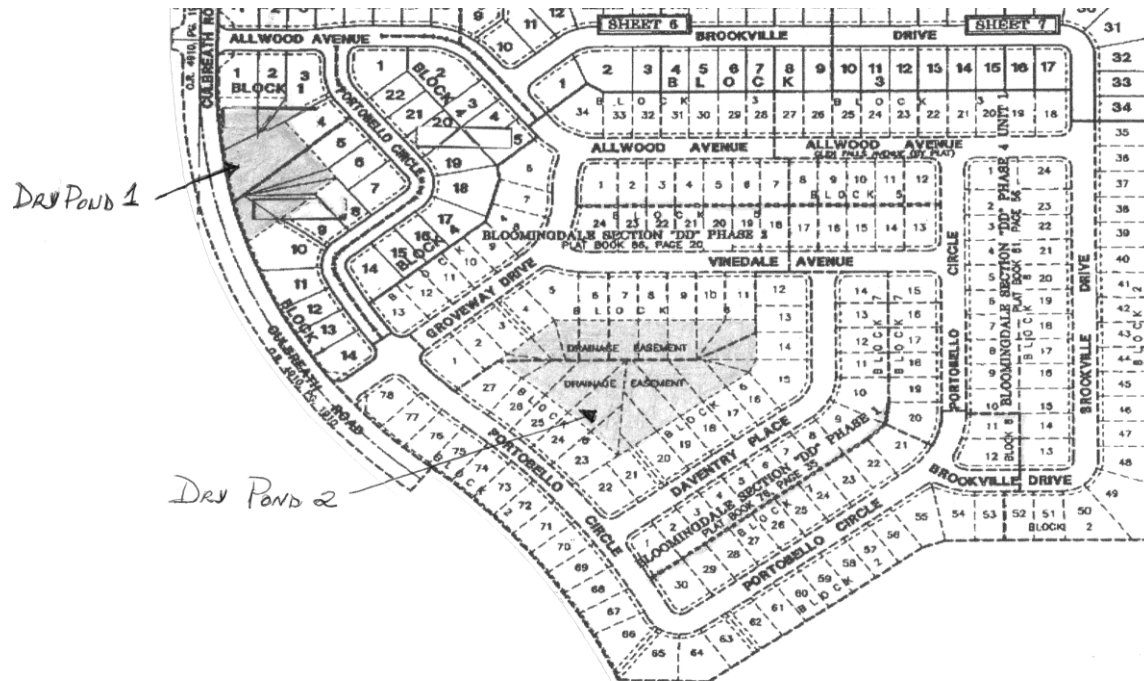
There shall be no changes or modifications to any lot elevation or drainage plan allowed due to landscaping, hardscaping, structures, pools or any other modification.

11. **Fences** - No fence may extend forward of the front of any house or within the minimum lot setback from public rights of way. Fences shall be placed so that the posts shall be inside of the fence and the side without supports shall face out from the lot.

Fence sections on corner lots, that face the street side, require a ten (10) foot setback from the property line and must comply with county land use code.

Fences in the rear yard on lots bordering the perimeter wall shall be one (1) foot below the top of the wall. For waterfront and conservation lots vinyl/PVC fence is preferred and shall be six (6) feet in height and begin tapering at the rear corner of the house so as to be four (4) feet in height at the rear lot line. The rear waterfront lot fence shall be four (4) feet in height.

Fences on lots that border a dry retention pond area must have a gate on the fence section bordering the dry retention pond, for access to mow the retention pond area of their property. There are 2 dry retention pond areas in Bloomingdale Cove:



Dry Retention Pond 1 - Bordered by Allwood, and the West side of Portobello

Dry retention pond 2 - Bordered by Daventry Place, Groveway Portobello and Vinedale

All fences, unless set forth above, shall be six (6) feet in height. Approved material for fences are Vinyl/PVC and wood "board on board" both of which must be vertical slats. Vinyl/PVC fences must be white. Wood board on board fences are to be stained according to the *Fence Stain Supplemental Standards*, or clear sealed.

A four (4) foot black or green vinyl coated chain link fence is allowed on a rear waterfront lot.

Fence Maintenance: Fences must be maintained so that there are no loose or missing slots/panels. Fences cannot be leaning or sagging and both sides of the fence must be maintained and free of dirt, mold, mildew and stains. Wood fences must be regularly stained according to the *Fence Stain Supplemental Standards*, or clear sealed.

12. **Fire Pits and Barbecue Pits** - Fire pits and barbecue pits are permitted only in the rear yards. Pits are not permitted in setbacks or easements and must be built so as not to be visible from the street in front of the house. The homeowner is responsible for all applicable laws and ordinances relating to burning.

13. **Flags/Flagpoles** - Flag Poles are permitted. The U.S. Flag, flown pursuant to proper flag etiquette, State of Florida Flags or POW/MIA, Armed Forces and First Responder flags are permitted.

Other flags including college flags, pro sport flags and decorative flags are permitted, not exceeding three (3) feet by five (5) feet, but restricted to flagpoles extending from the house.

Flagpoles must be mounted to the front facade of the home, or placed in the front yard in such a manner as they do not pose a threat by falling or collapsing. Flagpoles are not permitted in the right of way or easements.

Flagpoles must be black, white or natural metal color.

14. **Flower Pots and Urns** - Flower pots and/or urns may be located in the front yard where they are visible from the adjacent street or right of way. All pots and/or urns must be located within the landscaping beds and porch/patio area. They shall not be located further than ten (10) feet from the house.

No pot or urn may be larger than thirty-two (32) inches in diameter or in excess of three (3) feet high. Pots and urns must be decorative - plastic nursery pots or growing pots are prohibited.

Pots or urns are only permitted in driveways, when they are adjacent to the structure and located between the garage doors.

The collective number of urns, pots, lawn ornaments, lawn art and outdoor wall art in the front and side yards shall not exceed fifteen (15).

No artificial plants or flowers are permitted in pots, urns or planting beds in the front or side yard of the house.

These restrictions do not apply to the back yard, unless it is a corner lot. Pot/urn number restrictions do not apply to the area behind the fence.

Maintenance: All flower pots and urns are to remain in good repair and maintained in such a way that they are free of mold, mildew, and dirt/stains on the outside visible to the street. Cracked or damaged urns/pots are to be removed.

15. **Fountains** - Fountains are permitted in front and rear yards and may not exceed sixty (60) inches in height. If located in the front yard, fountains must be placed within ten (10) feet of the front of the house and be located within a landscaping bed, or front door patio/porch. In rear yards, the fountains must not be located in any established setback or easement.

16. **Garage Conversions** – Garages shall be used solely for parking motor vehicles, hobbies, and storage of Owner's household goods. No garage can be permanently enclosed or converted to another use. The exception is for 3 car garages. For 3 car garages, the 1 car bay may be converted so that it is no longer a garage, but the garage door must remain in place.

17. **Garage Doors** - 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.

18. **Garage/Yard/Tag Sales** - These sales must follow Hillsborough County ordinances. Currently, they are limited to one (1) in a six (6) month period and shall not exceed 3 days in duration.
19. **Gazebos** - Gazebos must be placed in the rear yard and within five (5) feet of, but not within the conservation area if the lot borders the conservation area. Gazebos must be within the setback area for structures and not placed in the easement or right of way.

Gazebos may not exceed one hundred forty-four (144) square feet - example: twelve (12) foot by twelve (12) foot maximum - in ground surface area and may not exceed thirteen (13) feet in height. Gazebos must be constructed of pressure treated wood products or engineered composite material resembling wood (i.e. Trex or Veranda). Gazebos should be white in color or match the primary paint color of the house. The roof of the gazebo must be an architectural/dimension shingle as defined in *Roof Style & Color Supplemental Standards* and match the shingles on the house, or as closely as possible if that shingle is no longer available. Fabric, wood shaker shingles, or canvas roofs are not allowed.

Gazebos and other accessory structures must follow Hillsborough County Land Development Code (Section 6.11.04).

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

The following grasses are the only varieties permitted to be used by members of the community: St Augustine, Bermuda and Zoysia. Care should be taken to choose grass that works with the amount of sun received on the lot. Certain grasses are better for more shaded lots.

Turf grass must be strong and healthy and maintained at all times on all grassed portions of all lots. In the event of damage to the turf due to pests, drought, acts of God or any other cause, the dead turf must be replaced with healthy sod or approved landscaping.

Turf grass should be regularly cut and kept to landscaping standards for the type of grass. Landscape trimming/leaves and other lawn debris may not be blown into storm drains. The storm drains drain directly into the park ponds and thus any trimming debris/leaves, which incurs an unnecessary cost for cleanup of the ponds for the HOA community.

Turf trimming - Line trimming (weed whacking) against houses, fences landscape curbing and other structures must be maintained.

Turf edging - Edging must be maintained along all hard surfaces abutting turf areas, such as sidewalks.

Weed control - Weeds and grasses growing in the cracks of driveways, walkways, pavers, plant beds, etc. are prohibited and must be removed when it occurs.

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.
22. **House Numbers** - House numbers shall be on the house above the garage and on the mailbox. according to mailbox standards.

Mailbox numbers are obtained from Forsite and must follow the mailbox standards herein.

23. **Invasive Plant Species** - No plant material considered an invasive species in the Florida Exotic Pest Plant Council's (FLEPPC) current "List of Invasive Plant Species" is permitted to be planted or to grow on any lot. This list can be found on the FLEPPC's website, www.fleppc.org

24. **Irrigation System Maintenance** - Since irrigation systems are below the ground and do not impact landscaping design, no ACC approval is needed for installation.

Installed irrigations systems should be checked regularly in order to prevent wasting of water, promote healthy landscape growth, and avoid damage to neighbor property (e.g. water damage from broken irrigation system). All irrigation systems require permitting and inspection by Hillsborough County.

25. **Landscape Curbing and Pavers** - Landscape curbing and pavers are permitted around planting beds and tree rings and require ACC approval prior to installation. Curbing can be constructed of poured concrete or decorative pavers. Landscaping timbers or other wood products are not permitted for this use. Curbing and/or pavers must be a natural, earth tone color, gray or white.

In addition, decorative plastic edging is permitted around planting beds and tree rings. The edging must be a natural, earth tone color, gray, black or white.

Pavers must be installed with no grass/weeds growing between.

26. **Landscape Walls** - Low landscape walls are permitted around planting beds and tree rings and require ACC approval prior to installation. If located in the front or side yards, landscape walls cannot exceed eighteen (18) inches in height. They must be constructed of decorative paver block type materials. Concrete block, landscape timber or other type of wall material is not permitted. Landscape walls must be a natural earth tone color, gray or white.

Rock may be used for landscaping walls, if done in a neat and structured fashion. E.G. of rock landscaping:



27. **Lawn Ornaments and Yard Art** - No more than a total of fifteen (15) pieces of lawn ornaments and lawn art collectively. They may be placed in the front and side yard or be otherwise visible from the street. Lawn ornaments or lawn art may be no higher than three (3) feet and must be located within ten (10) feet of the front of the house. These limitations are not applicable to rear yards, so long as the rear yard is not visible from the street.

Ornaments or yard art bearing written messages must be included in the landscaping bed.

Front porch ornaments or art is not restricted.

The collective number of urns, pots, lawn ornaments, lawn art and outdoor wall art in the front and side yards shall not exceed fifteen (15).

28. **Lighting** - Landscape and pathway lighting are permitted on lots. No more than two (2) lights may be used for any one tree.

Pathway lights are to be low watt or solar landscape light. They are not to be installed in the easements, right of way, or along the public sidewalks.

One (1) lamppost and lamp is permitted in the front yard. Lamp style should match the outdoor lighting style and color on the main structure and the carriage lights. Posts cannot exceed seven (7) feet in height.

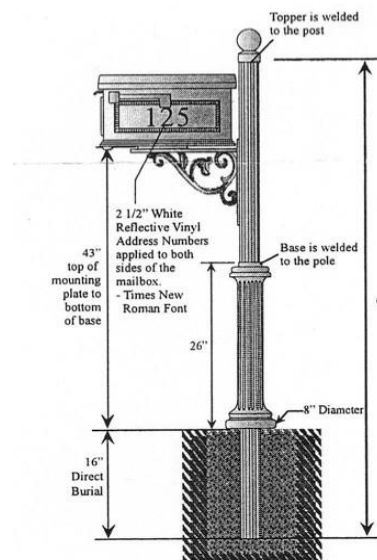
The posts and framing of the lamp post, carriage lights and other lighting attached to the house shall be white, black, bronze, gold, silver or copper.

Security lighting and cameras specifically designed for security purposes are permitted. There are no restrictions, but care should be taken so that lighting does not infringe on the neighbor's property without permission (e.g. shining directly into a neighbor's windows).

String lights are permitted inside the sidewalls of the structure. String Lights must be turned off by 11pm and must remain off until sunrise the following day.

29. **Mailbox and Mail Box Posts** - Mailboxes must be the Bloomingdale Cove approved Sinclair Front Mount Mailbox system obtained from, installed and repaired (when needed) by Forsite, Model#: Sinclair-3FL-2-1010-1-SAT. Installation includes 16" concrete footer. Order forms can be obtained through the management company. The Sinclair Model components are as follows:

- i. PRO-SIN-FS-3FL-BLKDP (QTY: 1)
- ii. TSB2-BLKDP (QTY: 1)
- iii. SCT-12010-BLKDP (QTY: 1)
- iv. WRB1-BLKDP (QTY: 1)
- v. 2 1/2" H White Reflective Vinyl Address Numbers, Times New Roman Font (QTY: 2)
- vi. Installation includes: assembly of new unit, installation in 16" Concrete Footer, and application of vinyl lettering



All mailboxes and mailbox posts must remain free of dirt, mold, mildew, stains and other damage. All posts must stand straight up as intended and all mailboxes must be securely attached to the post. Damaged mailboxes/posts/decoration must be repaired or replaced. Plant material around mailboxes must not exceed eighteen (18) inches in height.

30. **Mailbox and Mailbox Posts: Previous** - Old style mailboxes are no longer permitted. See Standard #29.

31. **Mechanical Equipment** - All mechanical equipment including, but not limited to air conditioning units, water softeners, water conditioners, pool equipment, generators, propane tanks, cisterns, etc. are to be screened to conceal them from view from the street. Propane/gas generators must not be placed between structures and must be located a minimum distance of 20 feet from a neighbor's home. They can be screened by shrubbery or the lot privacy fencing that is in accordance with the fencing standards herein.

Window air conditioners/fans are only allowed behind a fence on the side or rear of the house and are only allowed on a temporary basis, not to exceed 30 days, without the prior written approval of the Architectural Committee or the Board permitting an extension.

32. **Motor Homes, Trailers, Trucks, School Buses, Boats, Boat Trailers, Recreational Vehicles, Commercial Motor Vehicles** - None shall not be parked overnight on any street, nor on any lot unless they are within enclosed garages or otherwise completely screened from view.

None, of any kind or size, may be stored on any lot unless completely concealed from public view, or view of adjacent residences.

Any that cannot be completely concealed may be brought into the community for a maximum of 48 hours, solely for the purposes of actively loading or unloading and cleaning.

Commercial Motor Vehicle Definition: Commercial Motor Vehicles over 1 ton, as defined in Florida Statute Section 320.01 (26). Section 403.413(2)(f) and Florida Attorney General Advisory Opinion AGO,2005-36 (issued June 16, 2005).

A Commercial Motor Vehicle is defined as "a vehicle that is owned or used by a business, corporation, association, partnership, or sole proprietorship or any other entity conducting business for a "commercial purpose". Commercial Purpose is defined to mean "for the purpose of economic gain.

Law Enforcement and other governmental vehicles are not considered commercial vehicles.

33. **Outdoor Furniture** - Only furniture specifically designed for permanent use outdoors (adirondack chairs, porch swings, etc.) is allowed in both the front and back yards. For front yards, the outdoor furniture is only permitted in the porch/patio area by the front door and in the planting beds as a decorative accent.

Temporary outdoor furniture, such as but not limited to folding lawn chairs, folding chaise lounges, etc. is not permitted to be left out overnight in the front yard, nor to be left on the driveway or sidewalk.

34. **Outdoor Kitchens** - Outdoor kitchens are permitted in rear yards only. Outdoor kitchens must be located on patios or lanais connected to the main dwelling structure and must be located within screen enclosures or within the fenced portion of the lot.
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

36. **Parking** - No parking or stowing of ANY vehicles (including but not limited to cars, vans, motorcycles, ATVs, etc.) on the grass, any turf (including the area between the sidewalk and the street), sidewalks/walkways or landscaping beds. Passenger vehicles must be parked in the garage or may be parked in the driveway if the number of vehicles owned by the Owner exceeds the capacity of the garage.

Reminder: Hillsborough County code requires that vehicles are parked leave a minimum of 10 feet of roadway for free movement of vehicular traffic. E.G. Two vehicles are not to be parked directly across from each other on the street, as it will not allow an emergency vehicle and most cars to drive past them.

37. **Park Keys** - Requests for keys to the Private Park are to be submitted to the Management Company using the Park Key form. The Park Key form is available on the website bloomingdalecove.org, can be requested from the Management Company.

38. **Patios, Lanais, Screened enclosures** - Lanais and other screen enclosures are permitted in rear yards only. Patios are permitted in the rear yards only.

All lanai screen enclosures must be attached to the home. Screen enclosures may not extend beyond the width of the house.

Screen framing colors are limited to white, black, or bronze. Approved screen colors are black or grey. Patterned mesh is prohibited.

A concrete block and stucco (CBS) or aluminum framed, impact resistant glass knee wall not to exceed twenty-four (24) inches in height may be incorporated into the design of the screening if it meets Hillsborough County building and setback guidelines.

Use of Florida glass (screen with embedded acrylic - which yellows over time) and similar products are prohibited.

Free floating Lanais are permitted in rear yards backing to a conservation easement or other non-residential property. These lanais must be constructed of materials approved in **Driveways, Walkways and Sidewalks** herein. They must have hurricane anchoring. They cannot exceed one hundred fifty (150) square feet in size.

Patios must be constructed of materials approved in **Driveways, Walkways and Sidewalks** herein.

The installation of a patio or lanai must comply with Hillsborough county codes and all applicable set back lines and easements.

39. **Pergolas** - Pergolas are permitted only in the rear yard as a shade covering for a lanai or deck. Pergolas must be constructed of pressure treated wood products or engineered composite material resembling wood (i.e. Trex or Veranda) or white. All wood pergolas must be stained with a natural finish or clear sealed, as described in **Fences** in this document, or white.

Pergolas and other accessory structures must follow Hillsborough County Land Development Code (Section 6.11.04)

40. **Planting Beds** - Planting beds are permitted in front and side yards in accordance with these standards. Front yard planting beds cannot exceed more than 35% of the open area of the effective front yard area (measured property line to property line, and back of sidewalk to the face of structure/house, excluding the driveway). The remaining open area must be sodded in accordance with the standard in this document. For corner lot side yards, these same standards apply for the area of the planting beds.

For rear yards, (other than a corner lot's fenced in area) the area requirements do not apply, but all other requirements relative to planting beds and maintenance do apply.

No vegetable planting beds/gardens are allowed in the front yard, but are allowed in the back yard. Fruit plants/trees (e.g. pineapple bushes, pear tree, etc.) are allowed in the front yard, but must be harvested at the proper time to avoid rotting fruit which attracts insects and wildlife.

Herb plant beds are allowed in both the front and back yard. Many are decorative and some repel mosquitoes.

All plant beds, shrub beds, tree rings and planting areas must be covered with a continuous mulch or rock covering. The color of the mulch must be natural, earth colors. Pine straw mulch is not permitted. Landscape rock color must be earth tone, gray or white and compliment the house paint/roof colors.

No trees, shrubs, or other plant material may infringe upon public sidewalks. Trees, shrubs and other plant material must be at least eight (8) feet above the sidewalk and fourteen (14) feet above the roadway at all times (including tree canopy). All plants/shrubbery shall be regularly trimmed to meet these standards.

All shrubbery and other non-tree type plant shall be trimmed according to industry accepted horticultural standards and shall remain within those trimming bounds at all times. Shrubberty is not allowed to extend over/cross over into a neighbor's property line without their permission. No vines are permitted to be grown on building structures, including the house.

41. **Planting in the Right of Way** - Only turf grass shall be permitted to be planted in the right of way adjacent to properties (between the back of the curb and the public sidewalk), except as noted below.

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 driver visibility of the street are not permitted. All plantings in the right of way shall be limited to 18 inches height at maturity.

Plant material is allowed around mailboxes and must not exceed eighteen (18) inches in height.

In situations where grass will not grow in the right of way: Planting of dwarf jasmine or similar ground cover is permitted.

Use of decorative rock in the right of way will be considered if the design is a balance between all sections of the right of way for the lot. Decorative rock must be of earth tone, gray or white color, and be bordered, as defined in **Landscape Curbing and Pavers** herein, so that the rock does not flow into the street, sidewalk or neighbors' right of way.

All plantings in the right of way are subject to county restrictions and permitting.

42. **Play Equipment** - Any play equipment that requires assembly or which may be visible from adjacent residences (including but not limited to swing sets, tree swings, play houses, trampolines, slides, and elevated platforms) are considered a structure and must be approved by the ACC prior to installation. Exception: see **Basketball Hoops** for portable basketball hoops herein.

All play equipment must be placed a minimum of ten (10) feet from the rear property line and outside setbacks when adjacent to a public street or easement.

Notwithstanding the above, play equipment shall be placed so as to not be visible from the street in front of the house or from an adjacent right of way if placed on a corner lot. Exception: see **Basketball Hoops** for portable basketball hoops herein.

No play equipment shall exceed ten (10) feet in height (to the top of the equipment) and no platform can be over six (6) feet above the adjacent ground surface.

All play equipment must be anchored to resist hurricanes and heavy winds.

In addition, play equipment installed must meet manufacturers safety requirements for installation.

43. **Portable Air Conditioners and Fans** – See #31.

44. **Portable Storage Units and Dumpsters** - Portable temporary storage units (such as containers provided by PODS, Smart Boxes or other similar moving and storage companies for the storage of personal property) or temporary construction dumpster will be permitted under the following conditions:

a) The temporary storage unit and/or dumpster will be allowed within the community for seven (7) days.

b) Temporary storage units and temporary dumpsters may only be placed in a resident's driveway. They are not allowed on the street, grass, walkways, or planting beds. Only 2 storage units and 1 dumpster per home will be permitted.

c) The length of time needed for the portable storage unit or dumpster may be extended through communication with the Management company, Additional time may be granted for extenuating circumstances. The Board of Directors/ACC reserves the right to grant additional time as determined on a case-by-case basis.

45. **Rain Barrels and Cisterns** - Rain barrels and cisterns are permitted in rear yards and must be located adjacent to the house structure only. They shall not be visible from the street in front of the house, screened from view by fence or landscaping.

46. **Rain Gutters** - Rain gutters on houses are permitted but require ACC approval prior to installation. New gutter systems must be aluminum gutters fastened at the eave line of the house. Gutters and downspouts may be white or bronze, the primary color of the house or the trim. In addition, downspouts can be the primary color of the house and the gutters can be the color of the trim.

Downspouts shall be located such that they do not discharge water directly onto adjacent properties or common areas.

47. **Roofs** - All roofs must be dimensional/architectural style shingles. Allowed shingle manufacturers, color/series and other requirements are identified in the *Roof Color & Style Supplemental Standards* herein.

48. **Sheds, Storage Containers, Storage Areas** - Storage sheds and containers (including ones for trash and yard debris) must be approved by the ACC prior to installation and are permitted in the rear yard only. They must be placed behind a fence that prevents the shed/container being visible from the street. The fence must meet the fencing standards herein and not exceed the height of the fence.

The driveway and other parts of the lot visible from the roads or adjacent lots shall not be used as storage areas. Items such as, but not limited to, landscape materials trash, building materials, auto parts, tools, equipment, recreational equipment not currently in use, recycle bins, trash cans, boxes, lawn or outdoor furniture of a temporary nature not currently in use, bicycles, toys, cages, buckets/pails, etc. must be stored out of site at all times. Garden hoses must be rolled and stored next to the spigot when not in use.

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 has to be left by the curb and not 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 trash/recycling containers may not be placed at the curb more than twenty-four (24) hours prior to the scheduled pickup and must be out of sight of the street not more than twenty-four (24) hours after pickup. To avoid yard waste blowing into neighbor's yards, or attract wildlife, yard waste put at the curb should follow the same rule for placement as containers - when at all possible.

49. **Shutters, Temporary Hurricane/Storm** - Hurricane and/or temporary storm shutters are allowed including the accordion type, plywood and other corrugated aluminum type shutters. They must be properly installed.

Temporary Hurricane/Storm shutters can be installed up to ten (10) days prior to a named storm warning issued for the area and must be removed within two (2) weeks of a storm passing.

Temporary Hurricane Fabric panels are also permitted.

50. **Shutters, Long Term Hurricane/Storm** - Seasonal, long term protection devices designed for hurricane protection, like roll down shutters, storm shutters on the sides of windows and can be closed are allowed. They must be attached so that they blend in with the home. Approval must be received from the ACC prior to installation of these devices.

Long term shutters shall be either a neutral color that compliments the paint color on the home, or the color of the trim.

All shutter and panel systems shall get the current building code and regulations for Hillsborough County.

Contractor's proposal must be attached to the ACC application, listing all materials and design.

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.

52. **Signs** - No signs showing from any window, in/on any dwelling, or in/on any vehicle of any kind are allowed except as identified below.

In the front yard, one (1) professional sign, six (6) square feet maximum, advertising the property for sale or rent.

Alarm system signs are allowed when in compliance with State Statute, but cannot exceed eight (8) by twelve (12) inches in size.

Small lawn treatment signs left by contractors such as PIE, must be removed after 2 days.

Any other signs including, but not limited to, automobile for sale, fence contractor, landscape contractor, pool contractor, or builder signs are strictly prohibited.

Temporary signs, may not be placed in the right of way or in the park. Signs used for specific purpose of directing parties to temporary events, such as an open house or yard sale may be used on the individual lot for no more than twelve (12) hours and shall not remain on the property after dusk. The size of these signs is limited to one (1) square foot.

Park signs, permanent or temporary, can only be placed by the HOA.

From time to time the HOA may use temporary signs to announce events or meetings, in addition to the message board at the Groveway entrance.

53. **Solar Water Heaters and/or Solar Cells** - Solar panels and/or cells are permitted in accordance with Local, State and Federal guidelines. Where possible, the panels or cells should be located on the rear or side of the roof line to minimize the view from the adjacent street.

Free standing panels and/or cells are not permitted in the front or side yards. If they are located in the rear yard, the rear yard must be fenced.

The installation of solar water heaters or solar cells must be approved by the ACC prior to installation and must comply with Hillsborough County codes and all applicable building codes.

54. **Storm/screen doors** - Storm doors with screen/glass are permitted. Door frame color should be white, black or match the carriage lighting.

55. **Structure Decoration** - Decorative stone/brick elements are permitted on the front face of the home for accent purposes only. Accents must not overlap over existing etched/stucco formed shutters. Decorative stone/brick may be used to accent the archway or other small areas of the front face of the home but must be consistent/complimentary to the existing style of the home. The total stone/brick accent must not exceed twenty-five percent (25%) of the surface area on the front of the house.

Outside, attachable, decorative wall art is permitted on the walls of the house. It is limited to 1 large piece of wall art, or 4 smaller pieces of wall art per wall. Wall art should be complimentary to the style and color of the house. The collective number of pots, lawn ornaments, lawn art and outdoor wall art in the front and side yards shall not exceed fifteen (15).

Example of archway accent:



56. **Structure Maintenance** - All parts of structures including, but not limited to, walls, columns, piers, soffit, fascia, doors (entry and garage), window frames, gutters, roofs, fences, pool enclosures gazebos, etc. shall remain free of dirt, mold, mildew, graffiti, decaying stucco or paint, to termite damage, etc.

All parts of structures shall have a proper coating (paint or stain) adhered to the structure at all times. Once coating starts to chalk, crack, wear through, or cause the excessive growth of mold or mildew, it is necessary to repaint.

57. **Swimming Pools and Spas** - Above ground pools are prohibited except for children's pools holding less than fifty (50) gallons of water. They must be removed and stored out of view when not in use.

All swimming pools must be within a screen enclosure or six (6) foot fence and follow the standards for screen enclosures and fences herein.

Free standing hot tubs or spas must be placed on the rear porch, deck or lanai. Owners must follow mandated safety requirements from the appropriate governmental agencies, including those regarding safety fences and covers. Hot tubs and spas must be placed so that they may not be visible from the street in front of the house, or from the street on the side of the house if it is a corner lot.

Unless otherwise allowed by these standards, other structures that are not contiguous and part of the pool or spa are not permitted.

58. **Tents Canopies and Covers** - Temporary tents, canopies and covers are permitted in rear yards only. They can be erected for no more than 48 hours in a 30-day period.

59. **Trees** - The planting/removal of trees must follow Hillsborough County codes and regulations according to where they are placed. County codes for right of way tree planting have special restrictions.

Dead or damaged trees must be removed to prevent damage to properties and personal injury and the tree stump must be ground below grade. Property owners must obtain necessary governmental approvals for all applicable tree removals. If not damaged or diseased, ACC approval is required prior to removal of trees with a diameter of more than six (6") inches measured two (2') feet above ground level. Removal will be permitted if the tree is causing damage/potential damage to property (i.e. cracking foundations, sidewalks or driveways) or necessary for another allowable improvement (i.e. pool, patio, landscaping change, etc.).

Root pruning of trees is permitted to prevent damage to sidewalks and driveways, pipes, or any other structure/system on the property.

Replacement trees may be required in accordance with Hillsborough County codes. Trees must not block drivers' view of the street and must not be planted in the easements.

Palm trees - Dead, dying or unhealthy palm fronds must be removed from palm trees.

All other trees shall be well maintained and healthy, following accepted horticultural standards for each tree. The canopies of the trees along the sidewalk must be lifted so as not to impede pedestrian traffic (see **Planting Beds** herein). Dead or dying limbs, limbs that extend out too far or too close to the house/roof should be trimmed to avoid damage when storms/hurricanes occur. Tree limbs where leaves touch the roof tend to attract insects.

60. **Water Supply System** - No individual water supply system will be permitted, including individual irrigation systems connected to any well, pond or lake.
61. **Window Treatments** - No newspaper, magazines, aluminum foil, bed sheets or towels shall be placed over the windows of any dwelling. Any window treatments placed on windows in the front of the house and the side of the house (when a corner lot) shall be compatible with the color scheme of the house.

Reflective film is permitted, but must be maintained and not be an eyesore.

PRIVATE PARK STANDARDS

HOURS: Park hours are from dawn to dusk only. Anyone found in the park outside of park hours is subject to removal of park privileges if a homeowner, or subject to charges of trespassing if not a homeowner.

ACCESS TO PARK: The park is available to those homeowners (and their guests) in Bloomingdale Cove and Somerset who have keys to the park. Park keys are available through the management companies for Bloomingdale Cove and Somerset.

HOMEOWNER LIABILITY: Homeowners are responsible for any damage done by them, their families or guests to the Private Park.

1. Motor Vehicles -
 - a. Dirt bikes, motor cycles, mopeds, golf carts and all-terrain vehicles, etc. are prohibited.
 - b. Motor vehicles of ANY type (cars, trucks, etc.) unless used for maintenance purposes, as approved by the Board of Directors, are prohibited beyond the inner gate of the park.
 - c. Motor vehicles may park in the space provided in front of the inner gates to the park. Vehicles parked in violation will be towed at the vehicle owner's expense.
 - d. Vehicles in the park outside of park hours will be towed at the vehicle owner's expense.
2. Conduct in park
 - a. Persons of all ages using the recreation areas shall conduct themselves in a courteous manner with due regard to the rights of others.
 - b. On-site parental/adult supervision is required for children under the age of 14.
 - c. Members are responsible for the conduct of their household members, guests and invitees, including any damages incurred by them.
3. Members must be present for their guests or invitees to use the park
4. Members and their guests or invitees shall not feed, harass or interfere with the wildlife in the park, lakes, water retention areas or the adjacent wooded areas
5. Ponds and water retention areas in the Bloomingdale Cove community are part of the drainage system within the development. The ponds and retention areas are scenic features and are governed by County and Southwest Florida Water Management District restrictions. The use of the lakes and retention areas are subject to the following Association Rules and Regulations:
 - a. Swimming or boating is prohibited in the ponds and water retention areas, except for maintenance boats used on behalf of the Home Owners Association.
 - b. Fishing from the pond banks only is permitted by Members or their guests and invitees.
 - c. Fishing may only be done with fishing poles, rods and reels. The use of spears, nets, bows & arrows, crossbows, guns or any other non-fishing rod equipment and/or apparatus is strictly prohibited.

PRIVATE PARK STANDARDS, Cont.

6. The number of people using the facilities may be limited to comply with safety regulations or for other practical reasons.
7. Eating and drinking non-alcoholic beverages in the park is allowed. Glass containers are strictly prohibited.
8. Members, guests and invitees are expected to leave the recreation areas in a clean, neat appearance placing all trash in the appropriate receptacles and take all personal belongings when departing. This includes any cooking apparatus residue, for e.g. burned charcoal or wood chips used in a portable grill as it could be a potential fire hazard.
9. All benches, picnic tables, waste receptacles etc. shall remain in place and shall not be moved. Picnic tables and waste receptacles are glued down and bolted.
10. Noise levels shall be kept to a minimum unless it is an approved HOA event which is authorized by the Bloomingdale Cove Board.
11. No fires are allowed in the park.
12. No fireworks are allowed in the park
13. No firearms are allowed in the park, except by authorized law enforcement personnel when necessary.
14. Trails in the park are old worn paths going back decades. They have not ever and are not now maintained. Use the trails at your own risk.
15. Dogs must be leashed. This is county ordinance and is important for the safety and enjoyment of the park by other visitors.

Report any issues or problems in the park to:

Wise Property Management Community Association Manager:

Ben Alair

Phone: 813-968-5665 x.331 Email: balair@wisepm.com

or Ben's Assistant:

Victoria DiGangi

Phone: 813-968-5665 x.308 Email: vdigangi@wisepm.com

House Paint Supplemental Standards

Prior to painting, review and approval by the ACC is required, using the House Paint Approval form.

There are 35 color schemes to choose from. Only the color schemes as described in the attached spreadsheet will be approved. All paint numbers and paint names are from Sherwin Williams. Another paint manufacturer may be used, but the colors used will have to be an exact custom match to the colors identified in the color scheme chosen. This is not a problem for paint manufacturers. They will be able to match the Sherwin Williams color swatch you give them.

Each color scheme consists of a base color and 3 trim options. Those are the only trim options for that base color. You are not permitted mix and match colors from other schemes. Only one (1) trim option color is permitted to be used for the trim.

The colors in the new schemes are a blend of colors from the previously approved palette with some newer ones. This was designed so the new palette blended with the old and give some flexibility for changing trends in color and depth of color. Colors are shades of white, tan/beige, green and gray that fade without changing the nature of color (for e.g. fade into a purple or pink look)

There are no color requirements for the front door color - you may paint it any solid paint color you choose. Wood stain or painted wood look not permitted.

There are no restrictions on house color combined with roof color, however the paint color should compliment the roof color (and vice versa).

House paint schemes AND accepted manufacturer/roof colors can be found on-line in the Sherwin Williams Homeowner Association Archive, <https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/hoa/valrico/fl/bloomingdale-cove/> . In addition, they can be viewed in book form at the management company or at the Lithia-Fishhawk Ranch Sherwin Williams store:

5496 LITHIA PINECREST RD
LITHIA, FL, 33547-2853
(813) 654-2854

The House Paint Approval form can be obtained on the HOA website bloomingdalecove.org or requested from the management company.

HOUSE PAINT SCHEMES				
#	House Base	Trim Option 1	Trim Option 2	Trim Option 3
1	SW7001 Marshmallow	SW 7513 Sanderling	SW7030 Anew Gray	SW7514 Foothills
2	SW 7005 Pure White	SW6213 Halcyon Green	SW7668 March Wind	SW7525 Tree Branch
3	SW7003 Toque White	SW7038 Tony Taupe	SW6067 Mocha	SW6083 Sable
4	SW6196 Frosty White	SW9135 Whirlpool	SW7744 Zeus	SW6076 Turkish coffee
5	SW7028 Incredible White	SW9134 Delft	SW7734 Olive Grove	SW6216 Jasper
6	SW6231 Rock Candy	SW9135 Whirlpool	SW6198 Sensible Hue	SW7642 Pavestone
7	SW7022 Alpaca	SW7008 Alabaster	SW7005 Pure White	SW6075 Garret Gray
8	SW7050 Useful Gray	SW7551 Greek Villa	SW9132 Acacia Haze	SW7005 Pure White
9	SW7044 Amazing Gray	SW7003 Toque White	SW7042 Shoji White	SW7005 Pure White
10	SW7051 Analytical Gray	SW7005 Pure White	SW7046 Anonymous	SW6083 Sable
11	SW6002 Essential Gray	SW7005 Pure White	SW9165 Gossamer Veil	SW6075 Garret Gray
12	SW7024 Functional Gray	SW7627 White Heron	SW7632 Modern Gray	SW7026 Griffin
13	SW 6073 Perfect Greige	SW7003 Toque White	SW7005 Pure White	SW7025 Backdrop
14	SW6171 Chatroom	SW7005 Pure White	SW6385 Dover White	SW6172 Hardware
15	SW7567 Natural Tan	SW7005 Pure White	SW7534 Outer Banks	SW7550 Resort Tan
16	SW6366 Ambitious Amber	SW7005 Pure White	SW7102 White Flour	SW7558 Medici Ivory
17	SW6226 Languid Blue	SW7005 Pure White	SW8917 Shell White	SW6364 Egg White
18	SW6162 Ancient Marble	SW6203 Spare White	SW6165 Connected Gray	SW6177 Softened Green

HOUSE PAINT SCHEMES				
#	House Base	Trim Option 1	Trim Option 2	Trim Option 3
19	SW6183 Conservative Gray	SW7005 Pure White	SW9130 Evergreen Fog	SW6186 Dried Thyme
20	SW6148 Wool Skein	SW7005 Pure White	SW7546 Prairie Grass	SW9117 Urban Jungle
21	SW6205 Comfort Gray	SW7005 Pure White	SW6203 Spare White	SW9132 Acacia Haze
22	SW6163 Grassland	SW6161 Nonchalant White	SW7005 Pure White	SW6167 Garden Gate
23	SW6149 Relaxed Khaki	SW6147 Panda White	SW7005 Pure White	SW6152 Superior Bronze
24	SW6206 Oyster Bay	SW7551 Greek Villa	SW7005 Pure White	SW6208 Pewter Green
25	SW6213 Halcyon Green	SW7005 Pure White	SW6476 Glimmer	SW6215 Rocky River
26	SW7736 Garden Sage	SW7005 Pure White	SW6385 Dover White	SW7740 Messenger Bag
27	SW9130 Evergreen Fog	SW7008 Alabaster	SW6203 Spare White	SW6119 Antique White
28	SW6078 Realist Beige	SW7004 Snowbound	SW7503 Sticks & Stones	SW7005 Pure White
29	SW6085 Simplify Beige	SW7005 Pure White	SW7551 Greek Villa	SW6089 Grounded
30	SW6141 Softer Tan	SW7012 Creamy	SW7005 Pure White	SW7040 Smokehouse
31	SW7037 Balanced Beige	SW7004 Snowbound	SW7569 Stucco	SW7005 Pure White
32	SW6065 Bona Fide Beige	SW7632 Modern Gray	SW7005 Pure White	SW7520 Plantation Shutters
33	SW6107 Nomadic Desert	SW7008 Alabaster	SW6088 Nuthatch	SW7005 Pure White
34	SW6100 Practical Beige	SW7003 Toque White	SW7005 Pure White	SW6082 Cobble Brown

HOUSE PAINT SCHEMES				
#	House Base	Trim Option 1	Trim Option 2	Trim Option 3
35	SW6066 Sand Trap	SW7005 Pure White	SW9085 Touch of Sand	SW6046 Swing Brown

Fence Stain Supplemental Standards

Prior to staining, review and approval by the ACC is required, using the Landscape Approval form.

All stain numbers and stain names are BEHR Solid Color Stain. Another stain manufacturer may be used, but the colors used will have to be an exact custom match to the colors identified below. This is not a problem for stain manufacturers. They will be able to match the BEHR stain color number you give them.

Stain color chosen should complement the house and roof colors.



BEHR Solid Color Stain

	SC117 Russet
	SC110 Chestnut
	SC210 Ultra Pure White
	SC365 Cape Cod Gray
	SC131 Pewter

Roof Color & Style Supplemental Standards

Owners must comply with the following Roof Color & Style Supplemental Standards as adopted by the Association's Board of Directors on 11/20/2019 as may be amended from time to time.

The manufacturers and the series/colors of architectural/dimensional shingles listed herein are the new community standards for roofs in Bloomingdale Cove.

Prior to roof installation, review and approval by the ACC is required, using the Roof Plan Approval form.

All roofs must be replaced with architectural/dimensional shingles that meet the current Hillsborough County codes at the time the roofing is put on. They must be installed in accordance with the provisions of the Florida Building Code and applicable Law.

The Owner is solely responsible for ensuring that all construction, improvements, and/or alterations comply with federal, state, and local laws, ordinances, codes, building requirements, etc. including any requirements or restrictions imposed by the South Florida Water Management District.

Care should be taken to have the roof compliment the paint color and vice versa. Sometimes dimensional shingles may look a different color when installed, or at certain times of the day. It is recommended that you take a sample shingle and hold it up to the paint in different lights.

The following color options and shingle design are approved and shall be permitted. No other colors or shingle design will be permitted. If an equivalent shingle is submitted for approval, a color/shingle design sample will be required with the submittal.

Existing roofs with shingles not within these standards may be repaired with exact match shingles until roof shingle replacement is needed for the entire roof.

ROOF Color & Style Supplemental Standards, CONT.

OWENS CORNING

Oakridge Series

Antique Silver
Beachwood Sand
Brownwood
Desert Tan
Driftwood
Estate Gray
Onyx Black
Shasta White

Duration Series

Amber
Antique Silver
Brownwood
Desert Tan
Driftwood
Estate Gray
Onyx Black
Quarry Gray
Shasta White
Terra Cotta

Duration Premium Cool Series

Frosted Oak
Harbor Fog
Sunrise

Duration Designer Series

Aged Copper
Black Sable
Merlot
Pacific Wave
Sand Dune
Sedona Canyon
Storm Cloud
Summer Harvest

ROOF Color & Style Supplemental Standards, CONT.

GAF

Timberline HD Series

Barkwood
Birchwood
Canadian Driftwood
Charcoal
Driftwood
Fox Hollow Gray
Golden Amber
Hickory
Mission Brown
Oyster Gray
Pewter Gray
Shakewood
Slate
Weathered Wood
White

Timberline Ultra HD

Barkwood
Birchwood
Charcoal
Fox Hollow Gray
Hickory
Pewter Gray
Shakewood
Slate
Weathered Wood

Timberline Armorshield II

Barkwood
Charcoal
Hickory
Pewter Gray
Shakewood
Slate
Weathered Wood

Timberline American Harvest

Amber Wheat
Golden Harvest
Saddlewood Ranch

Timberline Cool Series

Barkwood
Weathered Wood

ATLAS

Pinnacle Pristine Series

Coastline Granite
Copper Canyon
Majestic Shake
Morning Harvest
Summer Storm
Pristine Black
Pristine Desert
Pristine Hearthstone
Pristine Heather
Pristine Hickory
Pristine Oyster
Pristine Pewter
Pristine Sienna
Pristine Pearl
Pristine Sunset
Pristine Tan
Weathered Shadow

StormMaster Shake

Black Shadow
Burnt Sienna
Desert Shake
Hearthstone Gray
Heatherblend
Highland Brown
Majestic Shake
Pewter
Weathered Wood