



ARCHITECTURAL GUIDELINES

Fawn Lake of Hillsborough County Homeowners Association, Inc.
A DEED RESTRICTED COMMUNITY

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Introduction to Architectural Guidelines

Fawn Lake of Hillsborough County Homeowners Association, Inc. A DEED RESTRICTED COMMUNITY

These Architectural Guidelines are presented as an aid both to the owner considering an on-site improvement to his or her property, and to the members of the Fawn Lake Homeowners Association, Inc. and of the Architectural Control Committee (ACC).

ACC approval for ALL exterior modifications is required.

Fawn Lake has a well-established community with a consistent architectural and residential character. It is the intent and responsibility of the ACC to protect and maintain the specific style of homes originally created for Fawn Lake Community. These Guidelines outline minimum requirements necessary to ensure the continued existence and maintenance of these characteristics.

Applicants should also be aware the County of Hillsborough and the State of Florida have various codes and ordinances concerned with zoning and building matters, some of which deal with the same subjects contained within these guidelines. All required permits from the County of Hillsborough and/or other agencies must be acquired prior to the start of construction. However, the issuance of a permit or other approval by any government agency **does not eliminate the need for a Fawn Lake ACC approval**, nor does it imply that approval will be granted.

The approval required by the Fawn Lake ACC is completely separate, addresses different issues for the most part, and is in accordance with the requirements of the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS for Fawn Lake.

All applications to the ACC must be accompanied by reasonably detailed plans and specifications. If the Committee does not approve or disapprove any application within forty-five (45) days after receipt of an application consisting of a complete set of plans and specifications, it shall be deemed disapproved. In all events, approval must be in writing.

Owners requesting changes have the right to be heard and should present themselves at the monthly Architectural Committee Meeting (3rd Thursday of the Month) or the monthly Board of Directors meeting (4th Thursday of the month). Check reader board at entrance to community for specific times, dates and location.

The approval or consent of the Committee or Board of Directors to any plans and specifications for the work done or proposed or in connection with any other matter requiring the approval or consent of the Committee, shall not be deemed to constitute a



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waiver of any right to withhold approval or consent as to any Plans or Specifications or other matters subsequently or additionally submitted for approval or consent to the same or a different person.

Any improvements approved by the ACC must be started within ninety (90) days of written approval from the ACC. After this ninety (90) day period, approval is automatically withdrawn unless work has been started and the re-approval must thereafter be re-requested. All work approved by the ACC must be completed within one hundred and eighty (180) days from the start of construction, or such other period deemed to be reasonable by the ACC after consideration of the work to be done.

The ACC may withhold approval of any site improvement if there are any existing violations of the governing documents outstanding on the property, including but not limited to, violations of the deed restrictions and a delinquency in the payment of assessments.

Failure to Seek Approval:

All exterior modifications require an Architectural Change Application form. The form can be obtained from a member of the Architectural Committee by emailing the committee at architecturalcommittee@fawnlakehoa.org or from the Fawn Lake HOA Website. (<http://www.fawnlakehoa.org/architectural.html>). Please ensure you download the latest version before submitting.

Owners / Residents conducting work without prior approval will still be required to submit an application and will be required to pay an additional \$30.00 administrative fee. Persons failing to submit an application form for alterations already commenced or finished after repeated requests will be subject to legal fees charged to their properties and potential legal action. If work commenced or completed is not approved by the Committee and Board of Directors, the Association may require the owner to remove such alterations at the owner's expense.

NOTHING CAN BLOCK YOUR NEIGHBOR'S VIEW.



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Article I. Requirements for Approval

In general, members of the Fawn Lake Community desiring to modify the exterior of their home or lot must submit a request to the Architectural Control Committee (see requirements in this document). A completed application following all the directions is presented at the weekly meeting or placed in the lock box at the community center will be reviewed at weekly ACC committee meetings.

Incomplete applications will not be considered and will be returned to the homeowner for correction and re-submission.



Architectural Guidelines

Section 1 Buildings – New Construction, Additions and Alterations

- Single family homes (only) are permitted. Homes must be of permanent construction and cannot include pre-manufactured homes, trailer, tents, shack, storage shed, or other structures of a temporary nature except for those structures such as site office or portable toilet temporarily installed during construction.
- No Carports allowed.
- One building is allowed per lot with minimum square footage of 1000 sq ft.
- No free-standing storage sheds are allowed.
- The garage may not be converted to livable space.
- No set-back lines shall be less than the minimums established by Federal, State, or Local Municipality building set-backs.
- All buildings shall be of concrete block and stucco construction with shingle roofs of not less than a six inch in twelve inch pitch and minimum twelve inch roof overhangs. The roof pitch of all additions and extensions shall be equal to the pitch of the existing roof.
- All new replacement roof shingles must be submitted for approval, and must be of approved color. New roof additions and/or replacement roof shingles must match (be of same type or style) and be the same color as any existing shingles.
- All additions and extensions shall have slope roofs. Flat roofs will be permitted only when:
 - The enclosed space under existing flat roofs is not in view from street.
 - Hardship cases where a sloped roof is not feasible may require a statement from an architect licensed in the State of Florida.
 - All such permitted flat roof sections shall not exceed 30% of the total roof area and are restricted to the rear of the property and not visible from the abutting streets.
- Exterior architectural design, details and color shall match and harmonize with the established architectural character of Fawn Lake.



- The Structure cannot extend past other homes on either side thus blocking views.

Section 2 Hurricane Shutters

- Hurricane shutters may be installed when there is a threat of a hurricane in our area. They must be removed when the National Weather Service issues an all-clear. In the event a hurricane affects our area, shutters may remain in place to protect your property.

Non-permanent (removable) hurricane shutters shall not be restricted.

Non-permanent (removable) hurricane shutter panels shall be stored within the dwelling when not in use.

Continuous use or outdoor storage is not permitted.

Permanent hurricane shutters, when installed, must comply with existing county and State building codes, applicable permit requirements and meet the following community standards:

Accordion-style hurricane shutters shall be permanently mounted on the exterior face of the wall or within the window, providing windows remain operable and must be color coordinated with the house color.

Installations of canopy (awning) style shutters are NOT PERMITTED.

Roll-up style hurricane shutters shall be painted to match the “Body Building Color”. The roll-up unit should be mounted on the exterior face of the wall above the window.

Section 3 Solar Panels

Shall be allowed on the roofs of homes in accordance with Section 163.04 in the Florida Statute and the Florida Energy Efficiency Code for Building Construction.

- Submit proposed roof plan indicating location of solar panels to the ACC for review.
- All accessories (pump, storage tank, etc.) shall be internal and not exposed.

Section 4 Awnings

- All must be of canvas type material only
- Solid color only (choice of colors below)
 1. Black
 2. Brown
 3. Burgundy
 4. Cream
 5. Hunter Green
 6. Navy
- Flat or Rolling Wave Valance
- 4 to 6 inches on sides of the window
- 4 inches above the window
- 30 to 36 inch projection

* All awnings **MUST** be replaced or removed when discolored, faded, damaged or worn.

* All awnings **MUST** have architectural & board of directors approval prior to installation.

Section 5 Doors

- Overhead Garage Doors:

Garage doors must be roller doors and may be constructed of wood or aluminum. Solid one piece garage doors or hinged type garage doors are not permitted. Residents may not replace the garage door with a solid wall or windows.

Original colors and trim shall be used for the Overhead garage doors. If requesting a color change the changes must be made from the color pallet and be submitted to the ACC for approval.

Overhead garage door trim must be painted to match the exterior “Body Building or Trim Color” of the house.

Pedestrian and service garage doors must be painted to match “Body Building or Trim Color” of the house.

- Front doors can be painted an accent color that is listed in the Exterior Color Palette under door colors. Color choice must be submitted for ACC approval.



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Front doors may be constructed of wood grain or have wood grain finish. Wood grain doors must be maintained with varnish or other protective coating.

Front doors may have clear or decorative inserts/panels.

- Patio doors can be sliding or French style doors.

Metal sliding door and frame to match the style and color of the windows.

French doors must be painted to match “Body Building and/or Trim Color” of the house, or white to match window frames.

- Screen Doors must be white or match door color.

They may be retractable style.

All doors **MUST** have an Architectural approval prior to installation.

Section 6 Pool and Other Equipment

- All, pool pumps, filters, heaters, above-ground tanks, water treatment systems, and any other similar equipment shall be installed properly to building codes and shall be screened from all off site viewing by means of landscaping or within an approved fenced enclosure.

Section 7 Satellite Dishes and Antennas

The Federal Communications Commission (FCC) rules prohibit local governments, Landlords, community associations, and similar groups from restricting a resident from installing and using an antenna that is covered under the Over-the-Air-Reception Devices (OTARD) Rules. The Association does have the right to adopt reasonable rules and regulations regarding placement of a satellite dish so long as the homeowner is able to obtain a reasonably satisfactory signal.

- Satellite dish antennae are permitted with the following restrictions:

The homeowner shall endeavor to minimize the visibility.

Satellite dishes are not allowed on the front elevation of the home and are allowed only on sides or rear.



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Dish not to exceed 40” in diameter.

Antennae are not to extend more than 10 feet above a residence.

Section 8 Mailboxes

- Mailboxes shall be restricted to the following types:

Freestanding street-side mailboxes only.

Mailboxes shall be white plastic or metal in accordance with stated guidelines in the deed restrictions.

Refer to: <http://fawnlakehoa.org/documents/architecture/mailbox.pdf>

Support posts shall be maintained similar to original and painted in antique white (Sherwin Williams SW6119) semi-gloss paint.

Owners may now opt to purchase the same post design in PVC material of the same original color, or owners may maintain the same style support post made out of wood.

Numbers shall be no smaller than 1” high and no larger than 3” high and must be attached to mailbox posts.

Section 9 Exterior Lights

Exterior light fixtures shall be architecturally compatible with the home and shall provide:

- Exterior Building Lighting (Coach lights on garage & entry way lighting) shall provide uniform lighting of less than 100 Watts each and shall provide same decorative look and feel.
- Low-level illumination for the home and grounds. (Landscape Lighting)

An over-illuminated nighttime appearance is to be avoided.

Decorative landscape lighting shall be discreet in that fixtures shall be concealed and low illumination levels employed.

Landscape floor lighting should accent home or vegetation and remain focused on the property.



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- Security lights shall be subject to the following criteria:

Fixture design and location shall be compatible with the design of the Home.

All lighting fixtures shall be installed in such a manner that the source of each individual light is shaded, positioned, and maintained so as not to be projected off the premises.

Security lights of higher than 60 Watts must be installed with motion or heat proximity detectors so as to not impact neighboring residents.

- Holiday Lighting

Holiday lighting is fully acceptable and encouraged

Lighting should not be installed more than 30 days prior to the holiday and must be removed within 30 days after the holiday.

Lighting should not cause a nuisance and disturbance to neighbors and should be activated on a timer to turn lights on at dusk and off by 1 am.

Section 10 Driveways

Driveways are intended to provide access to the garage and for temporary guest parking. It is intended that any lot contained maximized landscaped areas in conjunction with minimum paved areas. Driveways shall be architecturally compatible with the home and shall comply with the following:

- All driveway and sidewalks shall be constructed, reconstructed or repaired with the materials and in the manner in which they were originally constructed, and no colors, coatings, pavers, epoxies or similar treatments shall be permitted. The only exception to this shall be homes which had been painted by the original declarant or builder (Centex).
- New, replacement or modifications to driveways with asphalt are prohibited. Additionally, loose gravel, stabilized rock and sand base, etc., are not allowed.
- No increase in existing size of driveways is permitted with the use of concrete.
- Pavers may be installed along sides of a concrete driveway. Not to exceed 12" on each side.



Section 11 Sidewalks and Walkways

Pathways leading from the driveway to the front door of the residence or pathways to the side or rear of the properties may be concrete, concrete covered with decorative ceramic tile or constructed of pavers. This does not extend to sidewalks on County right of way.

Pathway modifications from their existing concrete finish must be submitted as an architectural application and shall be maintained in good repair.

New or replacement of sidewalks or walkways with asphalt are prohibited.

Section 12 Exterior Painting

To promote continuity and harmony throughout the entire community, exterior colors must be harmonious with established colors. Approved colors and color combinations have been organized into books. You may view these color combinations by making a request to the Management Company or by contacting the Architectural Committee. (architecturalcommittee@fawnlakehoa.org)

All paint colors selected from the Exterior Color Palettes book may be approved by the Property manager. All other colors must be reviewed by the Architectural Committee and approved by the Board of Directors. Owners may select any door color shown in the Exterior Color Palette book with any scheme.

- Exterior wall, trim, and door painting shall be restricted as follows:
Re-painting of existing structures requires an ACC review approval.

Complete color schedules, including sample color chips are required to be submitted and approved by the ACC for all new construction and for any alterations, renovations and re-painting of existing homes.

Section 13 Swimming Pools

At a minimum, swimming pools shall comply with the following:

- Conform to all State, County and Local Building Codes and secure all proper permits and approvals.
- Set back of pool/deck to conform to County Code and the following community requirements. The more stringent shall apply

The pool, pool deck screen enclosure and other related appurtenances



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shall not be constructed beyond the width of the original building.

- Provide a screen enclosure (see guidelines for screen enclosures) and/or fence around pool as may be required by County and/or Local Code.
- All pool equipment that is visible from street must be camouflaged with landscaping or fencing.
- Any damage to the sidewalk and to landscaping must be repaired by the property owner, within 39 days after completion of the project.
- Pools MUST be maintained and treated to eliminate the growth of algae, insects or other wildlife and fauna within the pool.
- **NO PERMANENT ABOVE GROUND POOLS ALLOWED**
- Wading pools and temporary pools of less than 3 feet depth may be erected but must not be left standing for more than a 7 day period.

Section 14 Gutters and Downspouts

Shall be white or color of house.

Downspouts from gutter systems shall not discharge onto the adjoining property.

Downspouts from gutter systems shall be installed in a manner that does not cause soil erosion.

Section 15 Screened Enclosures

At a minimum, screen enclosures shall comply with the following:

- The screened enclosure shall conform to all State, County and Local Building Codes and shall include all applicable permits.
- Set back screened enclosure shall conform to County Code and the following community requirements. The more stringent requirements shall apply.

The screened enclosure shall not be constructed beyond the width of the original building.

Screened enclosure construction within or encroaching upon set-backs along lakes, ponds or other wetland areas is required to obtain a variance from the authority having jurisdiction. No pool, pool deck screen enclosure or other related appurtenances shall be constructed



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in the setback area without written approval of the authority having jurisdiction. A copy of the approval shall accompany the submitted application to the ACC.

Note: an approved variance does not replace the required application review process by the ACC or approval by the Board.

- Screen enclosure acceptable colors are white, dark bronze, and black with color coordinating screen. No green or opaque screen is allowed.

MUST NOT BLOCK VIEW OF PONDS OR CONSERVATION AREA.

Section 16 Children's Playground Structures

All play structures are classified as "Accessory Structures" and defined under Hillsborough County Municipal ordinances. All structures must be located at the rear the house and conform to placement or setback requirements.

- Structures must be firmly anchored to the ground
- Structures must be enclosed by fence
- The equipment must be compliant with the safety regulations at the time of purchase, and maintained in such a manner.
- A waiver to exclude Association liability shall apply during the approval process for these items.
- Homeowners are responsible for disclosing the installation of approved items to their insurance carriers.

Section 17 Fences

Erection and replacement of all fencing requires an Architectural Application and approval from the Architectural Committee & HOA prior to installation.

Fencing diagrams: http://fawnlakehoa.org/documents/architecture/fence_diagrams.pdf

- White Vinyl or Natural Wood Only (No finishes or stains allowed)
- No Chain Link fences allowed
- 6 foot maximum height, some adjustments may be necessary to accommodate property slopes
- All fences located along a retention pond, conservation area, or located along a drainage easement adjacent to a retention pond shall be four (4) feet in height. Drop from 6 foot to 4 foot can be tapered or stepped but the 4 foot height must occur at the end of any screen enclosure.



Fence Styles

- **Shadowbox, picket, privacy (on certain lots).**

Appearance:

Not to exceed “50% opaque” for pond, lake conservation and golf course lots. (50% opaque has the appearance of being at least 50% see through in order to maintain visibility of the pond lake or golf course for the neighbors).

Example: 4’ slats are regularly spaced at least 4” apart. Fences need to have the appearance of having been professionally installed. Vertical slats must be upright and plumb. All slats need to be securely attached and maintained to produce a clean and uniform appearance. **(Existing Fences should not be allowed to fall into disrepair).** “Disrepair” is defined as: loose, leaning, missing, warped, or split boards, uneven coloring, active presence of mold or fungus which contributes to a non-uniform appearance. If a fence is not maintained properly, a notice will be given to the homeowner detailing needed repairs. Repair waiver requests for extenuating circumstances will be considered.

Placement:

From front of house: No closer to the front than 10’ back from the front corner of building, taking into account the A/C unit and the neighbor’s house position. Placement should be architecturally pleasant.

From rear of side of house: Property or easement line

From side of Corner lot: As per easement, according to survey.

Height in Front (street side) and front sides: Regular (non-pond/non-lake/ non-conservation) lot: Up to 6 feet high

Placement of fence: Pond/Lake/Conservation Lot:

4’ high across back, and 4’ high from the rear lot line/easement line (whichever is closer to the home) along the side for a distance of 10’ and from that point fence can be put up 6’ high.

General:

Visibility at street corners: No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between two and six feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular areas formed by the street property line and a line connecting them to points 25 feet from the intersection of the street lines. The same sight line limitations shall apply on any lot within ten feet from either intersection of the street property line with the edge of a driveway. No tree shall be permitted to remain within such distance of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines. No fence, wall, hedge or mass planting shall be permitted to extend nearer to any street than the above restrictions.



Section 18 Landscape

Trees

The original landscape design in Fawn Lake included Oak trees in the easement areas between the sidewalk and the street. If an owner wishes to install a different tree other than an oak tree, the owner must install trees that are on the approved list of hardwood trees.

http://hillsborough.ifas.ufl.edu/urbanforestry/hillsborough_trees.shtml

<http://www.hillsboroughcounty.org/DocumentCenter/Home/View/364>

In accordance with Hillsborough County regulations, permits may be required to remove trees from both the County right of way and from homeowners property. Consult Hillsborough Count Guidelines & Procedures for determining if permits are required.

<http://www.hillsboroughcounty.org/DocumentCenter/Home/View/369>

Landscape surfaces

The original landscape design in Fawn Lake included the installation of St. Augustine grass in the front and rear yards for the majority of lots in Fawn Lake. There are some exceptions where Bahia was installed in some of the yards. Zoyzia Grass has also become a popular replacement grass type due to low watering requirements and low maintenance. The grass type is up to the homeowner dependent on watering requirements and individual selection.

Residents must ensure that whatever Landscaping surface that is installed, is well maintained through regular watering (in accordance with County watering restrictions), cutting, fertilization and pest control.

Residents are also free to adopt other Florida Friendly landscaping as per Florida Statute 373.185 that can conserve water resources through the use of drought resistant landscapes.

The use of synthetic ground cover is prohibited.



Flower & Mulch Beds

Flower Beds may be covered with organic or synthetic mulch to improve aesthetics as well as reduce weed growth and conserve moisture. Mulch beds must be kept free of weeds, organic litter and dead vegetation.

Use of mulch such as Cypress which fades over time must be replenished regularly to provide contrast between mulch and dead vegetation such as leaves.

Beds must be properly edged to provide uniform separation between grass and bed. Use of edging stones or concrete edging around mulch beds and trees is permitted, however this edging needs to be maintained in an attractive and uniform manner.

Mulch beds must be used as a landscaping accent to highlight ornamentals, decorative plants, shrubs and trees but may not be deployed as landscaping by itself.

Section 19 Shutters

- Shutters must be vinyl (PVC) only.
- They must conform to the color of the house trim.

Section 20 Roofing

Fawn Lake has a consistent theme to all dwellings and roofing styles. All roofing changes require Architectural Application.

- Roofing shall be of shingles made from asphalt or similar material
- No Tin, clay, slate, wood or other type of shingles are allowed
- Shingle colors must conform to the current harmony of the neighborhood and meet the current Architectural color guides.

Section 21 Forbidden Alterations

The following alterations are forbidden by the Fawn Lake Declaration of Covenants, Conditions and Restrictions.

- No basketball hoops, backboards or posts whether permanent or temporary may be installed on any property
- No outdoor storage sheds or outbuildings are allowed
- No screening of front porches shall be allowed.



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- No permanent outdoor clothes lines may be installed but removable rotary units may be installed if removed after use.
- No signs may be erected on the property except for signs advertising Sale or Rent of the property or “No Trespassing” or “Beware of Dog” signs which must be ½ square foot in size and must be attached to the residence.
- No structures of a portable nature such as arbors, pergola or trellises are allowed.



Article III

SUBMITTAL REQUIREMENTS

In order to thoroughly evaluate submittals for architectural approval in Fawn Lake, the following is a list of the minimum information needed when submitting a request for the architectural approval:

- Site plan illustrating the nature and location of the proposed improvements, including dimensions of all proposed structures and walls to property lines.
- Schematic landscape plan indicating species proposed, as well as size, location, and quantity.
- Floor plan and complete set of architect's signed and sealed drawings of additions and/or extensions.
- Exterior elevations of all sides of proposed improvements.
- Color sample(s) of paint.
- Photograph of proposed windows, shutters, awnings, doors, etc.

These Standards are to assist the Fawn Lake of Hillsborough County Homeowners Association, Inc., Members and Architectural Control Committee in maintaining the continuity and harmony throughout the community. Interpretation and implementation of the Standards set forth above are within the sole discretion of the Architectural Control Committee (ACC). All denials may be appealed before the HOA Board of Directors.

If any Section of these Architectural Guidelines are considered vague or are capable of being interpreted in more than one way, then it is within the sole discretion of the ACC to give an interpretation to any such perceived vagueness.

These Architectural Guidelines may be reviewed and modified from time to time to reflect current trends.