

**PRESTON HOLLOW
HOMEOWNER'S ASSOCIATION**

**ARCHITECTURAL CONTROL
DESIGN GUIDELINES FOR
EXTERIOR ALTERATIONS
OR IMPROVEMENTS**

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ARCHITECTURAL CONTROL POLICY MANUAL

Practically every mandatory-membership community association has the power of design review or architectural control, and it is as basic a function as maintenance of common areas. Properly exercised, design review can create an attractive, livable community and help preserve owners' property value within the community.

The Declaration of Easements, Covenants, Conditions and Restrictions of Preston Hollow (hereinafter "the Declaration") specifies that the purpose of the deed restrictions is to protect the values of the properties in Preston Hollow, in accordance with a common and overall scheme, and to promote and preserve the aesthetics of the properties.

I. GOVERNING ARTICLES

- A. Section 720.3035, Florida Statutes (2007), authorizes an association or an architectural control committee to approve plans and specifications, enforce standards, and provide options for the use of materials and size, design, and location of structure or improvement, as stated in the Declaration or other approved published guidelines.
- B. Article V, Architectural Control, Section 3 of the Declaration authorizes the Architectural Control Committee (ACC) to promulgate standards and procedures for review of requests for ACC approval.
- C. Article V, Section 2 of the Declaration provides for the review and approval of improvements upon a lot, including all additions, modifications or alterations, and any proposed change in the use of any part of the properties.
- D. Failure to exercise design review properly can create major problems for a community in the form of misunderstanding and controversy among the homeowners, inconsistencies and unfairness in treatment, real or imagined violations, and expensive and lengthy court cases.
- E. A properly designed and operated system of architectural design review and control yields substantial benefits to all residents. An essential element of successful design review is a recognition by all members of the community that it is a benefit, and not a burden.
- F. All Change Requests shall be in compliance with the Declaration and Guidelines specified herein. These Guidelines are subject to revision from time to time and are not intended to be all inclusive. All ACC Requests for Change are reviewed and acted upon by the Preston Hollow Architectural Control Committee.

II. PURPOSE OF THE ARCHITECTURAL CONTROL COMMITTEE

The purpose of the Committee is to carry out the responsibility of the Board of Directors to assure that no construction, exterior modification or change, or improvement upon lots shall be made unless they conform to the Declaration of Easements, Covenants, Conditions and Restrictions of Preston Hollow, as awarded, and they:

- A. Assure harmony of external design materials, and location in relation to surrounding structures and topography within Preston Hollow properties.
- B. Protect and preserve the value and desirability of the properties as a residential community.
- C. Maintain the attractiveness of the community for the enjoyment of the residents.
- D. Prevent the unnecessary removal, destruction, or blighting of natural landscape or of the achieved man-made environment.
- E. Provide that improvements be constructed in a uniform and compatible manner to preserve the value of all properties within the community in accordance with a common and overall scheme.
- F. Promote and preserve the health, safety, and general welfare of all owners, their tenants, invitee, and guests.
- G. Promote and preserve the value of the properties.
- H. Preserve the greatest view, privacy, use of natural topography, and preservation of natural vegetation for each owner, provide for the maximum amount of view and breeze, assure that structures are properly located with regard to large trees, and that set back requirements are met.

III. SCOPE OF ARCHITECTURAL CONTROL

No exterior change or modification shall be made to any residential dwelling on any lot, unit, or parcel, nor shall any buildings, structures, or improvements be made to a lot or unit after it has been conveyed by the "Developer" until the plans and / or specifications showing the nature, kind, shape, heights, materials and colors to be used, and location of same, shall have been submitted to, and approved in writing by the designated Architectural Control Committee.

Exterior changes include, but are not limited to:

- Extensions or additions to existing buildings, structures, sheds, driveways, or other existing improvements;

- Installation of swimming pools or hot tubs;
- Installation of skylights, roof exhaust devices, rain gutters, or solar panels;
- Resurfacing of driveways or walks;
- Adding screen doors, decorative doors or windows, or changing entryways;
- Installation of patios, railings, porch, pergolas, or other enclosures or structures;
- Installation of wells or sprinkler systems;
- Erection of lattice work, barriers, fences, hedges, trellises, walls, or dividing instrumentalities;
- Planting or removal of trees, hedges, shrubs, or other dividing instrumentalities;
- Addition of fountains, benches, gates, and other lawn or garden ornaments;
- Changing the exterior color, surfaces or materials of any part of any buildings or structures.

IV. ASPECTS AND OBJECTIVES OF ARCHITECTURAL REVIEW

The Architectural Control Committee evaluates all properly completed ACC Change Requests on the merits of the individual request. Design decisions made by the Committee are not based on personal opinion, but on the following criteria:

- A. Relation to the Natural Environment: To prevent the unnecessary removal, destruction, or blighting of the natural landscape and topography, or of the achieved man-made environment.
- B. Conformance with Covenants and Design Guidelines: All applications are reviewed to confirm that the project is in conformance with Declarations and approved Design Guidelines.
- C. Design Compatibility: Compatibility is defined as "similarity in architectural style, quality of workmanship, use of similar materials, color or colors, and constructive details".
- D. Location and Impact on Neighborhood: The proposed alteration should relate favorably to the landscape, the existing structures and the neighborhood, and harmonize with the common and overall scheme of the community.
- E. Materials: Continuity is established by the use of the same materials, of the same color as were used in the original construction, or a compatible material and compatible color, as used in other existing structures in the community.
- F. Workmanship: The quality of work should be equal to or better than that of the surrounding area and other structures within the neighborhood.
- G. Validity of Concept: The basic concept must be sound and appropriate to its surroundings.

V. PROCEDURE FOR APPLICATION FOR EXTERIOR CHANGE OR MODIFICATION

An owner wishing to make an exterior change or modification to a dwelling, unit, lot, or parcel must apply for and receive approval for such change or modification prior to commencement of the project. Application is made by completing the Exterior Change Request form, in triplicate, with one (1) copy to be returned to owner / originator stamped either "Approved" or "Disapproved" by the Architectural Control Committee, one (1) copy to be retained for permanent record for the Architectural Control Committee, and one (1) copy to be retained for the official records of the Association. A copy of the Exterior Change Request Form is attached hereto as Exhibit "A".

All Change Request forms must include an estimated start date and estimated completion date. All original Change Request forms must be hand delivered or sent via U.S. Mail to a member of the Architectural Control Committee. Facsimile and electronic mail (email) submissions will not be accepted or considered. Immediately upon receipt, the ACC member shall write the date received and initial each form, and promptly forward the packet to the ACC Chairperson for timely review by the Committee.

In the event the Committee fails to approve or disapprove such design and location within forty-five (45) days from receipt of a Change Request and accompanying plans, specifications, and supporting materials, approval will not be required and the application will be deemed to have been approved. This is the unintended event that the date stamp is intended to avoid. No approval shall be given by the designated Committee pursuant to the provisions of this Article unless it determines that such approval shall:

- A. Assure harmony of external design, materials, and location in relation to surrounding buildings and topography within the properties.
- B. Protect and conserve the value and desirability of the properties as a residential community.
- C. Be consistent with the provisions of the Declaration.
- D. Conform to or enhance, in the sole opinion of the committee, the appearance of the properties in accordance with the common, original, overall design scheme of the community, and
- E. Provide the greatest view, privacy, use of natural topography, and preservation of natural vegetation for each Lot or Unit Owner, provide the maximum amount of view and breeze, home structures are properly located with regard to large trees, and that all set back requirements continue to be met.

Neither the Association, the Board, nor any member of the Board of this Committee, shall have any liability to anyone by reason of any acts or action taken in good faith pursuant to this Article.

VI. SUPPORTING DOCUMENTS / MATERIALS

In order for each Change Request Form to receive a timely review and for the Architectural Control Committee to confirm that deed restrictions, design guidelines, and the objectives of the Board are being met, all necessary supporting documents and materials must accompany the request.

- A. Requests for room additions, improvements, extensions or modifications of buildings, structures, walkways or driveways, dog-runs, fences, hedges, dividing instrumentalities, and all other proposed external changes or improvements must include a lot survey clearly depicting the location, size and measurements of the proposed improvement to lot boundary lines.
- B. Requests for changing exterior surfaces, materials, color or colors for painting, or for resurfacing driveways or walkways must include a color chip of the material color or colors proposed and samples or specific description of materials to be used.
- C. Requests for major landscaping, planting or removal of trees, hedges, or shrubs, must include a sketch or drawing showing name or type of planting(s) together with approximate location of each. Requests to remove large tree(s) should include the reason for their removal, as well as a diagram depicting the approximate location of existing tree(s).
- D. All requests must be submitted in triplicate to the Committee.

VII. CHANGE OR MODIFICATION LIMITATIONS

In order to promote and preserve the value and appeal of Preston Hollow, assure harmony of external design, promote stability in appearance, and maintain a certain amount of architectural uniformity, and in conformity with the Declaration, the following limitations and restrictions, along with additions to this list that may be deemed necessary in the future, shall be in effect:

A. *Structure Design, Landscaping Design, Materials, and Color*

The Architectural Control Committee will strictly limit the exterior appearance of any structures built within the properties. Only those designs which truly fit the development atmosphere and character will be approved. This may result in

disapproval or require modification of designs that would be appropriate in other locations. The Architectural Control Committee shall, in its sole discretion, have the right to approve or disapprove the design, color, and material of any proposed structure on any grounds whatsoever in order to preserve the value of the properties in accordance with the common and over-all scheme of the community.

1. *Residential Structures:* No structure is to be more than 2-1/2 stories in height from the finished ground floor level.
2. *Residential Structures Color(s) and Materials:* The exterior house paint color must be in Earth / Neutral tones only. Earth Tone is defined as "any various soft muted colors like those found in nature in soil and vegetation of brown, tan, grey, beige, white and green." Acceptable roofing materials will have the appearance of tile and / or dimensional shingle and in an approved color. Dimensional shingle is defined as "a shingle that is textured, overlaid, or laminated and designed to produce a three dimensional effect." Galvanized metal and aluminum flat panels are not an acceptable roofing material. Roof color must blend and compliment with the exterior house paint color and be of muted Earth / Neutral tones only. Discordant colors are not permitted. Discordant colors are defined by way of example and not limitation to "orange, purple, , any bright color or hue, and fluorescent hues of any color." To change the color of a house and / or roof, submission of an Architectural Control Committee Change Request Form is mandatory.
3. *Garages and Driveways:* All driveways are required to be of concrete construction and shall be installed, constructed, and maintained in a manner visually and structurally compatible with the character of the development. Driveway widths are to match the number of garages in the residential structure, but no more than a two-car width at the sidewalk. A minimum of a two (2) car width driveway from the street leading to an expansion to a three (3) car width driveway at the structure may be approved to maintain the common scheme and appearance of the properties. A driveway which widens or "bumps out" to a three (3) car width driveway must conform to the following measurements: The width of the widened bump out may be no larger than 10.6 feet from the edge of the original two (2) car width driveway. The length of the widened bump out can extend no farther than 17.0 feet from the garage door toward the sidewalk. The bump out must taper to a two (2) car width driveway at 17.0 feet from the garage door toward the sidewalk. Motor home garages, drive through garages, carports, airplane hangars, and workshops with commercial size garage doors are prohibited.

Effective April 30th, 2009, the use of concrete driveway pavers shall be permitted. The color of the concrete pavers is restricted to grey. A color sample shall be provided to the ACC as part of the homeowner's driveway plan submission. The construction of the driveway with concrete pavers must comply with industry standards and specifications. The acceptable industry standard specifications are on file with the ACC. A detailed drawing of the driveway plan

must be included as part of the submission, whether the driveway construction plan is for a new driveway or an existing driveway that is to be replaced with concrete pavers. Public sidewalks that transect the driveway must be of poured concrete construction in accordance with Hernando County Codes and Ordinances. The use of concrete pavers for public sidewalks is not permitted. However, the use of concrete pavers for walkway areas is permitted with the same requirements as the design and use of driveway concrete pavers.

4. *Swimming Pools, Hot Tubs, and Spas:* All swimming pools must be constructed in the ground. All above ground swimming pools are prohibited. Hot tubs and spas shall be located within the lanai area or screened pool enclosure.
5. *Sodding and Landscaping:* Sod is defined as "the grass covering of the Unit / Lot." Landscaping is defined as "all other plants and natural vegetation covering the Unit / Lot." Upon completion of construction, full sodding shall be installed from the front roadway to the rear lot line using Floratam, St. Augustine, or Bahia Grass, or implementing Xeriscape or Florida friendly landscape as defined in §373.185(1), and FS 720.3075 (4) (a), Florida Statutes. Landscaping plans must also be submitted for approval by the Architectural Control Committee so as to preserve and maintain the aesthetic integrity of the community. Removal of large tree(s) is prohibited unless the tree(s) are diseased or damaged so as to present risks to an existing structure, walkway, or road. Large tree is defined as "any tree with a trunk which exceeds three (3) inches in diameter.
6. *Hedges, Fences, Walls, Dividing Instrumentalities:* Hedges are defined as "a boundary formed by a dense row of shrubs or low trees." All hedges must be maintained at a height not to exceed six (6) feet from the ground on which it stands

Fences and Walls are defined as "a man-made barrier intended to mark a boundary". Other than those initially constructed and / or installed by the Developer, Hernando 80 Associates, along the outside perimeter of the development, no fences, walls, or other man-made barriers shall be erected or maintained on any Lot or Unit for any purpose. Lots / Units with a fence installed by the Developer must be maintained and kept in good condition, or be removed. Either wood or vinyl fencing shall be used, no masonry or chain link fences shall be permitted.

Dividing Instrumentalities is defined as "a hedge, fence, wall, or other dividing planting or structure, that divides an owner's lot boundary from an adjoining property". Dividing instrumentalities may be natural or man-made. Dividing instrumentalities are prohibited, except those originally constructed by the Developer at the rear of lots that abut properties outside of Preston Hollow.

7. *Dog Runs:* A Dog Run is defined as: "an enclosed area of space where a dog can stay without a leash". It is usually gated and locked so that other animals cannot enter and so that a dog cannot escape. Preferably, a dog run shall be

located in the rear of the residence. However, a dog run may be permitted to a side yard if shielded from street view by hedge or other natural vegetation. Dog runs in a front yard or in street view are prohibited.

B. *Duty to Maintain Lots / Units*

The Lot and Unit Owners shall be responsible for the maintenance, upkeep, and repair of their individual Lots and Units in a neat and attractive manner. More specifically, Lot / Unit Owners shall maintain in good condition all structures on said Lot. Lot / Unit Owners shall regularly maintain their sod and landscaping by, but not limited to, mowing, edging, weeding, and watering on a regular basis.

In the event a Lot or Unit Owner in the Properties shall fail to maintain the Lot or Unit including, but not limited to, the structure, grounds, premises, improvements in accordance with the provisions of the Declaration in a manner satisfactory to the Board of Directors, the Association, after approval of two thirds (2/3) vote of the Board of Directors, shall have the right, through its agents and employees, to enter upon said Lot, structures, grounds, premises, or improvements and effectuate the needed maintenance, repair, or replacement. The costs incurred by the Association in so maintaining, repairing, or replacing shall be added to, and become part of, the annual assessment to which such Lot or Unit is subject, and the Association shall have a lien upon such Lot or Unit, enforceable as with all other liens for unpaid assessments, as provided herein. The Architectural Control Committee shall report to the Board of Directors, on a regular basis, and identify any properties that the Committee, in its sole discretion, believe to be in need of such maintenance, repair, or replacement by the Association.

C. *Use Restrictions*

Each and all Lots and Units within the Properties are restricted to the use of a single family, their household servants and guests, exclusively for residential purposes. By way of illustration but not limitation, the Lots, or any building erected thereon, shall not be used for the purpose of any profession, trade, employment, service, manufacture or business of any description, nor as a school, hospital, or other charitable institution, nor as a hotel, apartment house, rooming house, or place of public resort, nor for any sport other than such sports or games as are usually played in connection with the occupancy of private residences, nor for any purpose other than as a private residence.

Only one (1) residence, with a minimum of 1,800 sq. ft. of living area, may be built upon each Lot. Living area is defined as "air conditioned space, excluding garage, storage areas, lanai, patios, non-air conditioned porches, and other areas outside the residence itself." No portable or temporary building, carport, mobile home, tent, shack, barn, or dumpster may be placed on a Lot.

D. *Nuisances*

Nuisance is defined as "something offensive or annoying to individuals or to the community." No noxious or offensive activity shall be carried on upon any Lot, Unit, or Common Area, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. Noxious is defined as "injurious to physical or mental health". Offensive is defined as "objectionable or unpleasant." The Committee shall report all nuisances and noxious activity that violates that violates Hernando County Code to the County Code Enforcement Division.

E. *Permanent Structures*

Sheds, workshops, carports, barns, or other permanent structures and / or buildings, other than the residence and attached garage, of any design whatsoever, are expressly prohibited, and no temporary residence shall be permitted in any unfinished residential building. No geodesic domes, A-frames, or other non-conforming residential structures shall be approved.

F. *Temporary Structures*

Trailers, tents, shacks, sheds, carports, barns, or other temporary buildings of any design whatsoever are expressly prohibited within the Properties and no temporary residence shall be permitted in any unfinished residential building.

G. *Signs*

No sign of any kind shall be displayed to the public view on any Lot or Unit except one (1) sign advertising the property "For Sale" or "For Rent" may be displayed on any Lot or in one of the Front window of a Unit. No sign shall exceed five (5) square feet in size, excluding the post. Such signs must be maintained in good condition at all times, must be removed upon termination of their use, i.e. upon sale or rental of the property, and must have approval of the Architectural Control Committee. No political signs or signs advertising commercial enterprises are permitted, other than realtors "For Sale" or "For Rent" signs. A Sign is defined as "a displayed structure bearing lettering or symbols used to identify or advertise." Contractors' permit boards are exempted from this provision.

H. *Oil and Mining Operations*

No oil drillings, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or within the Properties, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or within the Properties, provided, however, owners shall be allowed to excavate for landscaping, filling and grading purposes upon approval of the Architectural Control Committee. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained, or permitted upon any portion of the Properties.

I. *Pets, Livestock, and Poultry*

No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any Lot or Unit, except dogs, cats, and other household pets may be kept on Lots and Units subject to such rules and regulations as may be adopted by the Association, provided that: they are not kept, bred, or maintained for any commercial purpose or in excessive numbers; they are duly licensed in compliance with all governmental regulations; and they do not become an annoyance or nuisance to any neighbor. Household pets shall not be permitted nor allowed to stray, run, be or go at large, without a leash or other appropriate restraint, in or upon any street, sidewalk, walkway, Common Area, or private property of others without the express or implied consent of the owner of such property. No dogs or other pets shall be permitted to have excretions on any portion of the Common Area or the private property of others. In the event of any such excretions, the owner of said dog or pet shall immediately remove and dispose of said excretions. Any dog whose barking is loud and / or consistent enough to annoy its neighbor may be decreed a nuisance.

J. *Water Supply*

No individual Owner may permit to be located upon his Lot or Unit any individual water supply system other than for irrigation purposes. This covenant shall not restrict the Association from permitting a water supply system to exist upon the Common Area for use in any sprinkler system. Location of irrigation wells shall be approved by the Architectural Control Committee.

K. *Service / Commercial Vehicles, Recreational Vehicles, Trailers, and Boats*

No service or commercial vehicles, other than those present on business, and no motor homes, campers, boats, recreational vehicles or trailers, of any and every description shall be permitted to be parked or stored on any Lot, Unit, the Common Area, or any publicly dedicated street or right-of-way in the Properties, except in those areas of the Properties specifically designated by the Architectural Control

Committee for such use and purpose, if any. (See "T", *Parking Restrictions*, below). In any event, service and commercial vehicles shall not be permitted to be parked or stored on any Lot, Unit, Common Area, or any publicly dedicated street or right-of-way, for a period of time exceeding twelve (12) hours.

For purposes of this provision, a Service / Commercial Vehicle is defined as "any vehicle the exterior of which is visibly marked with a company or organizational logo, and / or carrying ladders, glass panel holders, pumps or other commercial equipment attached thereto or located thereon." Law enforcement vehicles and other municipal vehicles are excluded from this provision, as they are there for the security and safety of the community.

L. *Garbage and Trash Disposal*

No garbage, refuse, trash, or rubbish shall be deposited on any Lot, Unit, or Common Area except on designated collection days and in a suitable receptacle or dumpster which is placed or situated so as to be as inconspicuous as possible and which is substantially shielded or screened from the view of the neighboring property, the Common Area, and the publicly dedicated street; provided, however, that garden trash and rubbish that is required to be placed at a point approved by the Architectural Control Committee, in order to be collected may be placed and kept at such designated point, and need not be in any container, for periods not exceeding twenty-four (24) hours, provided further, that the requirements, from time to time, of Hernando County, Florida, or other governmental subdivision having jurisdiction over such matters, for disposal or collection, shall be complied with and that all equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. Garbage and trash is to be placed at the homeowner's curb or driveway and shall not be placed in the street or right-of-way. All refuse containers shall be stored out of street view.

M. *Drainage*

No installations, improvements, or structures shall be permitted, placed, or erected, nor shall any alterations of any kind, including but not limited to landscaping be made, permitted, or placed upon any Lot, Unit, or Common Area which shall in any way hinder the surface or subsurface drainage of the Properties. Any Amendment of these documents which would affect the surface water management system, including the water management portions of the Common Areas, must have the prior approval of the South West Water Management District.

N. *Telephone, Gas, CATV, and Electric Services*

Service to all Lots and Units by telephone, gas, community radio and television, and electric power must be by underground services from easement areas into the

improvements, unless exception thereof is granted by the Architectural Control Committee and that exception is not inconsistent with the applicable laws, codes, ordinances, rules and regulations.

O. *Unit Air Conditioners and Reflective Materials*

No air conditioning or heating units may be mounted through windows or walls unless the type, location, method of installation, appearance and desirability, have been approved by the Architectural Control Committee. It is the intention of this provision to authorize said Committee, in its sole discretion, to approve or disapprove any such air conditioning or heating units on purely aesthetic grounds, or any other grounds, or for the reason that there should be no window or wall units in such location. No building on any Lot, unit, or Common Area shall have any aluminum or other metal foil, film, or tape placed or displayed on any window or glass door, nor shall any other reflective material or substance be shown or displayed on any glass of any improvement on any Lot, Unit, or Common Area.

P. *Exterior Antennas, Cable Reception Dishes*

No television, radio, or other antennas, exterior to the building, and no reception dishes shall be permitted on any Lot, Unit, or Common Area unless an exception thereof is granted by the Architectural Control Committee and that exception is not inconsistent with applicable ordinances. This provision shall not apply to underground installations. Small dish antennas are allowed, but have to be placed out of view.

Q. *Excavation*

No excavation shall be made on the Properties except excavation for the purposes of: pool installation, construction and building on the Properties, by the Declarant, at the time of commencement of such building and construction; and the improvements of the gardens and grounds thereof or, and no soil, sand, or gravel shall be removed from the Properties without the prior written permission of the Architectural Control Committee.

R. *Waste Material*

No building waste or other material, of any kind or description, shall be dumped or stored on the Properties except clean earth for the purpose of grading in connection with erection of a building thereon or for the immediate improvement of the grounds

or landscaping thereof with the prior written approval of the Architectural Control Committee.

S. *Tree Removal*

No healthy living trees larger than three (3) inches in diameter (the tree diameter measured four and one-half (4-112) feet above the soil line, or approximately chest high) shall be cut down or removed from the Properties other than those standing within an area to be cleared or excavated for the erection of a building and accessory improvements thereon without the prior written approval of the Architectural Control Committee and any applicable governmental authorities. Subject to this exception, if any tree is cut down, removed, or damaged without the prior written approval of the Architectural Control Committee, the Owner responsible for the destruction of the tree shall pay a fine of Two Hundred Dollars (\$200.00) per tree and will forthwith replace the tree(s) under the supervision and to the satisfaction of the Architectural Control Committee as to type, size, and location of planting of the replacement tree. No trees shall be cut down to add any other structure on said lot.

T. *Parking Restrictions*

In order to preserve the value of the Properties and the attractiveness of the community, all campers, tents, trailers, boats, recreational vehicles, and motorcycles must be parked or stored in enclosed garages out of sight from the public unless prior written consent to the contrary has been obtained from the Architectural Control Committee. In no event will such items be permitted to be parked or stored on any Lot, Unit, or Common Area or publicly dedicated street or right-of-way. Recreational vehicles may be parked on an owner's Lot for a period not to exceed twenty four (24) hours only to load or unload.

No Owner of a Lot or Unit shall repair or restore any motor vehicle, boat, trailer, or other vehicle on any portion of any Lot, Unit, or Common Area or publicly dedicated street or right-of-way, except for emergency repairs, and then only to the extent necessary to enable movement thereof to proper repair facility.

Vehicles which are of an inoperable condition are prohibited from being kept or maintained on the property, unless totally enclosed within the garage of the property. Use of all-terrain vehicles (ATV's) or other off road unlicensed vehicles of any description shall not be permitted within the subdivision. Commercial vehicles of any type or kind may not be kept or maintained on any Lot or Unit, unless totally enclosed within the garage of the property. Commercial Service vehicles may be parked, during standard day time work hours, in the driveway, when actually servicing the property. No trucks, trailers, commercial vehicles, or boats shall be allowed to be parked on the street. Boats, travel trailers, and recreational vehicles of all types may not be parked or stored outside on the property for more than twenty-

four (24) hours. No travel trailer, recreational vehicle, tent, shack, barn, or other outbuilding shall be used at any time for a residence, either temporary or permanent. Vehicles parked in the driveways shall not block pedestrian sidewalks. Parking in the street or the swales (easements) of the subdivision is prohibited.

U. *Commencement of Construction*

Construction of a residential single family structure shall commence within three (3) years of the transfer of title of a Lot to the initial Purchaser from the Declarant. Completion of construction shall be within six (6) months of Commencement. Prior to the construction, the vacant Lots shall be mowed and maintained in an acceptable manner in order to preserve the attractiveness of the community.

V. *Sidewalks*

Prior to completion of construction of any residential single family structure as required by Article V, Section 20 of the Declaration, the Owner of said single family structure shall cause to be installed a four (4) foot wide concrete sidewalk, meeting applicable building codes and otherwise complying with the required specifications of the Architectural Control Committee. Corner Lots shall have the sidewalk constructed on both streets in conjunction with the cross-walks as designated within the plans, specifications, and requirements of the Architectural Control Committee. All sidewalks are to be constructed with uniformity of location and material. Therefore, the Declarant shall have absolute control over said sidewalks by reserving approval of the contractor constructing such sidewalks.

W. *Sidewalk Maintenance*

Sidewalks constructed as set forth shall be maintained by the "Association". The Board of Directors shall deem an appropriate fee for such maintenance in accordance with Article IV of the Declaration.

X. *Sprinkler System*

Each Lot Owner is required to install and maintain in good operable condition a sprinkler or irrigation system for the sod and landscaping on the lot upon the completion of the construction of the residence. An irrigation well may (although not required) be drilled on the Lot for this purpose.

Y. *Clothes Lines*

Exterior clothes lines or drying areas shall be permitted after approval from the Architectural Control Committee regarding location.

Z. *Holiday Decorations*

All exterior holiday decorations shall be taken down and removed within thirty (30) days of said holiday. Exterior holiday decorations shall not be installed or erected more than thirty (30) days prior to said holiday.

VIII. CHANGES OR MODIFICATIONS MADE WITHOUT APPROVAL

If changes or modifications are made without an approval being issued, changes will be inspected by the Architectural Control Committee. If such changes or modifications do not conform to Preston Hollow specifications or regulations, homeowners will be required to either modify them to conform or promptly remove them from the property.

IX. REQUEST REVIEW AND PROCESSING PROCEDURE

Requests for change are either Approved or Disapproved. Incomplete requests shall not be approved. All Change Request forms shall be submitted in writing, in triplicate. The ACC member who receives the Change Request shall mark the date of receipt and his / her initials on each form and promptly deliver the Change Request packet (form and all attachments) to the ACC Chairperson for review by the Committee.

Applications received are reviewed and are to be acted upon by the Committee within forty five (45) days of receipt. The date of receipt must be marked on each Request form. All incomplete applications / request forms shall be disapproved. Upon completion of the project, the ACC shall inspect and not completion date on the retained Request form.

In any event, IT IS THE RESPONSIBILITY OF EVERY APPLICANT TO OBTAIN ANY NECESSARY COUNTY PERMITS AS MAY BE REQUIRED AND TO HAVE IN HIS OR HER POSSESSION AN APPROVED, SIGNED ARCHITECTURAL CONTROL COMMITTEE CHANGE REQUEST **BEFORE** undertaking any exterior residential or property change.

The approved Exterior Change Request is to be returned with the completion date indicated. The Architectural Control Committee will, as it deems necessary, inspect the completed work. This inspection is to confirm that the work was performed in accordance with the approved request and / or conditions.

X. CONCLUSION

The purpose of the Architectural Control Committee is not to discourage individual expression, but rather to assure that our surroundings are not overwhelmed by garish colors, plastics, concrete, and other decor not consistent with the prevailing Preston Hollow lifestyle, in accordance with the common and overall scheme and aesthetics of the community, as originated by the Developer.

Dedicated to preserving and enhancing, wherever possible the natural beauty of our surroundings, we urge all of our residents to refer to their restrictive covenants and guidelines before committing to any exterior changes, alterations, or additions. Please keep in mind that the next view we protect may well be our own.

Preston Hollow Homeowner's Association, Inc.

**Architectural Control Committee
Change Request Form**

Today's Date _____

Name: _____

Lot: _____ Block: _____

Address: _____ Tel: _____

Request for:

House Painting _____

Tree Removal _____

Landscaping _____

Dog Run _____

Parking _____

Other - Specify _____

Type of Home Construction and County Permit (check where applicable):

New Home _____

Addition(s) _____

Renovations _____

Irrigation Well _____

Pool/Cage _____

Other - Specify _____

County Building Permit - Home Construction Permit(s) to be obtained only after ACC Review and Approval. All planned changes/construction/improvements must meet Hernado County Code and permitting requirements. After approval, two (2) copies of Permit(s) are to be submitted to the ACC.

Planned Period of Construction; If approved, construction will:

Begin on or about _____ and End on or about _____

Please provide detail on a separate sheet; include Diagrams, Survey / Plot Plan, Setbacks, Materials, Colors, Size, Location, Adjacent Properties, Date, Time Involved, and all relevant information for your request. This will avoid delay in your request.

Your request will be answered as soon as possible, but not to exceed 45 days

Your request has been: Approved: _____ Conditionally Approved: _____ Disapproved: _____

All approved changes / construction / improvements must meet Hernando County Code and Permitting requirements.

Architectural Review Committee

~~Ron Silinsky~~
~~797-9207~~

~~Carlos Manrique~~
~~797-9952~~

~~Ken Ryden~~
~~796-4720~~

~~Flaine Naser~~
~~796-2473~~