

**TIMBER OAKS COMMUNITY SERVICE
ASSOCIATION, INC.**

**ARCHITECTURAL & AESTHETIC
GUIDELINES**



Architectural Aesthetic Guidelines

	Page #
Architectural Review Committee & Change Forms	3
SHARED DWELLINGS	4
AIR CONDITIONING UNITS	4
BASKETBALL HOOPS: (Family Only)	4
CAR COVERS	5
CLOTHESLINES	5
COMPOST BINS	5
CONCRETE WORK	5
STORAGE CONTAINERS AND SHEDS	5
DECKS AND PATIOS	6
DRIVEWAY	6
DRIVEWAY -PAINTING & ALTERATIONS	6
FENCES	6
FLAG POLES	7
GARAGE SCREEN AND DOORS	7
GARBAGE CANS	8
HOLIDAY DECORATIONS	8
HOME IMPROVEMENTS: (DOORS, SCREENING, VINYL, DECORATIVE BLOCKS, ETC)	8
LANDSCAPING	9
MAILBOXES	9
MAINTENANCE	9
PAINTING	10
POOLS & JACUZZIS	10
ROOFING & ROOFING MATERIALS	10
ROOM OR PORCH ADDITIONS	10
SATELLITE DISHES & TV ANTENNAS	11
SEA WALLS, DOCKS & SPRINKLERS SYSTEMS ON FOOTPRINT LAKE	11
SIGNS	11
SOLAR ITEMS	11
SWINGS	11
TANKS, WATER SOFTENERS, PROPANE TANKS, GENERATORS	11
WEATHER VANES	12
WELLS	12
OUTBUILDING/SHED FAMILY VILLAGES	12
OUTBUILDING/SHED SENIOR VILLAGES	12
REVISION HISTORY	13

ARCHITECTURAL & AESTHETIC GUIDELINES

Approved August 21, 2019

1. Architectural Review Committee & Change Forms:

- a) Structural items through a previous approved ACR are grandfathered in.
- b) The Architectural Review Committee (hereinafter referred to as "ARC") is to review all "Architectural Change Request Forms" (herein after referred to as "ACR Form" or "Application", a sample of which is attached hereto as Exhibit A) for completeness, and errors before submission to the TOCSA Board of Directors for approval. All information in the ACR Form must be legible and accompanied by plans, specifications, and/or a sketch, and shall show the location of the improvements proposed to be constructed, the color with a sample chip of the color and composition of all exterior materials to be used, proposed landscaping, to provide the ARC with the information necessary to bring the application to the Board for consideration. The ARC shall follow up with the unit owner by written communication (Email is sufficient) regarding the completeness of the application and if additional information is requested prior to submission to the board for a decision. In the event a Member is approved for the ACR Form, and the Member deviates from the approval provided by the Board, the ARC shall provide written notice to the homeowner, demanding that said deviation to be corrected within 30 days or a fine may be levied by the board.
- c) The ARC shall inspect the work performed to assure that the homeowner has complied with the scope of work contained in the ACR Forms as approved by the Board. In the event the homeowner deviates from the work as approved by the Board on the ACR Form, the ARC shall immediately prepare written notice of non-compliance to the homeowner, and shall notify Management.
- d) Any ACR Form for which no previous request exists in the association's records, or which in the sole opinion of the ARC would not be in harmony with the appearance of the Timber Oaks Community scheme, shall be notated in the ACR Form prior to submission to the Board of Directors for approval decision.
- e) The Board of Directors retains full authority to approve or deny all ACR Forms.
- f) All ACR Forms pertaining to additions must include copy of a survey, or building plans, with the proposed addition.
- g) All ACR Forms must be submitted to the management office no later than three (3) business days prior to a scheduled TOCSA Board meeting.

Architectural Aesthetic Guidelines

- h) If any ACR Form is not approved or requires additional information, the TOCSA Office will send written communication (email is sufficient) disapproving the application, or requesting additional information in order for the application to be processed for approval purposes.
- i) In the event the ARC becomes aware of an exterior change made by a Homeowner to his/her Lot, which has not been previously approved by the Board, the ARC shall immediately notify the TOCSA office for management to send written communication notifying the homeowner of the violation, and request that an ACR Form be submitted within 10-days for the ARC's consideration and Board approval. If the owner refuses to complete the ACR form, the unit owner will be in violation of our Covenant and may be subject to a fine in accordance with Florida law and the Declaration of the Association.

2. SHARED DWELLINGS

- a) "Shared dwellings" are defined as individual lots that share a common wall with one or more lots. If a homeowner, wishes to make a change to his/her dwelling that share a common wall with other homeowners, including, but not limited to, painting of a dwelling, trim, doors, re-roofing, painting driveway, or make any exterior aesthetic change that would affect the appearance of the attached dwellings, the requesting homeowner, must obtain approval for all other lot owners who share the same common wall. Additionally, all homeowners sharing a wall with other Lots shall be in complete uniformity with any exterior changes approved by the ARC.
- b) In the event the application is denied for failure to obtain the adjacent lot owners consent, the requesting homeowner may come before the TOCSA Board of Directors to appeal the board's decision in accordance with the governing documents of the Association. If the dwellings are deteriorating due to lack of maintenance by the homeowners sharing a common wall, all homeowners shall be issued a violation and a fine imposed by the board of directors.

3. AIR CONDITIONING UNITS

- a) Additional air conditioning units are permitted. If installing a secondary condenser unit, it must be installed on a concrete slab in accordance with Pasco County Code.
- b) Window or through the wall Air Conditioning Units are allowed only in the Florida room (Lanai). No Air Conditioning Unit will be allowed to be installed in the window or through the wall in front of any dwelling unit. Split A/C units may be permitted under special circumstances, which need to be addressed in an ACR Form.

4. BASKETBALL HOOPS: (Family Only)

- a) All requests for basketball hoop assemblies must include the following:

Architectural Aesthetic Guidelines

- b) Write on the ACR form that all basketball playing must be played only between the hours of 9 am and dusk (TOCSA ruling of 2/5/93.)
- c) The TOCSA Board also requires that the neighbors on either side of his home sign the ACR form.

5. CAR COVERS

- a) Car covers are permitted that are made specifically for a car.
- b) No large decals or scenes are permitted, but a single small decal/logo is permitted, under 12" in diameter.
- c) No tarpaulin covers will be permitted.

6. CLOTHESLINES: Clotheslines are allowed as long as they fall within the following guidelines:

- a) Residents will be allowed to have umbrella type clotheslines.
- b) These lines must be placed in an area that is not visible from any public or private roadway.
- c) They may be concealed by natural location or screened by shrubbery.
- d) These clotheslines must be removed or put in a down position from sunset to sunrise.

7. COMPOST BINS: Not allowed.

8. CONCRETE WORK

- a) Install a concrete patio slab.
- b) Painting/staining of all Patios are acceptable per paint color chart for Driveways, Walkways, Sidewalks, and Patios.
- c) Walkways located at front entrance of home may contain decorative tile, river rock, pavers, or concrete.

9. CONTAINERS FOR THE STORAGE AND SHEDS:

- a) A "Storage Container" or "Shed" are defined as a vertical or horizontal shed or container that has a lid or doors on it to hide the contents being stored inside. It can be used for storing lawn equipment, garbage cans, and other outdoor tools or outdoor personal property. These Storage Containers or Sheds are permitted in the Association.
- b) A "Storage Bin" is defined as any box or storage unit that does not contain doors or a lid to hid the homeowners personal contents inside. These Storage Bins and not permitted in the community.
- c) Storage Containers must follow the following guidelines. A sketch or picture of the container to be considered, must accompany the ACR Form. The container must not exceed the following overall dimensions:
 - i. Horizontal Storage Container (closing lids optional): Depth 36 inches, Width 60 inches, Height 48 inches
 - ii. Vertical Storage Container: Depth 32 inches, Width 56 inches, Height 77 inches
- d) Pasco County does not require a permit for storage containers. (Per Pasco County, SunCast sheds have a higher wind speed rating than others on the market.)

Architectural Aesthetic Guidelines

- e) Storage container must be made of vinyl.
- f) Only one container is allowed per unit and the container must abut a wall of the residence other than the frontal wall of the residence or the back wall of the residence if it is open to view. Vinyl units must be attached to building. This is a safety factor during hurricanes.
- g) No freestanding container units will be allowed.
- h) Items cannot be attached or hung to the outside of the container.

10. DECKS AND PATIO: Are allowed but size limited as to size of yard. Must submit plans, with specifications of materials. Survey map required.

11. DRIVEWAYS

- a) Widening of driveways:
 - i. Single car garage – maximum 20' in width.
 - ii. Double car garage – maximum 22' in width.
- b) Widening of driveways is allowed from garage to the street and must include the flare in the apron section. No parking pads are allowed.
- c) The Architectural Review Committee must verify size of driveway as to proposed expansion before recommending approval of ACR form.
- d) Pavers are allowed for the entire driveway or widening of the driveway in colors consistent with concrete colors.

12. PAINTING AND ALTERATIONS: Painting and staining of driveways and walkways with Association approved color. Color chart(s) to be used as a guideline only and not as absolute color.

- a) Driveway is not to be painted/stained beyond the gutter.
- b) Painting/staining of gutter in the street is not acceptable. Chart(s) for driveway colors to be submitted.
- c) Painting/staining of walkway is permitted with approved color per color chart(s) for driveway.
- d) Specks of color in paint, patterns (such as flagstone), or unique painting designs are allowed on driveway and entry walkway.
- e) Painting of all sidewalks are acceptable per paint color chart for driveway.

13. FENCES:

- a) Definitions:
 - i. "Fence"—a barrier, railing, or other upright structure, made of wood, wire, or PVC enclosing an area of ground to mark a boundary control access, or prevent escape, to define a boundary line—higher than 12 inches.
 - ii. "Garden edging"—is a barrier, railing, or other upright structure, made of wood, wire, or PVC, bricks used to define a planting bed but cannot be more than 12 inches high. It is not for the purpose to prevent escape or control access.
 - iii. "Decorative accent"—is defined as any emphasis added on artistic design or composition or to detail an area, i.e. front porch (no more than 4 ft. high).

b) Fences are not permitted in the Senior Villages except:

- I. All existing fences in the Senior Villages come under Deed Restrictions and Architectural Guidelines. Only existing fences can be replaced within thirty (30) days of removing the original fence.
- II. In the Senior Villages on lots abutting Jasmine Rd. The fence must be a dog eared overlap board style 6" X 6'.
- III. The board fence along the back of Rollingwood in the Sabal Palm & Oakwood Villages shall be made of white vinyl 6 feet high.
- IV. If property backs up to property other non-Timber Oaks communities, or Senior Villages abutting Family Villages: fence must be dog eared overlap board style 6" X 6' or vinyl if all properties install vinyl fence at the same time.
- V. In accordance with Pasco County code, the 'good' side must face street when a fence is replaced.
- VI. Posts can be metal provided they are not seen from the street, or 'good side.'

c) Fences are permitted in the Family Villages of San Clemente and Driftwood.

- a) Fences must be split rail, stockade, chain link, or vinyl picket type and must be in compliance with Pasco County ordinance (maximum height not to exceed six (6) feet in rear and side yards and four (4) feet in front yard).

d) INSTALLATION:

- i. All fences must be located in the back and side yards and must not extend forward past the front corner of the home. If an owner wishes to seek approval for a fence, it is recommended that the ACR form have the abutting neighbor's signatures before being submitted to the Architectural Review Committee for consideration. The neighbors' signatures are not a guarantee of approval or disapproval. The final decision rest with the TOCSA Board of Directors.
- ii. If the rear or side yards abut roads, fence must be given extra investigation and neighbors must sign ACR form.
- iii. Finished side of fence must face outward (not toward the resident) – (Pasco County requirement).
- iv. Dog runs are not permitted.

14. FLAG POLES: A flag pole is allowed if mounted on the home. A ground pole is allowed but can be no more than 20' high. Both can fly a standard size American flag, which is no more than 4 2' X 6'.

15. GARAGE SCREEN AND DOORS

- a) Garage door screen is allowed.
- b) Garage Doors
 - i. If there is more than one garage door, all doors must match.
 - ii. Multiple dwelling garage doors must match in style and color.
 - iii. The doors will be painted the same color as house or white (See section 22. Painting for more information).

16. GARBAGE CANS

- a) Garbage cans may be placed at the front of the home after 6:00 p.m. on the day before the scheduled day of collection and must be removed from the front of the home by 6:00 p.m. on the scheduled day of collection.
- b) At all other times, garbage containers must be stored and screened from view from the street. Acceptable screens will include landscape and fencing.
- c) Garbage containers must be kept in a clean and sanitary condition to prevent noxious or offensive odors.

17. HOLIDAY DECORATIONS: Holiday decorations (mailbox and house), including holiday banners, will be permitted four (4) weeks prior and one (1) week after.

18. HOME IMPROVEMENTS (DOORS, SCREENING, VINYL, DECORATIVE BLOCKS, ETC.)

- a) All houses must display house number visible from the street.
- b) Add a screen door.
- c) Install a decorative concrete block enclosure around the air conditioner compressor and/or garbage container to include vinyl fencing not to exceed 4 feet. Transformers may be enclosed by vinyl fencing but must be made accessible to the utility company.
- d) Install an aluminum kick plate to a screened porch, not to exceed 24 inches in height.
- e) Enclose an existing porch with screening or windows.
- f) Add windows to house, or changing to a window to a door require county permit.
- g) Install hurricane window covers and awnings. Regular window awnings are also allowed. All window covers and awnings must be securely attached to the structure.
- h) Installation of yard light (security light), must receive approval from neighbors who would be affected.
- i) Ground lighting for illuminating pathways.
- j) All requests for statues must include size, along with a layout or photo showing placement in the yard.
- k) Close-top rain barrels are permitted.
- l) No outside stair cases are allowed.
- m) Permanent canopies, gazebos, tiki huts, sun sails and tents are prohibited. Temporary canopies and tents may be put up for no more than two days.
- n) Fire pits must be portable. In-ground permanent fire-pits are prohibited.
- o) Pergolas that are attached to the house, original permit brought to the office, size limited to 12'x12' and secured to the cement.

19. LANDSCAPING

- a) Major changes to landscaping require an ACR Form. Major changes to landscaping may include but are not limited to planting beds, insulation of hedge rows, or any modifications that encompass more than 30% of the landscaping on any individual lot.
- b) Homeowners shall not change the elevation of any Lot; build or place planting on easements. If a major change is being made by the homeowner, a survey may be required to avoid planting on easements.
- c) Such landscaped areas, excluding grass MAY NOT exceed 50% of the front, 50% of the back, or 50% of the side yards in which the area is located. Grass types allowed St. Augustine, Floratam, Bahia.
- d) Florida friendly landscaping is allowed but must follow Florida State Guidelines.
- e) Each property owner (including each condominium association) must maintain the landscape and sidewalks (if any) between his or her lot and an adjoining street.
- f) **Bushes and hedges** have height requirements and shall NOT exceed four (4) feet in height from house to street; however, bushes may be six (6) feet at the front corners of the house and along the sides of the house.
 - i. Bushes placed between houses near lot line (living fence.)
 - ii. An exception may be made if shrubbery hedge is at the rear of property facing a road or acting as a privacy hedge – it may be taller than six (6) feet, but no higher than eight (8) feet.
 - iii. Hedges may not hang over sidewalks.
- g) Wood mulch, rubber mulch, wood bark, stone or other ground cover may be placed ONLY around plantings or other landscaped areas.
- h) Landscaping cannot obstruct the view of the streets by vehicle drivers, cyclists, or pedestrians.
- i) Artificial flowers and greens planted in the ground are prohibited.
- j) **Trees**: An ACR request is NOT required for the planting or removal of trees, however all removal of trees MUST comply with Pasco County Ordinances.
- k) Fruit trees (2) are permitted in side and rear yards, but fallen fruit must be picked up promptly.
- l) Trellises and/or Arbors are allowed, but no more than three (3) on any lot.
- m) Bird baths and bird feeders will be permitted in the backyard only and limited to a total of no more than three (3).
- n) Condominium unit owners shall comply with those Architectural restrictions in accordance with their governing documents.

20. MAILBOXES: Mailboxes must be standard in design and black in color. The total mailbox wooden post must be brown in color. All other colors are not acceptable unless it is changed Village-wide and approved by the TOCSA Board of Directors. Mailboxes must have house number on them.

21. MAINTENANCE

- a) All homeowners must maintain their lot in accordance with the Declaration of the Association. Maintenance of a property shall include:

Architectural Aesthetic Guidelines

- i. the maintenance of landscape and sidewalks;
- ii. mowing of lawns; pruning of shrubbery; application of fertilizers, weed control, and pesticides to lawns and on shrubs; weeding of planting beds; edging of curbs, walks and planting beds; removal of dead or dying shrubs and trees;
- iii. Pressure cleaning of driveways and sidewalks; cleaning of gutters and downspouts; removal of mold/mildew from building including roof and driveway/walkways; treating/removal of rust stains.
- iv. Maintain operating irrigation system.

22. PAINTING

- a) Painting of house in solid coat in Association – approved colors. The Paint Chart to be used as a guideline only and not as absolute color.
- b) The ACR is to include paint samples from the paint chart of approved colors for all house and trim colors being requested.
- c) Trim colors shall be limited to soffit, fascia, gutters, or wood surfaces, which are part of the elevation design. The front door, garage door, and front decorative brick on home are not considered as part of the house trim, therefore the color must be specified on the ACR form. Garage doors will be painted the same color as house or white only.
- d) Attachments, such as pipes leading to meters attached to the house, must be painted the approved house color.

23. POOLS & JACUZZIES

- a) The TOCSA Board of Directors must approve all pools, and Jacuzzis.
- b) Water from a swimming pool may not be pumped onto any common area or neighboring property.
- c) A pool/Jacuzzi owner is responsible for any damage to public or private property from back -washing or other discharge of pool/Jacuzzi water.

24. ROOFING & ROOFING MATERIALS

- a) Re-roof house with shingles or tile in accordance with color chart.
- b) Galvalume metal roofing (or similar with pre-fabricated color applied at Factory) is allowed in colors that are in harmony with the neighborhood.
- c) Exterior repairs that involve new materials such as gutters or fascia provided that the new materials are approximately the same as existing.
- d) Install roof turbines, or roof ridge vents. Also install solar tube skylights to bring daylight into home.

25. ROOM OR PORCH ADDITIONS

- a) Add a screen porch enclosure – must meet the following requirements (with or without an aluminum roof):
 - i. Must meet all State and County requirements.
 - ii. Must have County do final inspection and sign off permit.

Architectural Aesthetic Guidelines

- iii. Owner should bring original permit into the office for copying.
- b) Add an additional room, provided construction and materials are the same as existing homes in Timber Oaks - must also meet the following requirements (with or without an aluminum roof.):
 - i. Must meet all state and county requirements.
 - ii. Must have County do final inspection and sign off permit.
 - iii. Owner should bring original permit into the office for copying.

26. SATELLITE DISHES & TV ANTENNAS

- a) All owners are responsible for compliance to the FCC guidelines.
- b) Satellite Dishes and TV Antennas are limited to one per house.

27. SEA WALLS, DOCKS & SPRINKLER SYSTEMS ON FOOTPRINT LAKE: The installation or construction of any sea walls, docks and irrigation systems within the common area known as Footprint Lake. No dock can be built on Timber Oaks property. No gas-powered boats can be used on the lake. The Department of Environmental Protection (the "DEP") – Environmental Resources Permitting issues the permits. Phone 813-470-5700. Permit, plot map, and ACR must be submitted to ACR committee for Board approval.

28. SIGNS

- a) No signs are permitted except for one professional printed "for Sale" or "For Rent" sign (two real estate signs are permitted on dual-frontage lots).
- b) Real estate signs must include a statement that "Deed Restrictions Apply" or the equivalent.
- c) Security Signs, No Trespassing Sign, and No Soliciting Signs are allowed.

29. SOLAR ITEMS

- a) **SOLAR WATER HEATERS:** Install solar water heaters on roof of house. A drawing must accompany the ACR for showing location, size and height above the roof.
- b) **SOLAR ENERGY PANELS:** Solar Panels are allowed according to Federal Regulations.

30. SWINGS: An adult swing is allowed as long as it is for two (2) people only and is not permanently installed on the lot.

31. TANKS, WATER SOFTENERS, PROPANE TANKS, GENERATORS: If the home's water softener, propane tank, generator is to be housed outside, ACR must include a sketch of where it will be installed. Above ground tanks and water softeners must be screened from view of the neighboring properties and from the streets.

32. WEATHER VANES: Weather vanes are allowed; however, the size of the weather vane is to be considered before approval is granted. The size is to be clearly marked on the ACR.

33. WELLS:

- a) Wells are allowed.
- b) The well drilling company is responsible for pulling a permit from SWFWMD or any other permit that is required.
- c) These items require a County Building Permit, which is usually obtained by the Contractor.
- d) These items require a SWFWMD Permit.

34. OUTBUILDING/SHED IN SENIOR VILLAGES: No other outbuildings and/or sheds are allowed except those designated in the section "Containers for the Storage of Garbage Cans, Mowers, Etc."

35. SHED IN FAMILY VILLAGES (SAN CLEMENTE AND DRIFTWOOD)

- a) May have one outbuilding/ or shed with a maximum size 6 feet wide, 10 feet deep and 8 feet in height.
- b) The size approved depends on lot size.
- c) Shall be erected in the rear of the lot behind the home and cannot be seen from the road.

Revision History

10/21/92 Revised to change wording in item 1 and moved mailbox to item 24 and added paint color to same.

01/21/93 Revised to add clarity to item #1, added #25 and added a note to #17 under approved it.

03/17/93 Revised item 1B has been changed for better color coordination.

10/06/93 Revised to add dimensions to Article 1, Section 1, Sub-Section B (5). Board approval on 10/01/93.

02/16/94 Revised to add #26 Basketball Hoops. Board approval 02/16/94.

04/21/94 Revised to move item #16 (Solar heaters) and #25 (basketball hoops) to Section Iii and renumbered remaining items. Item #13 revised to add clarity. Added Sub-Section (d) to item #12. Board approval 04/20/94.

08/09/94 Revised to put all addition to home under the section requiring Board approval.

08/23/94 Revised #15 to add clarity to awning and to be securely attached.

09/26/94 Changed color in #1 page 1, moved fences to section requiring TOCSA approval.

10/19/94 Revised to revamp driveway colors, to add satellite dishes, aluminum roofs and security signs. Deleted Section II. Converted Section III to II. Approved by TOCSA 10/19/94.

11/16/94 Added condo note to Paint Section I, items A & B on guidelines. TOCSA approved change 11/16/94.

04/12/95 Revised to add Flagpoles, Solar Skylights, and Shared Dwellings, and changed format to be in category order.

06/30/95 Revised to change the section on Flagpoles and to add the same section under “items that must be submitted to the TOCSA Board.”

04/12/96 Revised to add split rail 1 (a) and to rewrite item 1 (b) in Fence section.

05/31/96 By request of the TOCSA Board, the word (must) was removed from the Fence section and replaced with (recommended).

09/18/96 Added item 1 9E), change item 2(b) on driveway painting, added #2 to landscaping, added satellite dishes, revised wording under pools, added section C on items not allowed, such as (outbuilding and/or sheds)- approved by TOCSA 09/18/96.

01/14/97 Revised to change wording in first sentence of 1 (A), added two sentences to end of 1 (B), added 1 (F), add “to front corner” in the fence section. Also added “Weather Vanes.” Approved by TOCSA Board 01/15/97.

06/24/97 Revised to change wording in item Ii Landscaping (1) added, “An ACR is not required.”

12/05/07 Add brick front to painting section – approved by the TOCSA Board.

01/06/98 Revised to clarify containers for garbage cans, mowers, etc. Approved by TOCSA Board on 01/21/98.

05/23/02 Revised “Containers for the Storage of Garbage Cans, Mowers, Etc.”, added another dimension, TOCSA approved 05/03/02. Revised (same section) and deleted must be approved by BOD, and added Council Representatives may approve by following guidelines, BOD approved on 05/16/02.

06/25/02 Revised “Containers for the Storage of Garbage Cans, Mowers, etc.” -added the word “overall” before dimension. BOD approved on 06/07/02.

06/03/05 Revised mailbox assembly must be brown in color. All other colors are not acceptable. Revised Driveway section 2 a 2b to read: Painting of all SIDEWALKS are not acceptable. Revised Painting: 1b Garage doors will be painted the same color as house or /5/ fences are permitted in senior residence.

06/05/09 Revised: All items for TOCSA Board approval renamed with Architectural Review Committee for approval.

Architectural Aesthetic Guidelines

2010-2012 “Architectural Control Guidelines” revised with new format and renamed “Architectural Guidelines” -Amended 08/15/10 (Driveway Alterations), 12/03/11 (page 2, page 7, page 9), 05/05/12 (page 7 Florida approved tree).

2013 Discontinued “Architectural Guidelines” and revised with new format and called “Standards of I

2014 Discontinued “Standards of Landscape Maintenance, Signs & Yard Structures” with revision back to original format from “Architectural Control Guidelines” while incorporating selected items from “Architectural Guidelines” and Standards of Landscape Maintenance, Signs & Yard Structures.” Merged items from all documents and renamed “Architectural & Aesthetic Guidelines. Approved by the TOCSA Board 06/06/14.

01/05/17 Revisions: Page 2 ACR Due Date & Deed Restriction Info /Page 4 Concrete Work/ 5 Page Info Re: Pasco County Permit not required for Storage Containers & Clarification about widening of driveways and allowing Pavers for Driveways/ Page 6 Fences re: Senior Village fences and Jasmine Fence Guidelines as well as updated verbiage in Flag Poles/ Page 9 Painting of house in solid color – Page 10 Clarification in Metal roofing area – Page 11 change category name and add Solar Energy Panels.

08/21/2019 Revisions: Page 2, added Jacuzzis, TV Antennas, Propane tanks. Page 2, 1 a.: added, “are” grandfathered in. 10. removed Notification will be given to Deed Restriction for enforcement. Page 3, removed the word “committee”. Page 6, FENCE Added: Definitions of Fence, Garden Edging and Decorative Accents. 2. Insert: other non-Timber Oaks Community or Senior Villages abutting Family Villages. Page 8, Home Improvements added 1. All houses must display house number visible from the street. Page 8 Home Improvements continued: 14. Pergolas that are attached to the house, original permit brought to the office, size limited to 12’x12’ and secured to the cement. 11. Insert: and/or Arbors. MAILBOXES must have house number on them. Page 9. Bird baths inserted: only and limited to a total of no more than three (3). Page 10. removed PAINTING Inserted under Condominiums must conform to the T.O. color charts. POOLS Inserted and Jacuzzies. Page 11 Insert: TV Antennas, 2. Satellite Dishes and TV Antennas are limited to one per house. Page 11, Insert: No dock can be built on Timber Oaks property. No gas-powered boats can be used on the lake. The Department of Environmental Protection (the “DEP”) – Environmental Resources Permitting issues the permits. Phone 813-470-5700. Permit, plot map, and ACR must be submitted to ACR committee for Board approval. Page 11, insert: Propane Tanks. Page 12, removed section 32, Vehicle’s. Page 12 added: SHED IN FAMILY VILLAGES (SAN CLEMENTE AND DRIFTWOOD) May have one outbuilding/ or shed with a maximum size 6 feet wide, 10 feet deep and 8 feet in height. The size approved depends on lot size. Shall be erected in the rear of the lot behind the home and cannot be seen from the road.

Board approved garage doors to be painted with Association approved Trim Colors – 8.19.20