

Audubon Landing Home Owner Association

Architectural and Maintenance Standards

Effective Date 07/10/2018

Listed below are the Approved Alterations that are allowed in accordance with the Supplemental Declaration of Covenants, Conditions, Restrictions and Easements for Audubon Landing (known as the Covenants/Deed Restrictions). This listing is not all inclusive of all scenarios, but a guideline to be use for consideration of an ACC Application. Alterations of any kind to the exterior of a villa require an Architectural Control Committee (ACC) Application to be filed and review by the ACC. Once approved the Homeowner has 60 days to complete the alteration. If declined, the application will be returned to the Homeowner with an explanation. The Homeowner has the right to appeal the application review to the HOA Board for final decision. **Any unapproved alterations to a villa may require the Homeowner to return the alterations back to the original condition at owner expense.**

Below are the approved Architectural and Maintenance Alterations Standards the ACC will follow in the consideration of all applications. The ACC will use these approved Standards as guidance for application review. They are in accordance with the 2007 Florida State Legislation and the HOA Covenants. These Standards are not meant to alter, override or replace in any way the HOA Covenants, but to further explain the approved alteration standards the HOA and ACC uses to maintain the community standards. See the HOA Web site at www.audubonlandingshoa.com for the ACC Application and the HOA Documents.

Architectural Alterations Approved Standards

Attic Ventilators

Must be the minimum required size to correctly function for the attic size. Match current ventilation as close as possible. Ventilation must be functional and remain operational. Repairs to any Homeowners installed ventilation are at the Homeowners expense.

Driveway/Walkways

Alterations are not permitted, with the exception to the Landscaping Pavers permitted next to the driveway (see Driveway Landscape Pavers). In order to maintain the aesthetic look within the community, any repairs and maintenance should match the color as originally constructed. Aesthetic repairs and maintenance is the Homeowner's responsibilities. Periodic pressure washing to maintain aesthetics is the homeowner's responsibility, keeping the driveway/walkway free of oil, rust, dirt and mildew stains.

Driveway Landscape Pavers

Driveway Landscape Pavers are permitted in front of the sidewalk leading to the front door. Please refer to our website for completed details audubonlandingshoa.com

Entry Door Repair or Replacement

Match existing style, color and design

Garage Doors

Must be overhead type, matching the garage door original installed by the Developer. To maintain the overall aesthetics of the community, the HOA requests that garage doors be kept closed when not in use. West Meadow is a nature/conservation preserve, for safety concerns and to keep natural wildlife out of our homes (i.e.: snakes, possums, rodents, etc.) garage doors should be closed promptly. Garage doors MUST be closed by 10:00 pm for the security of the Community.

Gutters/Downspouts

It is the Homeowner's responsibility to remove and keep clear of debris all gutters attached to dwellings. Gutters and Downspouts must be white, and in conformance with community standards. Any alterations require ACC approval. Should an owner install a new gutter or downspout, the Association is not obligated to replace with like kind and quality. Downspouts installed by the Developer that drain into an underground Catch Basin, are the responsibility of the HOA. Homeowners' responsibility includes black flexible pipe from end of downspout to water collection basin.

Flag Poles - Fixed

Fixed Flag Poles must be mounted to the front of Villa between garage door and outside wall facing the street.

Lanai Additions and Enclosures

Requires a building permit, must comply with setback requirements and building codes. Must conform to community standards; height not to exceed roof line, inclusion of lanai bed (around base of enclosure, 18 inches in width for lawn maintenance), color white, sidewalls must be entirely screened to include entire wall height. Roof can be screen or covered. Covered roof must be insulated so as not to create a noise annoyance for neighboring property. Either Kick Plate, up to 18 inches in height, or Full Length screens are permitted.

Lighting (Exterior)

Other than lighting installed by the Developer, only sidewalk, shrub, back lighting and holiday lighting is permitted. Other than holiday lighting, lighting must use bulbs neutral in color, such as soft white or amber. Sidewalk lighting must be placed in shrub bed but not in a manner to hinder shrub maintenance. Spot and sensor lights for security purposes are allowed on the street and backside of villas. Lighting cannot be a nuisance to neighbors, ex. shining into neighboring Villa windows or lanais. Holiday lighting can be installed 30 days prior to Holiday, and removed no later than three (3) weeks following the Holiday. In consideration to your neighbors, Lanai lighting must be turned off by midnight.

Pool & Jacuzzi

Pools & Jacuzzi installation must conform to Hillsborough County and City of Tampa permitting rules, zoning and regulations. They must be enclosed within a screened lanai. Landscaping may be moved, but replaced to its original position and state. Recovery of plants moved is the Owner's responsibility. Visual impact to surrounding properties must be minimal. Pumps, filters for Pools and Jacuzzis must be screened from the street and located so as not to cause a nuisance to neighbors.

Roof Repair

Normal wear and tear of the roofs is the responsibility of the HOA. Any damage caused by an Act of God (i.e. Storm/Wind, Hurricane, Etc.), the Homeowner themselves, or a contractor hired by the homeowner, is the responsibility of the Homeowner to repair. Repaired roof must match existing quality, color, style and materials.

Satellite Dishes/Antennas

Exterior over/in the air antennas are not permitted. Satellite dishes must conform to Federal Law, be no more than 18 in diameter, and mounted on the rear of roof or attached to rear Villa wall. Dishes must not be visible from front of villa. Wiring must be concealed and not visible from the exterior of the Villa.

Screen/Storm Doors	Only acceptable doors models are Larsen Retractable Screen Storm door (Tradewinds) or the Larsen Signature Classic Full View, available at Lowes. Anderson 3000 Self Storing Screen or Full view with interchangeable Screen/Glass, available at Home Depot. Front entry only. Handle must be nickel or brass finish. Door must be either almond or white in color.
Security Cameras	Cameras for security purposes only are permitted. Cameras must be minimally invasive to maintain the aesthetics of the community. Camera casing must be white to match the color of the fascia and gutters.
Hurricane Protection - Windows, Doors and Sliding Glass Doors	Must meet current Florida, Hillsborough County Hurricane Code and Standards. Hurricane protection may be put up one (1) week prior to the anticipated storm and be in use only during a storm. Hurricane Protection removal should be completed no later than one (1) week after the storm. Attachment devices must be beige/white and designed so as to be minimally visible from the neighboring property. Altering of the outside villa structure is not permitted.
Solar Panels	Solar Panels are to lie flat with roof pitch, installed at rear of villa, and not to exceed height of roof peak. All non-absorbing parts must be painted to match the roof or background. Piping, wiring and colored devices must be hidden from view. No part of the equipment or attachments may be visible above the highest part of the roof or from the street.
Water Softeners	Not permitted to be installed outside the Villa (except as originally installed by the Developer), inside installation only. Must be installed in compliance with current City of Tampa and Florida State codes. Water Softener discharge/backflow must drain directly into a sewer system.
Window Film	Certified Safety and/or Heat Reduction films are permitted. Mirror like/reflective finishes are not permitted. Light Tint or Clear film only. Film sample must be provided with the ACC Application.
Window Repair and Replacement	Must be equal or exceed the quality and retain the style and color as originally installed by the Developer.

Maintenance Standards

Approved Standards

Air-Conditioning Equipment

Must meet current City and County codes, replaced in same location, matching as closely as possible to existing size and shape and not obviously visible from the street.

Bird Feeders,

Feeding of birds must conform to Florida State Law. A maximum of two (2) bird feeders is permitted. Poles to hang Bird Feeders are not to exceed six (6) ft. above ground. Bird Feeders must be over ten (10) feet from the Villa as to not draw insect and other animals in close proximity of the Villa. Bird Feeder must not be placed in Sodded area to become an obstacle to landscape maintenance (sod, shrubs and trees). Bird Feed must be placed upon Conservation Property Line if Villa is against Conservation Area. Bird Feeder maybe tied/looped over a tree branch with rope. No use of nails, hooks, or any foreign object inserted/drilled into a tree to secure a Bird Feeder is permitted. Bird Feeders should not become a hazard to other Villas in a storm.

Bug Zappers

Permitted in the back of Villas where they will not interfere with landscape maintenance (sod, shrubs and trees). Not to become a hazard to other Villas in a storm and the level of sound not be offensive to neighboring Villas.

Decorative Objects (Exterior)

Excluding the Lanais, no decorative objects are to be displayed on the exterior property (Statues/Water Fountains, etc.). Items placed at the front entry must be non-offensive, not impede entryway and maximum four (4) feet. And limited to 5 ornaments that do not interfere with landscaping

Dogs, Cats, Other Pets

Please reference the Association's Supplemental Declaration of Covenants, Conditions, Restrictions and Easements for the complete animal restrictions, Article II, Section 10 as amended by the Homeowners Association on March 27, 2014.

Dwelling

No rust, mildew or stains visible on the outside of Villas. Garage Doors should be maintained in good condition without severe dents, Carriage Lights in good condition. Façade brick/stone in good condition. Maintenance of such items is Homeowners responsibility.

Flags

Homeowner may display by means of a Fixed Flag Pole a United States flag or official flag of the State of Florida or which represents the United States Army, Navy, Air Force, Marine Corps, or Coast guard, or a POW-MIA flag, sports team or decorative flag in a respectful manner. Such flags may not be larger than 4 ½ feet by 6 feet. Additional special occasion flags are permitted during holidays/special events, to be removed three (3) weeks, subsequent to holiday/special event.

Flowers/Plants

No in ground plantings are permitted with the exception of plantings by the Developer or in an approved Lanai Bordered Bed (See approved Lanai Bed Standards). Plantings in pots and containers are permitted, reasonable in

number, (10) maximum and must not interfere with landscape maintenance (sod, shrubs, trees). Pots and Containers must be maintained in good condition and be non-offensive to neighbors. Plants must remain fresh and dead plants must be removed. Pots allowed only in flower beddings along sidewalk and front door entrance and Villa wall entrance near driveway. Potted plants/Flowers cannot be placed on sidewalks or obstruct front entrance, nor placed on grass along sides of Villa.

Furniture (outdoor) Excluding the Lanais. Small pieces by front entry only. No plastic or upholstered furniture permitted.

Holiday Decorations Placement of exterior decorations or decorations visible from the exterior can be placed 30 days prior to holidays. Decorations must not impede landscape maintenance (sod, shrubs, trees) or risk damage to lawn/shrubs/trees. Removal should be completed no later than three (3) weeks following the holiday.

Lanai Beds Lanai Beds are the HOA responsibility. In ground plants are not permitted without an Approved Border. (See Lanai Bed with Approved Border). Lanai will be maintained with Dark Brown Shredded mulch.

Lanai Bed with Approved Border Altered Lanai Bed are the responsibility of the Homeowner to be kept clean and weed free. Approved Borders are Molded Concrete, Plastic, Scallop Paver (installed with a plastic brace), or a Stone Pavers. Borders must be installed within 18 to 24 inches from the edge of the Lanai. In ground plants must be on the approved flower/plant list located on the HOA website. Lanai Beds must be finished with approved shredded mulch (dark chocolate color) only for flowers. Borders without plants can use white stones 1"x1", earth tone colored River Rocks 2"x4" color, or Lava Rocks as not to hinder landscaping edging. Photos of installed samples can be found on the HOA website. An Approved Border must be installed in a manner showing the quality of workmanship and aesthetic appropriate of our community.

Lanai Enclosures Must be maintained and kept clean, mildew, and weed free, with screens maintained and in good repair.

Lanai Shades Lanai shades can be installed inside the lanai for sun blocking and privacy purpose. Roll-type shade or Florida glass can be used and must be neutral in color. Privacy screening can be also be utilized between Villas on either side of the lanai. Privacy screens, Roll-type shades or Florida Glass are not permitted on the back of the Lanai.

Land Use For residential purposes only. No home business, alterations or outside storage units or structures permitted.

Lockboxes Must be placed on entry door only.

Mailboxes and Posts Alterations are not permitted. Wear and tear from normal usage is the HOA responsibility. Damage by other means is the Homeowner's responsibility. Repair/replacement needs to be coordinated with HOA Association and must conform to community style and color. Car polish can be used to maintain luster.

Moving Pods Moving Pods may be placed on a homeowner's drive way for the sole purpose of packing or unpacking of personal property for a period not to exceed 7 days.

The pod must be placed in such a way as to not impede the driveway apron or sidewalk.

Outside Villa Walls

Owner is responsible for rust removal from sprinkler due to well water.

Painting

The exterior of the Villa is HOA responsibility. Interim maintenance/touch-up may be completed by owner using the original community color.

Plant Stands

In ground, maximum six (6) feet in height, plants must be present and healthy. Stand must be removed when not in use.

**Recreational Vehicles
(RVs-Campers)**

Parking is permitted only for loading/unloading. No storage or extended parking permitted.

Signs

No signs are permitted including "For Sale", with the exception of a home security sign no larger than 12 inches wide on a post not to exceed 3 feet in height, located within 6 feet from structure and placed so as not to impede Landscape maintenance.

Trash Cans

Must be stored inside garage, may be placed at curb 12 hours prior to scheduled trash pick-up and returned to the garage as soon as practical but before end of the pick-up day. All food related trash must be placed in container with secure lid. No trash cans allowed on Lanai or visible from the street.

**Shrub Planting and
Trimming**

Not permitted

Vehicles

Please reference the Association's Supplemental Declaration of Covenants, Conditions, Restrictions and Easements for the complete details of Vehicle restrictions.

**Commercial Vehicle or
Advertising/Signage**

No overnight parking on the street or on driveways. Vehicles with any commercial markings are not permitted unless providing a service/repair to the community. Commercial Vehicles must be stored in a closed garage, not visible from the street.

Wind Chimes

Level of sound should not be offensive to neighboring Villas. No use of nails, hooks, or any foreign object inserted/drilled into a tree to secure a Wind Chime is permitted

Window/Lanai Screens

Owner responsibility for maintenance/repair/replacement.

Window Treatments

Owner is responsible to maintain shades, curtains or blinds on all windows to conform to community standards. If viewed from outside of a dwelling, must be white or beige. Any temporary material not permitted.

While not meant to be all-inclusive, the following items ARE NOT permitted by the Audubon Landing Covenants.

- Alteration of original Developer window design
- Awnings of any kind
- Carports
- Deck of any kind
- Doghouse of any kind
- Driveway extensions, expansions, alterations
- Exterior changes of Villa structure, including conversions of garage to living area
- Exterior barbeque pits, fire rings or outdoor kitchens (exception - gas grills on lanais only)
- Fences, other than the existing privacy fence on property line of Villas located on west side of Lake Audubon Dr. (White PVC Fence)
- Firewood stored outside
- Vegetable Gardens outside the Lanais of any kind (i.e. Vegetable plants, Herbs, Fruit trees that will draw Vermin).
- Hammocks, other than free standing within lanais
- House numbers, other than currently located on mail box posts and over garage units
- Landscape changes or additions to the original Developer's design of retaining walls, ponds, grass, trees, shrubs, plants of any kind by the homeowner
- Nails, Hooks or Foreign Object must not be placed into trees. In no way should any damage be done to the tree that would impede its health
- Painting of any structure on the property
- Party Fence (wall between lanai's) modification or change of fence between villas
- Planting beds outside the lanai without approved border
- Planting edging or borders without ACC approval prior to installation
- Play equipment and children pools (permitted on enclosed lanais only)
- Playhouses of any kind, including those placed on the lot or tree houses
- Sandboxes (permitted on enclosed lanais only)
- Shutters, other than shutters designed for temporary hurricane protection
- Sound devices that create nuisance for neighboring residents
- Sports equipment, (permanent or temporary); such as basketball stands, hoops, hockey nets, trampolines, playground equipment or other equipment considered for outdoor play
- Storage container/devices (small, closed, decorative storage cabinets permitted on enclosed lanais only)
- Storage sheds
- Swing sets
- Tree removal or planting
- Vehicle parts/equipment except in an enclosed garage area, hidden from view
- Vehicles that are inoperative
- Window air conditioning units.