HAMMOCK BAY APOLLO BEACH



ARCHITECTURAL DESIGN STANDARDS MANUAL
MASTER PLAN

STATEMENT OF PURPOSE

The purpose of this Architectural Design Standards Manual ("Master Plan") is to assist home builders and buyers to understand the criteria used to review and approve all new homes as well as exterior alterations to all existing homes and lots within Hammock Bay. Standards have been established to maintain a measure of quality and consistency throughout the development, and as the community matures, a standard to which the community should always meet. The intent of these standards is to assure the residents that the level of design and quality will be maintained to the highest standards.

This Manual provides a means to preserve the environment of Hammock Bay as well as the exclusiveness of homes to be created within the neighborhood. Adherence to the standards contained within this Manual will contribute to the continuation of the inherent and natural attributes of the community as a highly desirable place to live and in turn, protects property values and enhances the overall ambience and integrity of Hammock Bay.

ARCHITECTURAL CONTROL COMMITTEE

The Declaration of Covenants, Conditions, Restrictions and Easements for Hammock Bay ("Declaration") was established by Impact Apollo Beach Ventures, LLC. ("Developer or Declarant").

Hammock Bay Homeowners' Association, Inc. ("Association") was also formed by the Developer for administering this Declaration and providing administrative support to the Architectural Control Committee ("ACC").

The Board of Directors and Architectural Control Committee of Hammock Bay Homeowners Association, Inc. adopted and approved these architectural design standards and procedures in order to preserve the harmonious design of the community. These standards and criteria will be enforced by the Hammock Bay Homeowners Association Inc. and the Hammock Bay Board of Directors.

The ACC assumes no liability nor makes any representation as to their expertise regarding either the structural integrity as shown on the submitted plans or on the ultimate construction of the approved modification.

ARCHITECTURAL DESIGN REVIEW PROCESS

All requests for construction and exterior alterations must be submitted to the ACC and approval received before any work may be undertaken. The ACC will review all designs, plans and construction for:

- Preservation of community values.
- Consideration of primary site design issues.
- Sensitivity to the special landscape potential of the home site.
- Excellence in architectural design.

The Architectural Design Standards (the "Design Standards") have been created to provide property owners, architects, homebuilders and contractors with a set of parameters for the preparation of their drawings and specifications. Adherence to these Standards will assure the property owners that Hammock Bay will be known for its uncompromising standards of architectural quality and integrity. The ACC may deviate from these Standards only where there is a compelling reason to do so. The ACC will annotate the Committee's reasoning for such a deviation on the approval form as well as the approval letter to the resident.

The ACC does not seek to restrict individual creativity or preferences, but rather maintain the overall aesthetic relationship between homes, natural amenities, waterways, and surrounding neighbors. As the community matures, these prime relationships will become increasingly important, requiring coordination through the design process.

The ACC will use the Design Standards for the purpose of review, but may individually consider the merits of any design due to special conditions that, in the opinion of the Architectural Design Committee, provide benefits to the adjacent areas, the specific site or to the community as a whole.

DESIGN REVIEW PROCEDURE

It will be helpful to acquaint yourself with the Design Standards prior to the initiation of the design process. The Design Standards outline the basic requirements and characteristics of design employed by the Architectural Design Committee in reviewing and approving plans, including architectural, site, and landscape plans. By following these Design Standards, the ACC tries to ensure that each home in Hammock Bay will be specially designed for its owner, utilizing the unique features of the home site.

Owners are encouraged to utilize professional designers and builders who have acquainted themselves with the Architectural Design Standards and have demonstrated an understanding of the quality and standards that will be required at Hammock Bay.

Hammock Bay may have a 'exclusive builder program' or a 'preferred builder program' during various stages of its development phase with certain homebuilders. Buyers / owners will be required to use the approved exclusive homebuilders for construction of their homes if the development is in such a program. However, if the development is in a preferred builder program buyers / owners are encouraged to use the preferred builders but are also free to choose another builder if they so choose. The ACC must approve any builder not currently in the preferred builder program. Approval of a builder by the Declarant is not a guarantee that designs and plans will be approved or that the quality of construction will be acceptable.

Before selecting a builder for new home construction, property owners should check with the Declarant to determine if the professional they are considering has been approved for work at Hammock Bay. If not, the property owner should have their builder fill out the **Contractor Review Form** and submit it to the ACC for review and approval. **(see Exhibit # C)**

FINAL DESIGN REVIEW AND APPROVAL

For new construction, the owner or his agent shall submit an Architectural Review Application **(see Exhibit # A - Architectural Review Application - New Home Construction))** to include a final set of construction plans, a detailed site plan of the home, including grading and drainage plans, for approval. At least 45 days prior to the installation of any landscaping or irrigation system, the owner or his agent shall submit for ACC approval a landscape plan showing type, size and quantity of plant material. At the same time, a full irrigation plan must be submitted. These plans and specifications shall be prepared by an architect, landscape architect, engineer or other person found to be qualified by the ACC.

For modifications of an existing home site, the owner or his agent shall submit an Architectural Review Application (**see Exhibit # B - Architectural Review Application (Major or Minor Alterations)**) to include a final set of plans appropriate for the changes requested for the ACC approval.

The ACC currently meets on the _____ and_____ (Weekday) of every month, accommodating Holidays. In no case will property owners submit plans that are incomplete or come to the Committee on the day of the meeting and request that their submittal be heard. However, if a previous proposal is under appeal, the property owner may attend the meeting and is encouraged to bring any additional documents required to support their appeal.

APPEAL PROCEDURES

Should a request for new construction/architectural modification be denied by the ACC, the owner may request a hearing before the ACC to justify their position.

The ACC will attempt to work with the owner to suggest alternative methods that will accomplish the owner's objectives and also meet with ACC approval. The ACC should render its decision within ten (10) days after the appeal has been heard.

VARIANCES

All variance requests shall be made in writing. Any variance granted shall be considered unique and will not set any precedent for future decisions.

ARCHITECTURAL STANDARDS FOR
SINGLE-FAMILY HOMES

AREAS OF RESPONSIBILITY

The ACC shall be concerned with the following areas:

1. Buildings/Patios/Courtyards
2. Signs
3. Outside Lighting
4. Fences
5. Landscape
6. Exterior Walls & Seawalls.
7. Walks/Driveways
8. Exterior Doors
9. Windows
10. Boat Docks / Boat Lifts
11. Any other exterior structures or plantings to be constructed, erected, removed, planted or maintained.

Requests for color, roof or other changes should be made with sufficient information that the Committee can properly evaluate the proposed changes. The ACC shall have the right to request additional information if, in its opinion, the information submitted is incomplete or insufficient.

The ACC will review the application and supporting submittal information at a regular scheduled meeting and indicate its approval, denial or recommendations within forty-five (45) days of receipt.

For construction of a new home, applicants should submit an electronic copy or three (3) sets of final construction plans as further defined below.

LIMITATION OF RESPONSIBILITIES

The primary goal of the ACC is to review the applications, plans, specifications, materials, and samples submitted, to determine if the proposed modifications conform in appearance and construction criteria with the standards and policy as set forth by the ACC. The ACC does not assume responsibility for the following:

1. The structural adequacy, capacity or safety features of the proposed improvement or structure.
2. Soil erosion, uncompact able or unstable soil conditions.
3. Compliance with any and all building codes, safety requirements, governmental laws, regulations, or ordinances.
4. Performance or quality of work of any contractor.

1) Construction Plans

Final Plans should be submitted in PDF format, or in the case of hard copy on 24" x 36" sheet size and consist of the following information.

Site Plan/Survey (minimum scale 1/8"= 1'-0" or 1" = 10') to include the following information:

- Show existing grades and the proposed finish grades. Show all drainage information including drainage arrows, retention areas, berms and erosion control measures if required. Clearly depict any side easement for storm water pipes or other utilities. All elevations shown shall be NAVD (North American Vertical Datum of 1988) Show existing and proposed elevations for all four corners of the subject property.
- Show all existing utility structures on the property such as streetlights, stop signs, and telephone/cable/electrical boxes.
- First floor elevations shall be shown and shall be true elevation.
- Indicate driveway widths, drainage culverts, pipe and headwalls, sidewalk widths and locations, patios, fences and walls, stem walls, retaining walls and garbage enclosure locations. All concrete pads for door entry/exits, air conditioning equipment, pool equipment, emergency generators and any other device requiring a pad by construction codes must be shown.
- Side entry garages shall have a minimum setback of twenty-five (25) feet (30' recommended) from the side lot line. This will allow a minimum of twenty-two (20) feet of drive for the proper vehicle access and a five (5) feet landscape buffer between the driveway and the lot line.
- Garage doors will conform to the requirements in **GARAGES**.
- Show any extreme site conditions including terrain, trees to be retained and trees to be removed on the plan. All existing trees four (4) inch DBH (diameter at breast height) or greater, shall be shown on plan.
- Show all proposed structures.
- Show the length, design, height, finish and location of all walls (retaining and freestanding) and fences.
- Front, rear, and side setbacks and all easements shall be shown.
- Total area and living area square footage shall be shown clearly on the plan. Homes on Lots 1 thru 22 and Lot 47 at minimum should be 3,500 living square feet and homes on Lots 23 thru 46 at minimum should be 4,300 living square feet. Maximum allowable building height is 35 feet above [BFE] Base Flood Elevation.

Ground Floor Plan (1/4" = 1'-0") to include the following information:

- Indicate decks, patios, pool enclosure stoops, retaining walls, garbage enclosures, air conditioning screening, front entry step sizes, materials and finishes, driveway areas, and all interior spaces of the first floor.
- Indicate the limits of the first and second story above, if any.

First & Second Floor Plan (1/4" = 1'-0") to include the following information:

- Indicate lower roof projections, roof overhangs, chimney locations and all interior spaces.

Roof Plan (1/4" = 1'-0") to include the following information:

- Indicate all roof areas and corresponding slopes.
- Colors and samples.

Building Elevations (1/4" = 1'-0") to include the following information:

- Building elevations should be drawn along with floor plans to match the site plan orientation.
- Articulate "all" elevations, including hidden elevations, with finishes, window types, trims, dimensions, and exterior architectural details. Show the proposed finish grades against elevations,

attached garbage enclosures, air conditioning location, screens, decks, stairs and the maximum height. Also show exterior post and rail system details. Show location of all exterior lighting fixtures.
- Plans shall include customization specific to the submitted home including any changes to a standard plan such as window shape, banding, balcony rails, rain gutters and downspouts, propane tanks, solar or renewable energy devices, etc.

Specifications and Schedules - to include the following information:
- Final construction specifications may be included on drawings as an electronic copy or in book form on 8 1/2" x 11" sheets.
- Submit the exterior color scheme and material selections. Include any garage door, utility door colors, brick, stone, siding, shutters and paver samples.

Landscape Plan [See Landscape and Irrigation Criteria section of this manual for further details]**.**

Full site Landscape Plans should be submitted (minimum scale or 1" = 20'). Modification to partial portions of developed home sites may be submitted in PDF format or on smaller sized paper so that all symbols may be clearly read.

Plans shall consist of the following information:

Landscape plans should show all trees, shrubs, ground covers and lawn locations, and be drawn to scale. Plans should include a plant schedule which lists all plants and specifies common and botanical name, height and width minimums, container size, spread, caliper, quantity, Florida #1 or better and typical spacing if applicable. The landscape plan must show the tree count schedule defined in **Landscape Plan Design Criteria** and **Acceptable Landscape Materials and Practices**. All natural vegetative buffers shall be shown.

- Landscape plans shall show contours and elevations clearly, as well as drainage provisions, and all pertinent site and architectural information including an accurate outline of the building with lamp posts, utility boxes, courtyard/privacy walls, stoops, decks and other features accurately drawn. The details of outdoor surfaces such as walks, decks, patios, driveways, courtyards, etc. shall also be specified. If spas, retaining walls or head walls are to be installed, architectural drawings shall be provided including information on materials to be used.
- Irrigation plan showing one hundred (100) percent irrigation coverage by an automatic system with a rain sensor switch and supplied by city water or a well.

2) Revisions and Re-submittal

When revisions of the items required to be modified are minor, all parties shall affix signatures on the comments sheet attesting to such and additional sets of all documents shall be returned to the property owner, builder, or contractor stamped "Approved as Submitted" or "Approved as Noted." Plans needing to be extensively modified shall be denied and shall be resubmitted. The first resubmission, following the original submittal, will not require a fee. Each additional resubmission shall require a fifty dollar ($50.00) fee.

3) Appeal

If an application has been denied, or if an approval is subject to conditions, which a builder or property owner feels, are unwarranted, or if there are disputes to any other matter related to actions of the ACC, the builder

or property owner may request a hearing before the ACC. At the hearing, the builder or property owner shall be allowed to present their position on the matter and make requests or recommendations as to an alternative action. After the hearing, the ACC shall review the information presented and notify the builder or property owner of their final decision on the hearing. The decision of the ACC regarding the matter shall be final.

The ACC approval will automatically expire after one hundred eighty (180) days from date of approval if work has not started or a continuance has not been granted to the owner or owner's agent within the above time period. Additionally, any approval requiring landscaping as part of the approval will be done concurrently. The one hundred eighty (180) day window is not intended to allow exterior changes and required landscaping to be done in stages.

4) Construction Requirements

The Architectural Control Committee shall promptly offer its comments on the Final Design Review submittal within a reasonable amount of time following the review, not to exceed forty-five (45) days.

Along with the final design approval from the ACC, other requirements include:

1) All construction shall be complete within the specified time frame set forth in the Declaration of Covenants, Conditions Restrictions and Easement for each corresponding Village. If the documents are silent, the exterior of any improvement shall be completed within twelve (12) months of construction commencement.
2) The acquisition of a building permit from Hillsborough County.
3) The construction contractor shall submit a refundable deposit with each application. The ACC has determined the construction deposit amount to be Ten thousand dollars ($10,000) which will be refunded after closing. The deposit shall be utilized to assure the completion of all improvements, including landscaping in accordance with approved plans and specifications and within the time periods provided in the Declaration and to pay or defray the cost of any unrepaired damage done to Common Areas, including roadways, as a result of said work. Checks should be made payable to "**Hammock Bay Homeowners Association Inc**".
4) Approved Builder Signs will be the only signage allowed on the construction sites.
5) Contractors are reminded of the requirement to keep sites clean. No stockpiling of dirt or debris is allowed. Weekly cleanup is required. Each site is required to install and maintain at ALL times a dumpster, silt fence and port-e-let. The street is also to be maintained. If sites are not maintained or any damage to adjoining property or Hammock Bay property occurs through the construction process, the ACC will notify the property owner and /or builder. Property owners or builders will be given three (3) business days to respond before the work is performed by the ACC, the cost of which will be deducted from the construction deposit. If the deposit is not sufficient to cover the cost of cleanup, the additional balance shall be collected from the property owner or builder.
6) Upon completion of all development and construction improvements, if requested by the ACC, the property owner and/or builder shall submit an as-built survey to the ACC. This survey shall be at a scale of 1" = 10' or larger and show all existing site improvements.
7) Contractors are responsible for providing adequate parking for their work crews' vehicles. Parked vehicles shall not obstruct street right of ways. Parking on vacant lots is prohibited within the Hammock Bay community.

5) Remodeling and Additions

Remodeling and additions to existing improvements are required to meet the same criteria as new construction except only two (2) sets of plans are required if submitted as a hard copy. All criteria concerning aesthetics, color, site location, architecture, landscaping, grading and excavation, roof, height limit, solar collectors, satellite television, setbacks, landscape lighting, street lighting etc., shall be of significant concern to the ACC. An approval from the ACC is required for this work just as it is for new construction. In addition, permits are necessary for structural changes.

Prior to starting any work on any changes to the existing home or home site, the property owner and/or builder should contact the ACC to determine which plans will be required for the review process. All plans that require permits need to be detailed.

To expedite the review process, the property owner should consider the following items.

a. If requesting any addition or alteration to the existing structure, an electronic copy or two (2) sets of construction plans with sufficient detail must be provided for the Committee's consideration. If an addition to the existing structure goes beyond the current footprint, a survey to ensure the planned addition does not infringe on setbacks and easements is required.
b. If painting any part of the structure, photos of the existing area, paint chips/cards/samples from the paint retailer, and a clear indication of the finish of the paint (flat, semi-gloss, satin, etc.) Paint samples provided to the Committee must be of the same finish as the proposed painting.
c. For landscaping changes, the property owner(s) must include enough information to make their plan clear to the ACC. Such information must include either the existing landscape plan for the property, a drawing of the areas to be modified, or photos of the areas to be modified. Also, the property owner must indicate the number of plants to be changed, removed or added; the species and size of new plant material; the type of ground cover; and if anticipated, the type of edging for landscape beds.
d. For lighting, brochures and/or pictures of the proposed fixtures.

6) Review Fees

Review fees have been established to partially cover the expense of reviewing plans and related data and to compensate any consulting architects, landscape architects, inspectors or attorneys retained by the ACC. The ACC shall have the right to modify the fees at any time as stated in the Hammock Bay Covenants, Conditions, and Restrictions.

Review fees are as follows:

a. New Home Construction - **$500.00**.
b. New Home Construction – If the Contractor, Homeowner or Subcontractor(s) deviates from the approved, submitted plan without re-submitting to the ACC for re-approval of changes, there will be a **$100.00 submittal fee for each change.**
c. Major Alteration or Addition – A structural or site modification taking place after the original construction (i.e., pool, screen enclosure, addition, dock/boat house, coquina/seal/retaining wall, ancillary structures), which requires a building permit from a government agency - **$100.00**.
d. Minor Alteration or Addition – Fences, play equipment, fountains, pavers, landscape improvements, tree removal/replacement, hurricane shutters, well installation, exterior color, etc.- **$100**.

e. Major or Minor Alteration or Addition as a result of enforcement action by the Hammock Bay Master Association - **$100.00.**
f. A denied submittal or conditionally approved submittal shall be entitled to one free re submittal. Any additional submittals shall require a fifty dollar **($50.00)** re-submittal fee until all ACC conditions are met.

7) Construction Deposit

All new home construction contractors shall deposit Ten thousand dollars **($10,000)** made payable to **Hammock Bay Homeowners Association Inc.**

A final inspection by the ACC inspectors will not be performed until all improvements requested in the submittal by any contractor or homeowner are complete. The construction deposit shall be held by the Association until all improvements are approved, completed and the ACC performs its final inspection with no deviations noted.

Pool/screen enclosure contractors, marine contractors and general contractors constructing major structural additions to existing homes shall deposit five thousand dollars **($5,000)** made payable to the **Hammock Bay Homeowners Association Inc.** The construction deposit shall be held by the Association until all improvements are complete and the ACC inspectors perform a final inspection with no deviations noted.

In the event that the ACC needs to utilize these funds for any of the purposes enumerated below, the ACC shall, except in an emergency, give the contractor or owner two (2) business days to respond or correct the issue. If the owner or contractor has not started correcting the problem within that time, the ACC is authorized to remedy the situation and withdraw funds from the construction deposit to cover the expenses.

Charges shall be levied only after the builder or owner has been officially notified and given three (3) business days to rectify the situation. The contractor or owner shall replace any funds withdrawn from the construction deposit within seven (7) calendar days of notification of the withdrawal by the ACC.

The construction deposit shall be used to offset any costs incurred by the Association in order to:

- Repair damage to any common property caused by the builder or his subcontractors, suppliers and representatives during construction.
- Pay for the cost of any cleanup of the site and common property not performed by the contractor.
- Bring the home site and any structures into compliance with the requirements of the Declaration and this Master Plan.
- Recover legal fees and other costs incurred by the Association in order to correct any construction or alteration not performed in substantial compliance with the plans receiving Final Approval.

8) Final Inspection

The ACC may monitor the activities and progress of the applicant, the contractor, and his employees throughout the construction phase of a new home. This monitoring includes both the construction activity and conformance with the Master Plan. In accordance with the Declaration and this Master Plan, the exterior of any improvement shall be completed within one (1) year after the construction of same shall

have been commenced. For both new construction and modification of an existing property, the appropriate ACC shall have the right to enter and inspect any property at any reasonable time before, during or after the completion of work for which approval is required.

Upon completion of construction for a new home or major modification where a deposit is required, the applicant shall give written notice to the appropriate ACC using the transmittal form provided by the ACC (**see Exhibit # D - New Construction and Major / Minor Alteration Completion Transmittal**). In addition, for new home construction, the applicant shall attach to the transmittal form a final survey, the ACC approved landscape plan and a copy of the Certificate of Occupancy. Upon final inspection of the work by the ACC inspector and provided that such inspection determines that the work was constructed in compliance with the provided approved plans, the ACC shall return the construction deposit.

The Architectural Review Application, review fee, construction deposit and all other materials necessary for the ACC to approve a submittal shall be sent to the address in the Exhibit.

CONSTRUCTION INSPECTIONS

Periodic inspections may be made by the ACC or by the Licensed Property Manager while construction is in progress to determine compliance with the approved architectural documents. The ACC through the Licensed Property Manager is empowered to enforce its policy, as set forth in the Declaration and this manual, by any action, including an action in a court of law, to insure compliance.

GENERAL RULES FOR ALL CONTRACTORS & SERVICE PERSONNEL

The ACC, through the management company, will monitor the activities and progress of the applicant and his employees throughout the construction phase of any project. This monitoring includes both the construction activity and conformance with the Standards. In accordance with the Master Declaration of Covenants, Conditions and Restrictions, the exterior of any improvement shall be completed within one (1) year after the construction of it shall have been commenced.

It is the responsibility of the property owner to present their builder, contractor or subcontractor(s) with a copy of these standards and to ensure they are understood and adhere to.

1) All contractor personnel are required to register with the ACC & Association.
2) Construction and commercial landscape activity performed by contractors and service personnel activity are permissible from 6:00 a.m. to 7:00 p.m. only. No construction or landscaping by a commercial company is allowed on Sunday or Federal designated holidays.
3) Contractors are required to keep their job sites neat and clean. Trash, debris and discarded materials shall be placed in a dumpster daily. There will be no stockpiling or dumping on adjacent lots or on streets. Trash not removed will be removed by the Association and billed to the responsible contractor, subcontractor or homeowner.
4) If sites are not maintained or any damage to adjoining property or Hammock Bay property occurs through the construction process, the ACC will notify the property owner and /or builder. Property owners or builders will be given three (3) business days to respond or correct the issue, at which time the property owner will be notified and the violation process will commence, and repeat violators will be reported to the local code enforcement authorities.
    i. No stockpiling of dirt or debris is allowed. Weekly cleanup is required.
    ii. Each site is required to install and maintain at all times a dumpster, silt fence and port-e-let.
    iii. Streets are to be kept free of nails, excessive dirt and other debris.
    iv. No adjoining properties or roadways are to be used for staging construction materials.
5) Contractors shall use only the utilities provided on the immediate site on which they are working.
6) Any damage to adjoining property, utility fixtures, streets, curbs, drainage inlets, streetlights, street markers, mailboxes, walls, common property, etc. shall be the responsibility of the offending party.
7) Washing of construction equipment and vehicles on any street is prohibited. Concrete trucks shall only wash out on the location that they are delivering the concrete.
8) Operators of vehicles are not permitted to spill or leak any damaging materials while within Hammock Bay. If spillage of a load occurs, operators are responsible for clean-up. Please report any spills immediately to the ACC office or appropriate governmental agency.
9) If any utility lines (telephone, electrical, cable, fiber optics, sewer, water, etc.) are cut, it is the contractor's responsibility to report the accident to the appropriate utility company immediately.

10) All personnel working in Hammock Bay are to keep all areas in which they work free of discarded materials such as trash and odd materials. Objects shall not be thrown out of cars and trucks. Stockpiling of any materials on adjacent lots is not allowed.
11) Loud radios or noise shall not be allowed within the subdivision. Normal radio levels are acceptable. Mounting of speakers on vehicles or outside of homes under construction is not permissible.
12) No vehicles (trucks, vans, cars, trailers, etc.) may be left in the subdivision overnight. The erecting of storage sheds or construction offices is not permissible unless the contractor is building multiple homes – in which case this will be reviewed on a case by case basis by the ACC. Construction equipment may be left on the site while needed but shall not be kept on the street.
13) Only legitimate workers are allowed on the property. Spouses or friends may drive workers to the site and pick them up but shall not remain on the property unless they are actual employees of the contractor. No children or pets shall be permitted on the property.
14) No drugs or alcohol are allowed on to the site. Violations of this rule will be referred to local law enforcement.

DEVELOPMENT

The ACC shall consider each project independently and shall give extensive consideration to the individual impact of each plan upon adjacent home sites, common areas and the appearance from the adjacent waterways, including future maintenance of any structure or landscaping.

Special consideration shall be given to the topographical and vegetative features of the property. It is important to the community that homes are located on the property in a manner that does not adversely affect views from the adjacent homes or open areas. Proper treatment shall be given to the site's natural features including existing vegetation, environmentally sensitive areas and natural drainage ways. The ACC shall consider driveway access and the height of structures.

A. SITE PLANNING

A critical and important step in the design process is determining the residential site layout on the property. The site plan concept developed for each property owner shall reflect functional needs and also be sensitive to the property's unique characteristics and inherent design opportunities.

For new construction, site surveys and topographical information is the responsibility of the property owner. The owner is required to use a surveyor to obtain this information and also to plot any significant trees and site conditions.

For modification of an existing home site and where the improvement is near an adjacent property, the ACC may require a site plan and/or survey to insure improvements to building architecture or landscape are on the subject property and that the ACC inspector has sufficient reference to determine the correct position of such improvements.

B. CLEARING & GRADING

The design and development concepts of Hammock Bay call for the preservation of any existing grades as much as possible. In order to help ensure compliance with this philosophy, a site plan shall be required as part of the final design submittal.

Upon receiving ACC approval, all owners and/or their builders shall meet onsite with the designated ACC representative to perform a site inspection (Exhibit #__) prior to commencing clearing or construction activity of any kind. Absolutely no clearing whatsoever shall be permitted without a site inspection.

Clearing and grading that is required for pools, patios, etc. should incorporate the same design philosophy as that used in developing a site plan for a residence.

Trees and natural vegetation must remain barricaded at all time during construction. Dumpster, port-e-let, silt fence and approved signage shall be present. Permit boxes must be present at all times during construction and have current permits. There will be no staging of materials or dumping of waste materials on adjacent lots or on streets.

The house corners and driveway shall be staked to layout the structure in the proposed location on the property. Trees and natural vegetation to be saved must be tagged and/or barricaded. The conditions of adjacent private and common properties will be documented prior to construction commencement. Electrical and water access will be specified.

A. DRAINAGE

Drainage considerations for individual sites play an important part of the overall ecological balance of the site. Water runoff for each individual home site shall be handled by adequately sloping of all areas so that runoff can be directed to the storm drainage facilities. Drainage consideration must be made for neighboring yards as well, so water runoff does not impact the adjacent property.

Site drainage must be detailed on a site plan prepared by an engineer.

All sheet flow shall be directed into drainage swales, area drains, or street curb and gutter. Although the ACC shall review drainage plans, the property owner is fully responsible for water runoff and drainage control of his home site. The engineering firm's recommendations must be followed concerning the use of swales and underground drainage.

Approval of site plans does not relieve the owner, engineer or contractor of liability for any damage to their property or adjacent properties.

B. EASEMENTS

Landscaping and the building of driveways or fencing within various easements may be permissible subject to ACC approval. However, the easements between two properties associated with the Hammock Bay Storm Water system shall be landscaped as follows:

- No permanent structures such as concrete walkways, concrete pads, fences, light poles, flagpoles and ancillary structures may be placed in these easements.
- No trees may be planted or once removed for maintenance, re-planted within the easement.
- Landscaping such as shrubs, stepping stones, flower beds, decorative stones may be placed in these easements with the approval of the ACC.
- In the case where shrubbery has been removed for maintenance within these easements, the ACC has the authority to modify the requirements to screen equipment adjacent to the easement after maintenance has been completed.

Any cost associated with the removal and replacement of such features to access underground pipes and improvements is the responsibility of the property owner.

Property owners are encouraged to research easement restrictions. ACC approval is not authorization to violate easement restrictions that may exist.

C. INTEGRATION WITH NEIGHBORING PROPERTIES

No elevation shall be repeated on a given street within five (5) lots (including the subject lot) of an existing design on either side of the street without significant architectural modifications to the front & rear elevations.

D. DESIGN CONSIDERATIONS

The following elements are to be encouraged:

- Intelligent selection of details related to a well-designed floor plan.
- Sensitive interpretation of styles within constraints of budget and site.
- Consistency of site planning, landscaping and architecture.
- Logical use of materials.
- Openings shall be properly placed and spaced, and have well executed details that are consistent with the architectural style

The design of each residence shall be compatible with the architecture of the surrounding homes whether they exist, are under construction or have approved plans by the ACC. This applies to all elements of the design process including architecture, grading, fencing, and landscaping.

The following elements are to be avoided:

- Harsh contrasts of color and/or materials.
- Illogical or inappropriate combinations of scale.
- Poorly executed details and extreme interpretations of the components of each style.

E. DESIGN FEATURES

1) Roofs

The main roof pitches shall be consistent with the architectural style of the home. As an example, more traditional architectural styles shall have a minimum of five (5) vertical to twelve (12) horizontal pitched roof, either gabled, hipped or a combination of the two. Roof forms shall be well organized and demonstrate the same character on all sides of the residence. Eave lines shall align for traditional styles whenever possible. Eaves and rakes shall be articulated by multiple fascia boards, (fascia shall be a minimum of six inches), cove and crown molds or gutters. Flat Roofs are allowed.

Roofing material shall be architectural asphalt shingle, slate, flat clay/concrete tile, barrel clay/concrete tile, fiberglass, solar or metal and are subject to ACC approval. Roofing material needs to conform to the neighborhood design and color should complement house body color. The Architectural Design Committee must approve any substitute roofing material.

Dormers shall be designed in keeping with the architectural style. Dormers shall be correctly located on the roof and not be too large or out of proportion.

All roof structures such as attic vents and plumbing vents shall be painted to match the roof colors and be positioned behind the roof crown. Roof vents, turbine vents, non-solar attic fans, and skylights shall be on the rear side of the roof ridge. Skylights shall be flat or slightly convex so as not to protrude from the roof surface more than six inches.

Chimneys shall be properly located and in correct proportion to the mass of the home. Chimneys shall be designed with appropriate breaks for character. The ACC has the right to limit the height of the chimney above the roof/chimney interface.

2) Windows and Doors

Windows and doors shall be made of wood, vinyl, painted aluminum, vinyl-clad wood or vinyl clad aluminum. Alternate window material shall be considered on a case-by-case basis. Glazing shall be clear, bronze or gray tint only. Mirrored-looking glass shall not be accepted.

Windows and doors shall reflect restraint in the number of types, styles and sizes. Consistency of detailing on all elevations shall be maintained. As a minimum requirement, all window and door openings including garage doors and shall have a minimum four (4) inch wide raised trim band.

Replacement windows and doors need to conform to the existing style of the home and subject to ACC approval.

All openings shall be articulated through the use of shutters, flat or arched lintels, projecting sills or surrounds. Windows shall be located on all elevations and be properly spaced and proportioned. Shutters, if incorporated, shall be sized to the opening and are encouraged on all windows. Shutters shall be traditional in design and in keeping with the architectural style. Canvas window awnings are not allowed.

In most instances, bay windows shall be carried down to grade or express visual support of a cantilevered condition. When bay windows are stacked in a two-story condition, the blank panel between all faces shall be articulated.

3) Main Entrance

The main entrance shall have a sense of prominence that is reflected in the design. It shall include either a pair of doors with or without sidelights or a single door with sidelights. The main entrance shall contain more detail than other openings but be consistent in styling. No sliding glass doors are permitted on the front elevation of the home.

4) House Numbers

All structures must have Arabic house numbers attached to the front of the home and be clearly visible from the street. House number color must stand out from the body color.

5) Height Restrictions

The height of any home shall be measured vertically from the average elevation of the finished grade on the ground covered by the structure to the mean height between the eaves and the ridges for hip or gable roofs. The maximum height of any home including an attached garage shall be 35 feet. The maximum height of any detached guest house or garage shall be 35 feet.

6) Decks

If decks are utilized, the deck and its supports shall incorporate materials that relate to the residence such as brick, stucco or stone. If wood posts are used, they shall be a minimum of six (6) inches by eight (8) inches with base and capital detailing.

7) Masonry or Stone

Masonry, or stone facing, used as a veneer material on the front of a residence shall return around front corners a minimum of twenty-four (24) inches.

More stringent restrictions may be imposed on given lots where it is deemed necessary by the ACC, to protect the aesthetic integrity of the community.

F. MATERIALS

Exterior walls shall incorporate any of the following: brick, stucco, stone, wood or approved siding. Bricks shall be earth-tone in color. Brick textures shall not have contrived surfaces. Siding shall be constructed from natural woods such as redwood and cedar. **Aluminum siding shall not be allowed & Masonite / Hardie Board is only permitted to add accent to the structure,** except upon specific approval for an individual application.

All color and material selections shall be reviewed during final design review. Visible elements such as gutters, trellises, pergolas and downspouts shall match the color of the architectural element they are attached to, or be of a complimentary or contrasting color. Stark white, bright pastels or bright intense colors in large expanses shall be discouraged. Color selections shall be denied if they contrast greatly with adjacent homes or match too closely other homes.

G. BUILDING SETBACKS

Hillsborough County has established minimum standards for building setbacks for various types of residential structures. The setbacks required by the local building code, however, are not to be construed as setbacks that would be approved by the Committee.

The ACC will provide setback requirements for home sites, based on their size, to ensure that the community will be pleasing in appearance from views not only from the street but also from the waterways. An increase in the front setback beyond the municipal minimum requirement is permitted for all lots. In some instances, the minimum setbacks may not be allowed due to aesthetics. Setback requirements may be modified due to unique site characteristics that dictate such change to preserve the aesthetic integrity of the particular site or the community as a whole with the permission of the ACC.

Outdoor elements of the house which are attached to the home, (such as decks, porches, and wing walls) are considered to be part of the house and shall not be allowed to encroach into setback areas, except as variances in the case of unique site characteristics, which the ACC may consider on an individual basis. Walkways may encroach into setback areas but shall be kept a minimum distance off of the property line.

H. GARAGES

The ACC requires adequate architectural treatment of garages using landscaping, walls or a combination of both. The Design Standards require architectural enhancement of the front elevation around the garage such as banding, quoins, keyways, or combinations thereof. Garage doors shall be completely banded and recessed a minimum of eight (8) inches.

At a minimum, a two-car garage is required for all single family detached homes. Those residences which have four or more bedrooms and thirty five hundred (3,500) sq. ft. or over should have a three car garage. A minimum of two (2) guest or visitor parking spaces should be provided in the driveway.

Garage doors over 10 feet in height are not permitted. Screen doors, permanent or temporary, in garage door openings are prohibited.

I. VEHICULAR DRIVEWAYS SURFACE AND PARKING AREAS

Decorative driveways are encouraged. Concrete or full thickness pavers shall be used in the construction of all driveways and parking areas. Driveway flares are required and must conform to local and state codes. Asphalt, loose stone or gravel shall not be used on driveways.

All surface coatings or concrete stampings for new or existing installations require ACC approval. The coatings most likely to be approved are those in earth tone colors, especially gray, browns and tans. The color shall relate to the colors on the residence. Bright colors or extremely dark colors will not be approved. Pavers, stamped concrete or surface coatings may only be used on the driveway itself and not extend to any portion of the crossing sidewalk.

When making a submittal, include the property owners name, property location, a photo of existing home and a picture or sample of the proposed installation.

Property owners shall be required to construct their driveway to connect to sidewalks and roadways.

J. WALKWAYS

Walkways used on the private portion of a home site typically connect the driveway or sidewalk to the front entrance of a home.

Walkways may be constructed of concrete, where permitted by code. Materials may also include pavers, stepping stones, gravel, or mulch. Any walkway not constructed of concrete must use a stabilizing edge such as concrete for pavers or continuous curbing or blackjack for gravel or mulch. Thin set pavers over a concrete base are permitted. The ACC shall consider the overall aesthetic relationship between the proposed walkway(s) and the adjoining surfaces to which they connect.

Walkways shall not be constructed to begin or end in any portion of an open yard, natural buffer, or landscape bed.

M. STRUCTURAL RETAINING WALLS (POOLS, HOT TUBS, DECKS, PORCHES AND PATIOS)

An effort shall be made in the grading design to minimize the use of retaining walls. If retaining walls are required, they shall be constructed of materials that compliment or match those used on the residence and be screened or softened by the use of landscaping.

Exposed retaining walls shall not be higher than thirty (30) inches above finished grade. Retaining walls greater than thirty (30) inches in height shall have elevated planters located adjacent to retaining walls so that no more than thirty (30) inches of any retaining wall is exposed to view. Planters shall be minimum of sixteen (16) inches wide and be vegetated with species suited to the wall's orientation and exposure. Shrubbery shall grow high enough to cover the retaining wall. Plants material must be a minimum of seven (7) gallons.

N. POOLS, THERAPY POOL, SPAS AND LANAI ENCLOSURES

Swimming pools shall not be permitted on the street side of the residence and pool screening help buffer and soften the overall appearance of the screened enclosure.

No above ground swimming pools are permitted. All above ground spas may be allowed subject to review by the ACC.

The location of swimming pools, therapy pools and spas (including hot tubs) shall address the relationships between indoor and outdoor features, setbacks and the site's terrain.

The size, shape and location of swimming pools shall be carefully considered to achieve a feeling of compatibility with the surroundings.

All enclosures, including spa, hot tub and swimming pool enclosures shall be architecturally consistent with the style of the residence and match the pattern of the roof to which the enclosure is most related. Sloped portions of the screen enclosures must have a pitch compatible with the pitch of the roof of the residence to which it is attached. All enclosures must have decorative or structural support columns, at a minimum, which are consistent with the style and finish of the main house. Screen enclosures shall be mansard, gable or dome style. Shed styles are not allowed. Door pads are required for all doorways. Screen enclosure frames shall be either bronze or white depending on the color of the house body and trim. White is only acceptable when the house has white window frames. Bronze frames can be used on any enclosure.

The view of the pools and pool decks shall be partially blocked with landscaping from adjacent home sites, streets, and the waterways. Landscaping is required along the entire perimeter of a pool enclosure and trees may be required at the corners. The ACC has the authority to reduce the amount of landscaping around the lanai.

Pool equipment shall be screened with shrubbery or walls. If landscaping is utilized to screen equipment it shall meet the criteria of the section **Minimum Landscape Requirements**. When setbacks restrict access for equipment, landscaping on property line side may not be required.

Kick plates are not allowed on screen enclosures.
Construction of a lanai enclosure with or without a pool, therapy pool or spa will not include a modification of the existing roof or roof extension, home walls, or wall openings without approval by the ACC.

All pools shall be adequately maintained and chlorinated (or cleaned with similar treatment). Unless installed by Declarant, no diving boards, slides, or platforms shall be permitted without ACC approval. Under no circumstances may chlorinated water be discharged onto other Owners' lawns, the community streets, or into any water bodies within HAMMOCK BAY or adjoining properties.

O. WALLS AND FENCES

Walls and fences shall be considered as an extension of the architecture of the residence. They shall serve to make a transition between the mass of the architecture and the natural forms of the site. All walls and fences shall be designed to be compatible with the surrounding environment and shall not block natural views. Fences and walls shall be considered as design elements to enclose and define courtyards, to extend and relate the building forms to the landscape, as well as to assure security and privacy elements.

The ACC, prior to their installation, shall approve all walls and fences. Walls and fences that face the street that are integral to the house architecture are permitted. Acceptable materials include stucco, stone, brick, some synthetics, aluminum, wrought iron, or wrought iron with masonry columns.

Walls may be used to enclose A/C units and pool utilities. Walls used for these purposes shall match the main house color. Banding shall be the same as the house trim color. Walls and fences may be used to enclose patios and courtyards that are contiguous to the residence.

The ACC shall consider upgraded rear yard fencing on an individual basis. The following restrictions apply to all such fences and walls:

1) Chain link fences shall not be permitted.
2) Maximum height for walls and fences is six (6) feet, and no more than four (4) feet in height within eighteen (18) feet of the rear lot line. After the transition panel, there will be three (3) (six-foot) 6’ panels of open picket fence. The transition panel does not count in the (eighteen-foot) 18’ requirement.
3) Fences shall not be installed flush to the ground in order to prevent blockage of storm water drainage.
4) Black aluminum puppy picket fencing is allowed.
5) Dog run fences are not allowed.
6) No fence shall be constructed closer than fifteen feet (15’) back from the forward-facing outer corners of the house. No fence shall be permitted to extend beyond the front corners of the house in any circumstance.
7) Double gates are not permitted. Gates must not exceed 5” in width.
8) Acceptable materials include stucco, stone, brick, selected synthetics, aluminum, wrought iron, or wrought iron with masonry columns and must be compatible with the overall architecture of the property.
9) Landscaping must be sufficient to obscure eighty-five percent (85%) of the wall or fence within two (2) growing seasons.
10) All fences that will abut an existing fence or perimeter wall must be installed with the last panel section graduating in height so that the last panel meets the height of the existing fence or perimeter wall.

The ACC has the authority to grant variances for fence height if, in its sole opinion, the circumstances warrant an increase.

P. ANCILLARY STRUCTURES

The Design Standards apply to all structures constructed on the home sites. This includes ancillary structures such as gazebos and pool houses. No storage sheds, storage bins or tents are allowed. Gazebos and pool houses shall not be constructed of canvas, cloth, or thatched materials. Property owners shall not be allowed to construct any ancillary structures until an application package has been submitted to the ACC and final approval has been granted. All detailed construction plans applicable to the construction of a home shall be needed for any ancillary structure including a site plan, elevations, material selections, colors, etc. The wall height of such structures shall not exceed the wall height of the first story wall height of the home and not exceed 100 square feet.

Flag poles and flags must conform to Florida Statute 720.304.

Outside fire pits are allowed.

Outside fireplaces are allowed and should not exceed the height of the house wall. Fireplaces should conform to the architectural style and color of the home and should include landscaping.

Window boxes are allowed and must conform to the style of the home and should be limited in quantity and size. Window boxes are not allowed on more than 2 (two) sides of the home. Window boxes need to be maintained year round with natural vegetation. Window boxes need to match he approved exterior color.

Outside sinks are allowed at the rear of the home and must be covered from neighbors' view with shrubs that are a minimum of seven (7) gal. size and twenty-eight (28) inches in height. Shrubs should be large enough to obscure seventy-five (75) percent time of planting and one hundred (100) percent screening after one growing season.

Non-permanent ancillary structures, such as decks and gazebos and outside of the required building setbacks, are subject to the review and approval of the ACC.

The design of all ancillary structures shall be compatible with the architecture of the home. Materials and color selections shall utilize the same elements used on the home. Building setbacks shall apply to ancillary structures with the exception of non-permanent structures.

Q. TANKLESS WATER HEATER

Tankless gas water heaters are to be mounted on the side or back of the house. Shrubbery should cover the tank from the street within two (2) growing seasons. Landscaping shall meet the criteria of the section **Minimum Landscape Requirements**.

R. PROPANE TANKS

Propane tanks shall be permitted only if they are completely buried or totally enclosed with opaque vegetative materials. Above ground tanks are limited to no more than two (2) tanks with a maximum joint capacity of one hundred twenty (120) gallons. Any tank exceeding one hundred twenty (120) gallons shall be buried. Shrubbery matching existing landscape material, of no less than seven (7) gallon plants, shall be considered acceptable if it completely screens the tank from view of the street and neighboring lots.

S. SOLAR ENERGY DEVICES

Solar energy collectors, although allowed by Florida Statutes, shall be submitted to the ACC for review. It is the desire of the community to encourage property owners to make every effort possible to aesthetically integrate the panels into the design forms and architectural mass of the home especially when exposed to view. Solar energy panels shall meet national, state and local codes.

T. ANTENNA / SATELLITE DISH

Prior to the installation of satellite dish antennas, ACC approval regarding the location of the antenna must be obtained.

Satellite dishes attached to the home's roof, roof fascia or attached to the vertical house wall are virtually impossible to shield completely from view. For the purposes of this section, "shielded from view" for attached dishes shall mean that all satellite dishes must be installed on the rear quadrant of the roof, roof fascia or vertical house wall, shall not exceed 1 meter (39.37 inches) in diameter and shall not extend more than two feet above the roofline.

In-ground installations may be located on the side of the home, more than halfway back on the adjacent lengthwise footprint of the home, or in the rear yard and shall also not exceed 1 meter (39.37 inches) in diameter. A vegetative screening barrier and a small bed are required to sufficiently screen it from view. Standard ACC approval must be obtained if the request would result in more than one antenna at the residence, an attached installation on other than the rear quadrant of the home or for an in-ground installation.

A request for placement of the antenna at a location other than the areas cited above must be accompanied by a written statement from the installation company specifying that an alternative placement is necessary in order to avoid unreasonable expense, delay or to ensure reception of an acceptable quality signal.

It is the responsibility of the property owner to promptly remove any antenna and all related components that are no longer in service, regardless of its location.

U. EXTERIOR LIGHTING

All homes shall have the following minimum exterior lighting: One fixture, on the wall or in the soffit, at the front entrance; one fixture, on the wall or in the soffit, for each garage door bay (vehicle slot) and one fixture at the garage service door. Prior to installation or replacement of exterior lighting fixtures, the ACC must be provided a picture or brochure of the proposed fixture. No electrical box covers (blank plates) are permitted on vertical walls.

V. SECURITY CAMERAS

Only security cameras are allowed to be installed on the lots and the improvements thereon. In order to meet the definition of a 'security camera' the camera must only be pointed toward or focused upon the property of the owner that is requesting permission to install the security camera. Property owners may not move the location or significantly change the viewing angle of cameras after installation without further ACC approval.

W. HURRICANE SHUTTERS

Hurricane shutters are acceptable upon review and approval of the ACC with the following operational criteria:

- Hurricane shutters are to be closed no earlier than the official hurricane watch as defined by Florida Statute 627.4025 and are to be taken down or opened seventy-two (72) hours after that official watch has been lifted.
- Hurricane shutters and hardware that remain attached to the house must be approved by the ACC.

X. ORNAMENTS / DECORATIONS / DECORATIVE POTS

Decorative ornaments are not allowed without ACC approval. Plans for ornaments shall be submitted to the ACC for approval prior to installation. This shall be done when the landscape plan is submitted, although subsequent submittals are acceptable.

Ornaments such as birdfeeders, birdbaths, sundials, small flags, decorative pots, decorative benches & chairs in most cases shall be approved if the material is in keeping with the style and materials of the house, and appears to be a natural extension of the house architecture.

Plastic or brightly colored ornaments or ornaments with moving parts that are visible from the street, adjacent homes, walkways, sidewalks and waterways are not allowed. Ceramic statues, glass balls, or other similar reflective ornaments shall not be allowed unless they are screened from view from adjacent properties.

Fountains are allowed in the front or back yard and should be appropriate for the design and scale of the house. Side yard location is only allowed on corner lots.

Ornaments shall not be allowed on the street side of the sidewalk. Ornaments shall not be permitted within ten (10) feet of the rear property line. The ACC has the right to limit the number of ornaments.

All ornaments shall blend with the house and be in keeping with the style and materials of the house, with suitable landscape shrubs involved in the setting.

Consideration shall be given to the number and size of lawn ornaments.

Y. PLAYGROUND EQUIPMENT

Portable basketball goals shall be acceptable providing they are kept out of sight when play has concluded. The ACC shall first approve any other kind of playground equipment such as swing sets, etc. If approved,

playground equipment shall not exceed 12 feet in height and the ACC shall require significant vegetative/landscape screening of the equipment. Screening vegetation must be installed concurrently with the approved playground equipment. Every attempt should be made to significantly screen the equipment from the view of the adjoining properties. Equipment must be kept in acceptable condition. Rusting metal portions, rotted or stained wood and broken parts must be repaired in a reasonable period of time.

Z. SIGNAGE

No signs shall be allowed on private residences or home sites without the approval of the ACC. Approved signs are still subject to the **Hammock Bay Sign Policy**. This includes any 'For Sale' signs or signage during construction. **"Open House" signs are not permissible**. If a sign is approved, it must be installed in the central portion of the front yard and more than 15 feet from the street. The ACC may establish a sign fee for any approved signage.

LANDSCAPE AND IRRIGATION CRITERIA

PURPOSE AND INTENT

Fundamental to the design criteria is the need for landscaping to harmonize with the beauty of the community and also appropriately blend with any adjacent landscapes whether common area or private home site. The determining factor of good landscape design shall always be the architecture and location of the residence. The ACC shall take into account the various relationships between the home, the site, adjacent homes, waterways, and other amenities in making decisions regarding specific landscape plans.

In planning the landscape design, consideration shall be given to water conservation. The design shall incorporate techniques that limit the landscape's water demands such as use of drought tolerant plants and limited turf areas.

To ensure that the overall beauty of the community is preserved and enhanced, the ACC has the authority to approve or disapprove landscape plans based upon the individual residence and/or the community theme.

Refer to the Recommended Planting Style section of this Manual for recommendations on various plant types to be used. These plant materials have been selected because of their traditional influence in Florida and their desirable characteristics for the entire community. Upon selection of plant materials, the property owner must provide a complete list of plant names for identification of these proposed materials. The sizes, in standard nursery "range of size" description, shall be given as well as the plant quantities.

Nothing in this Section shall be construed to prohibit the use of creative design in landscaping. If a more creative design is presented which does not meet the requirements set forth herein in the strictest sense, but lends itself to a more unique and aesthetically pleasing design, such plans may be approved. The plans, however, must meet the requirements of the Hillsborough County Landscape Development Codes. For the purposes of these Guidelines, site furniture, irrigation and landscape lighting are considered landscape elements.

APPROVAL

Prior to commencement of original construction of a site or before any existing landscape is replaced, where fifty percent of the landscape is changed or modified or any tree is to be removed, Owner shall submit a landscape plan and a fully completed application to the ACC for approval that conforms to the provisions of this Section. The Owner shall construct and maintain the site in accordance with the approved plan.

AUTHORITY

The authority for the ACC is set forth in the Declaration of Covenants, which encumbers every lot or parcel within Hammock Bay. The ACC is responsible for carrying out its duties on behalf of all members of the Association for the benefit of the community.

LANDSCAPE PLAN

The Owner shall be responsible for the design, installation and maintenance of landscape material in accordance with accepted industry planting standards by qualified persons using the quality and type of plant materials approved by the ACC. The landscape plans and specifications shall be prepared, signed and sealed by a registered, professional landscape architect licensed to practice in the State of Florida for any reconstruction where fifty percent of the landscape is changed or modified.

Such plans shall be drawn to a scale no larger than 1"=20' and shall include dimensions and distances; clearly delineate existing or proposed structures, pavements, setbacks, rights—of—way, easements and other site features; and shall designate by name and location the plant material to be installed. The location, size and type of all existing trees which are to be saved shall also be clearly shown.

The landscape plan shall be implemented no later than thirty (30) days after substantial completion of construction or improvements on any property unless weather conditions reasonably require delay. In the event of weather delay, landscape plan implementation will commence when weather conditions become favorable.

SUBMISSIONS REQUIREMENTS

In order for the ACC /to evaluate the owner's proposed landscape design and its compliance with the intent of these Guidelines, the Owner shall submit the following:

A. Landscape and irrigation plans at a minimum scale of 1 inch equals 20 feet (1" = 20') showing the location, name (botanical and common) and size of all plant material.
B. Irrigation plan with materials schedule.
C. Plant material schedule and supporting details for construction.
D. Layout Plan and Supporting Details for all site furniture and special site features. These features include, but are not limited to, pools, fountains, arbors and berming.
E. The landscape plan must locate all existing vegetation to remain and must include botanical and common names and sizes.
F. Low-Voltage Landscape Lighting Plan.

DESIGN CRITERIA- GENERAL

A. NATURAL VEGETATION PRESERVATIONS

The Owner shall make every effort to preserve natural vegetation on each site. All trees that have a trunk diameter four (4) inches or larger shall be located on an accurate topographic map. Such measurements shall be made at a point twelve (12) inches from the natural ground line.

Every effort shall be employed to maximize preserving these trees and site plans shall reflect this effort. Appropriate procedures' conversant with the best practices of "art of tree preservation" must be employed at each site. Existing vegetation that is designated to remain must have tree protection fencing.

Owners and designers are encouraged to use naturally occurring trees, shrubs and ground covers where possible.

All portions of each site which are not devoted to building, paving or special landscape features shall be grassed **or provided with an appropriate ground cover**.

B. STREET TREES

During initial construction, each construction building contractor will be responsible for installing the street tree required by the construction plans as a part of the new homeowner landscape package. The cost for this street tree is the responsibility of the participating builder.

C. BERMS

Landscape berms shall be permitted so long as such berms do not exceed a 4:1 slope in height and are sodded or planted with **natural ground covers at the time of construction**. Berms may not impede the engineered water flow of the site or hold water onto adjoining properties. Berms constructed parallel or approximately parallel to a public roadway shall not exceed seventy (70) feet. Berms may be constructed of topsoil or shall be top dressed to a minimum depth of nine (9) inches.

No Berming is permitted between the back of curb and sidewalk.

Berms more than thirty (30) inches in height shall not be constructed between sidewalks and adjacent primary or secondary roadway curbs. (See Figure 7: Typical Visual Screening).

Berms shall be smooth flowing natural forms. Smooth flowing natural berms must be carefully formed and finely graded to blend into the surrounding landscape. Architectural berms with straight lines, uniform slope and crisp angular change in direction **are not permitted**. The height of berms should vary to avoid a monotonous appearance.

D. IRRIGATION

The Owner shall be responsible for the design, installation, maintenance and proper utilization of automatically controlled landscape irrigation systems for each site providing one hundred (100) percent coverage. Irrigation installation shall be performed by a contractor engaged full time in the installation of automatic underground irrigation systems.

Such irrigation systems shall be designed to be able to apply a minimum of 1.5 inches of water per week on all planting areas and shall not use water drawn from a well less than fifty (50) feet in depth. Irrigation devices shall not be installed above finish grade within roadside pedestrian system areas and adjacent secondary or primary roadway rights-of-way in such a manner as to be hazardous to pedestrian traffic.

Low volume and drip line irrigation systems are required and systems must comply with all Hillsborough County Irrigation Codes.

ACCEPTABLE LANDSCAPE MATERIALS AND PRACTICES

A. PLANTING MUST NOT CREATE A HAZARD

All landscape materials shall be planted in a manner which will not impede or create a hazard for vehicular or pedestrian traffic. No plant material (other than the required street tree) is permitted between the back of curb and the right-of-way line.

B. PLANT QUALITY AND SIZE

Plant material used for landscaping in conformance with the provisions of this section shall equal or exceed the standards for Florida No. 1 as given in the latest edition of Grades and Standards for Nursery Plants, State of Florida, Department of Agriculture and Consumer Services, Tallahassee. Standards for sizing and measurement of plant material shall also be in accordance with this document. The sizes for plant material given in this chapter shall be the minimum size at the time of installation.

1. All “major" shade trees required landscape areas shall conform to the specifications outlined in Sections E following. Major palms shall have a minimum of ten (10) feet of clear trunk before fronds. Major palms shall be substituted two (2) for one (1) with major trees. All trees shall have a minimum planting area of twenty-five (25) square feet with a minimum distance of two and one-half (2 1/2) feet from the center of the tree trunk to the near edge of any landscape area.
2. All "minor" trees required for landscape areas shall conform to the specifications outlined in Section F following. Minor palms shall have a minimum six (6) feet of clear trunk before fronds. Minor trees can be substituted two for one with major trees for a maximum of up to twenty-five (25) percent of the total number of major trees to be placed on the site. A maximum of twenty-five (25) percent of all minor trees placed on the site can be palms.
3. Shrubs classified as a "spreading type" shall be in a minimum one (1) gallon container,

those classified as an "upright type" shall be in a minimum three (3) gallon container at time of planting.

4. Vines - Vines shall be in a minimum of three (3) gallon containers. Vines may be planted on fences, screens and walls and may not exceed ten (10) feet on center.
5. Groundcovers - Groundcovers shall be in a minimum of one (1) gallon pots or pips and planted at a minimum of six (6) inches on center, or twelve (12) inch maximum depending on genus.
6. Hedges - Hedges shall be planted a maximum of three (3) feet on center. Shrubs used in hedges shall be the minimum size of thirty-six (36) inches at planting.

C. MINIMUM LANDSCAPE REQUIREMENTS

The following landscape materials shall be provided and installed in all single family residential areas thirty (30) days after substantial completion of the unit and shall be maintained thereafter by the owner.

1. "Front areas" from rear of home to street shall present an attractive appearance, emphasizing and reinforcing the major entry and the architectural design of the house. Landscaping shall incorporate a mix of four (4) approved trees and shrubs and groundcovers equal to 45% of front area in a design appropriate to the scale and design of the house. "Front area" is defined as extending from the two back corners, down the sides to the front yard. All pool equipment, AC equipment, backflow prevention devices, etc. are to be screened by a continuous hedge.

2. Rear of home must have two (4) approved trees, making a total of eight (8) approved trees plus the approved street tree.

3. *The immediate area around each house shall be provided with shrubs and/or hedges sufficient in size and quantity to provide an effective foundation planting and screening of services.*

4. Each lot shall also be provided with sufficient shrubs, hedges and/or groundcovers to provide partial screening, seasonal color and intermediate scale to the lot. No more than 35% of the area, excluding the building and driveway, shall be sod.

5. All areas of the lot landscaped in planting beds shall be sodded with approved grass or ground cover species. Bahia grass is not permitted.

6. All landscaped and sodded areas shall be automatically irrigated.

D. RECOMMENDED PLANTING STYLE:

1. The plants listed in this section are permitted for use in landscaping. Exceptions to this list must be approved by the ACC in writing.

2. Some general recommendations for landscaping include:
   - ✓ Relate the number of different plants used to the size of the lot and building,
   - ✓ Keep plantings simple;
   - ✓ Make groupings of plants requiring similar water and sun needs to maximize resource use.
   - ✓ Avoid using multiple variegated species in the same shrub bed.
   - ✓ Consider the ultimate size of each plant and its mature scale, cold hardiness; and seasonal drought situations in Hammock Bay.
   - ✓ Consider and Implement Florida Friendly planting design principles.

E. MAJOR TREES

Common Name	**Scientific Name**	**Parameters**
Hong Kong Orchid	*Bauhinia Blakeana*	12' HT. x 5' SPD., 3" CAL.
Royal Poinciana	*Delonix Regia*	14-16' HT. x 6-8' SPR., 3" CAL
Slash Pine	*Pinus Elliotii "Densa"*	12' HT. x 5' SPD., 3" CAL
American Sycamore	*Platanus Occidentalis*	18' HT. x 7' SPD., 6" CAL
Live Oak	*Quercus Vigriniana*	STEWART'S 18' HT., 6" CAL
Weeping Willow	*Salix Babylonica*	12'-14' HT. x 4-5' SPD., 3.5" CAL.
Southern Magnolia	*Magnolia Grandiflora*	6' HT. 2.0" CAL
Bald Cypress	*Taxodium Distichum*	12' HT. x 5' SPD., 3" CAL.
Bosque Elm	*Ulmus Parvifolia 'Uptmf' Bosque*	14' HT. x 5' SPD., 3" CAL

F. MINOR TREES

Common Name	**Scientific Name**	**Parameters**
Shooting Star	*Clerondendrum Quardriloculare*	12' HT. x 5' SPD., 2.5" CAL.
Silver Buttonwood	*Conocarpus Erectus Sericeus*	12' HT x SPD, 2.5" CAL.
Eagleston Holly	*Ilex Attenuata 'Eagleston'*	STEWARTS 12' HT. 3" CAL.
Nellie Stevens Holly	*Ilex 'Nellie R. Stevens'*	12' HT., 5' SPD., FULL TO BASE, 3" CAL.
Crape Myrtle "Lavender"	*Lagerstroemia Indica 'Muskogee'*	12-14' HT. x 5-6' SPD.
Tree Form Ligustrum	*Ligustrum Japonicum Tree Form*	8' HT. x 8' SPD., MULTI-TRUNK

Pink Trumpet Flower	*Tabebuia Heterophylla*	12-14’ HT. x 6’ SPD., 2” CAL.
Seagrape Tree	*Coccoloba Uvifera*	10’ OAH, MULTI-STEM
Green Buttonwood	*Conocarpus Erectus*	12’ HT x 4’ SPD, 2.5” CAL.

G. PALMS

Common Name	**Scientific Name**
Bismarck Palm	*Bismarckia Nobilis*
Cabbage Palm	*Sabal Palmetto*
Canary Island Date Palm	*Phoenix Canariensis Spp*
European Fan Palm	*Chamaerops Humilis*
Fan Palm	*Livistonia*
King Palm	*Archontopheonix Cunninghamiana*
Mexican Fan Palm	*Washingtonia Robusta Spp*
Paurotis Palm	*Acoelorrhaphe Wrightii*
Foxtail Palm	*Wodyetia Bifurcate*
Senegal Date Palm	*Phoenix Reclinata*
Christmas Palm	*Veitchia Merrillii*
Pygmy Date Palm	*Phoenix Roebellini*
Royal Palm	*Roystonea Elata*
Maypan Coconut Palm	*Cocos Nucifera 'Maypan*
Areca Palm	*Dypsis Lutescens*
King Alexander Palm	*Archontophoenix Alexandrae*
Montgomery Palm	*Veitchia Montgomeryana*
Mule Palm	*Butiagrus Nabonnandii X*

H. GROUND COVERS

Common Name	**Scientific Name**
Apostle’s Iris	*Neomarica Caerulea ‘Regina’*
Asiatic Jasmine	*Trachelospermum Asiaticum ‘Asiatic’*
Blueberry Flax Lily	*Dianella Tasmanica ‘Blueberry’*
Bromeliads	*Bromeliads*
Dwarf Fakaatchee	*Tripsacum Floridanum*
Dwarf Ixora	*Ixora Taiwanensis*
Dwarf Pitch Apple	*Clusia Rosea ‘Nana’*
Emerald Blanket Dwarf Natal Plum	*Cariss Macrocarpa ‘Emerald Blanket’*
Fakahatchee Grass	*Tripsacum Dactyloides*
Foxtail Fern	*Asparagus Meyeri*
Green Island Ficus	*Ficus Microcarpa ‘Green Island’*
Lavender Pentas	*Pentas Lanceolata ‘Lavender’*
Parsoni Juniper	*Juniperus Chinensis ‘Parsonii’*
Pink Muhly	*Muhlenbergia Capillaris*

White Fountain Grass	*Pennisetum Setaceum 'White'*
Yellow African Iris	*Dietes Bicolor*
Queen Anne African Lily	*Agapanthus Africanus 'Queen Anne'*
African Lily "Queen Mum'	*Agapanthus Praecox 'Queen Mum'*
Evergreen Giant	*Liriope Muscari 'Evergreen Giant'*

I. SHRUBS

All plant material used for hedges and screens shall be planted to create an 80% opaque screen at 36" of height at planting.

All designers must be aware of cold conditions and hard pan areas that can exist in Hammock Bay, as well as the seasonal dry conditions.

Common Name	**Scientific Name**
Awabuki Viburnum	*Viburnum Odoratissimum 'Awabuki'*
Bird Of Paradise	*Strelitzia Reginae*
Cataractum Palm	*Chamaedorea Cataractarum*
Chinese Hibiscus	*Hibiscus Rosa-Sinensis*
Common Gardenia	*Gardenia Augusta*
Copperleaf	*Acalyphia Wilkesiana*
Crepe Jasmine	*Tabernaemontana Divaricata*
Crinum Lily	*Crinum Augustum*
Croton	*Codiaeum Variegatum*
Downy Jasmine	*Jasminum Multiflorum*
Dwarf Allamanda	*Allamanda Cathartica 'Compacta'*
Dwarf Burford Holly	*llex Cornuta 'Dward Burford'*
Dwarf Firebush 'Firefly'	*Hamelia Patens 'Firefly'*
Dwarf Podocarpus	*Podocarpus Macrophyllus 'Dwarf Pringles'*
Dwarf Schillings Holly	*Llex Vomitoria 'Schillings Dwarf'*
Dwarf Variegated Screw Pine	*Pandanus Baptistii 'Variegata'*
Ixora – Maui	*Ixora Coccinea 'Maui Red'*
Ixora 'Nora Grant'	*Ixora Coccinea 'Nora Grant'*
Macho Fern	*Nephrolepis Biserrata*
Mediterranean Fam Palm	*Chamaerops Humilis*
Pitch Apple	*Clusia Guttifera*
Sanankwa Viburnum	*Viburnum Suspensum*
Saw Palmetto	*Serenoa Repens*
Silver Buttonwood	*Conocarpus Erectus 'Sericeus'*
Simpson's Stopper	*Myricanthes Frangrans*
Small-Leaf Arrowwood	*Viburnum Obovatum ' Miss Shillers Delight'*
Spicy Jatropha	*Jatropha Integerrima*
Split-Leaf Philodendron	*Philodendron Selloum*
Sweet Viburnum	*Viburnum Odoratissimum*
Ti Plant	*Cordyline Terminalis*

Variegated False Agave	*Furcraea Foetida 'Variegata'*
Wax Myrtle	*Myrica Cerifera*
Yew Pine	*Podocarpus Macrophyllus*
Dwarf Podocarpus	*Podocarpus Macrophyllus "Pringles"*
Cardboard Palm	*Zamia Furfuracea*

J. GRASSES

1. All yards must be sodded. No seeding or plugging is permitted. Sod must be installed with alternating gap lines, tightly fit and rolled to permit rapid, even growth.

2. Grass Types Permitted
   - Zoysia

K. PROHIBITED SPECIES

Common Name	**Scientific Name**
Air Potato And Air Yam	*Dioscorea Spp.*
Australian-Pine And Suckering Australian-Pipe	*Casuarina Spp.*
Brazilian Pepper	*Shinus Terebinthifolius*
Carrotwood Tree	*Cupaniopsis Anacardioides*
Chinaberry Tree	*Melia Azedarach*
Chinese Tallow Tree, Popcorn Tree	*Sapium Sebiferum*
Cogon Grass	*Imperata Cyclindrica*
Guinea Grass	*Panicum Maximum*
Japanese Climbing Fern And Old World Climbing Fern	*Lygodium Spp.*
Kudzu Vine	*Pueraria Montana*
Lead Tree, Jumbie Bean	*Leucaena Leucocephala*
Melaleuca, Punk Tree	*Melaleuca Quinquenervia*
Mexican Petunia	*Reullia Tweediana*
Mexican Bluebell, Britton's Wild Petunia	*R. Brittoniana*
Rosary Pea, Crab's Eyes	*Abrus Precatorius*
Skunk Vine	*Paederia Foetida*
Torpedo Grass, Bullet Grass	*Panicum Repens*
Tropical Soda Apple	*Solanum Viarum*

L. INORGANIC MATERIALS:

1. Use of indigenous inorganic materials (i.e., rocks, gravel) to function as ground cover or paving substitutes shall be allowed only with the ACC approval and shall be used only when governed by a strong design concept or in areas where organic material will present maintenance or logistics problem.
2. All major and minor trees shall have a mulch bed that has a minimum radius of two

and one half (2 1/2) feet measured from the center of the tree trunk(s) and three (3) inches deep.

3. Each shrub shall have a mulch bed that has a minimum radius of eighteen (18) inches measured from the center of the plant and three inches deep. Shrubs planted in mass shall have a continuous mulch bed. All vines and ground covers shall be minimum two (2) inches in depth.

SCOPE OF GROUNDS MAINTENANCE WORK

ITEMS OF CONTINUING MAINTENANCE

This section covers all items of grounds maintenance for the exterior site of Hammock Bay. Maintenance shall include other items of normal maintenance not listed below, but found to be necessary in order to keep the grounds in best appearance.

Rubbish, papers, trash, debris, and all unsightly items picked up and disposed of from all areas of every yard. Care should be utilized to make certain that no rubbish, which shall include grass and landscape clippings, is allowed to enter the stormwater system, including the lakes.

Replace topsoil, mulches, etc. lost from washouts. Reconstruct slumped areas on sloping berms.

Keep all weeds out of planted areas, lawns of building—related areas and road—at all times. This pertains to closely mown grass areas, building-related plantings, entrance sign plantings, buffers and screen plantings. Use natural methods when possible to treat weeds and pests.

Mow as required to keep lawns at a height of not less than two (2) inches, nor more than five (5) inches. Mowing shall be done at intervals no longer than seven (7) days apart during the portion of the season when mowing is necessary. Mow the bottom of the detention basins (if applicable) to maintain a height of not less than three (3) inches and not more than five (5) inches.

Trim grass around all trees, shrubs, plant beds, curbs, buildings, poles, fixed objects, etc., using hand or other tools in order to present a neat appearance at all times.
After mowing remove all grass clippings from building-related lawns immediately after clipping. Clippings and grass must not be thrown into the lakes or stormwater system.

Maintain all turf and bed edges with a sharp edging tool at least once a month, more often if rain or other events cause edge damage.

Maintain all swales and water courses to minimize erosion. Maintain the banks of the detention basins and ponds to minimize erosion.

Maintain parking lots and roadways in a clean swept condition.

Prune back ground cover as necessary to prevent its overtaking shrub plantings.

Keep all paved surfaces at the building entrances, plazas, and terraces swept and neat in appearance at all times and free of gum and other substances which may become bonded to the paved surface.

Prune and/or trim trees in accordance with standard practices of the American Association of Nurserymen (AAN).

BOAT DOCK GUIDELINES

To ensure a prestigious waterfront appearance and to protect and conserve the value and desirability of Hammock Bay the ACC has established these guidelines for the construction and erection of private boat docks, landings piers, boatlifts, boat elevators and mooring posts. The ACC may also establish a separate Committee ("Dock Committee") to manage the construction and maintenance of such dock facilities.

The Owner of a Lot shall be entitled to construct a boat dock or other mooring in accordance with the rules and regulations established by the ACC and the Association. Any Lot Owner that desires to construct a dock or other mooring in or on any portion of the waterways in Hammock Bay shall prior to commencement of construction submit a written application therefor to the Association, together with complete construction plans for such dock or mooring and such other information relating to such proposal as the Association shall reasonably request. ACC approval for boat docks shall follow the same criteria as new home construction approval.

The construction of docks shall also comply with the regulations outlined in any federal, state, and local permitting agencies including Army Corps of Engineers and SWFMD and obtain any permits required by such agencies.

General Design Guidelines

1. Watercraft & Dock:

   All watercrafts shall be kept in a neat and orderly condition. All watercrafts must have a valid license at all times, as no unlicensed watercrafts will be allowed in Hammock Bay. Additionally, all boat covers will be custom fitted to the vessel and maintained in good condition.

   Non-attached apparatuses may not be stored on the docks, unless it is for that day's use only with exception to dock boxes. This includes items such as lockers, skis, ski boards, boxes, umbrellas, sinks, and furniture. Necessary hoses, electric cords and tie-lines must be coiled neatly and out of the path of traffic. Boarding steps under 30" are permitted.

   No habitable structures will be allowed on the docks.

   Shade structures, canopies and/or roof structures are prohibited.

   Waterslides are prohibited.

   Boathouses or covered boat slips are not allowed.

2. Dock Specifications and Material:

All docks must be constructed so that they meet or exceed the following specifications:

A. Docks must be constructed to meet or exceed design standards specified in the Florida Building Code 2020 – 7th edition and local municipal dock codes. All docks are to be constructed with environmentally safe materials. All wood materials must be pressure treated and meet the latest requirements of the Environmental Protection Agency (EPA).

B. Hardware must be 304 Stainless steel or greater marine quality.

C. WearDeck or other comparable products are acceptable decking materials. Decking color shall be limited to gray or brown unless approved by the ARC.

D. All piles, including mooring piles, shall be 2.5 CCA treated with a minimum tip diameter of 8". All pilings will be new materials only. No used pilings are allowed at any time. The piles shall be wrapped with a minimum 30 Mil thickness high density polyethylene black wrap. The wrapping shall extend 1' above the mean high waterline to 6" below the mudline. Each pile shall have a white or black cap, unless in conflict with a boat lift. No composite pilings are allowed, unless approved by ARC.

3. Lights:

Dock lights are not permitted, unless it is down-lighting and the lighting fixture is no more than three (3) feet above the dock decking surface.

Pile-mounted lights shall burn on a "as needed" basis and may not burn overnight. Lights must be low luminescence, so as to cause minimal disturbance to others. Low level site lighting is preferred.

4. Noise:

Noise levels from vessels, guests, radios, fixtures, etc. should be kept to a level so as to not cause unnecessary disturbance to others. Cables, lashings, mufflers, and other items should be maintained in a way that provides minimal disturbance.

5. Maintenance/Replacement:

Any dock repair/replacement (aesthetic or structural) or lighting fixture replacements must be equal to original (or better, after ARC approval).

6. Permits:

All docks must comply with State, Federal, Tampa Port Authority, and County permits.

7. Attachments to Fixed Docks:

The following items, and only the following items, may be attached to finger piers of fixed docks:

1) Cleats
2) Fenders
3) Ladders
4) Fire Extinguisher/Cabinets
5) Utility Pedestals
6) Light Poles
7) Hose Bibs
8) White Boat Boxes

8. Boat Lifts for Fixed Docks:

The following restrictions shall apply to all cradle / cable type boat lifts on fixed docks:

A. BEAMS: The bottom of lift beams shall not exceed seven feet in height above decking.

B. CARRIAGES: All cradles (or carriages) will remain lower than the finger pier deck, unless it is during severe weather. During these times, the carriage may be raised as high as the lift will safely permit. Guide poles on boat lifts should not exceed gunwale height by more than 24".

C. ELECTRIC CONTROLS: Electrical controls may be mounted either on a piling or a fender. Fender mounting shall at no time obstruct passage to a finger pier. No fenders shall be extended in height to accommodate any electric controls.

D. FENDER SYSTEMS: Fender systems can be installed to prevent boats from drifting under finger piers during low tides. They will be kept in good repair at all times and will not be used as a substitute for cleats. Except as allowed above, no items will be mounted on any fender systems.

E. GEAR BOXES: All gear boxes and motors will have covers installed as protection from the elements and to minimize their visual impact. All gear/motor boxes shall be maintained and cleaned.

F. PAINT/FINISHES: All paint/finishes as a rule will be a flat finish. Boat boxes will be gel coat finish.

G. PILINGS: All boat lift piles shall be 2.5 CCA treated, with a pile diameter approved by an engineer. If any pilings need replacement, they will always be replaced in an identical manner to the original installations. All pilings will be new materials only. No used pilings are allowed at any time. The piles shall be wrapped with a minimum 30 Mil thickness high density polyethylene black wrap. The wrapping shall extend 1' above the mean high

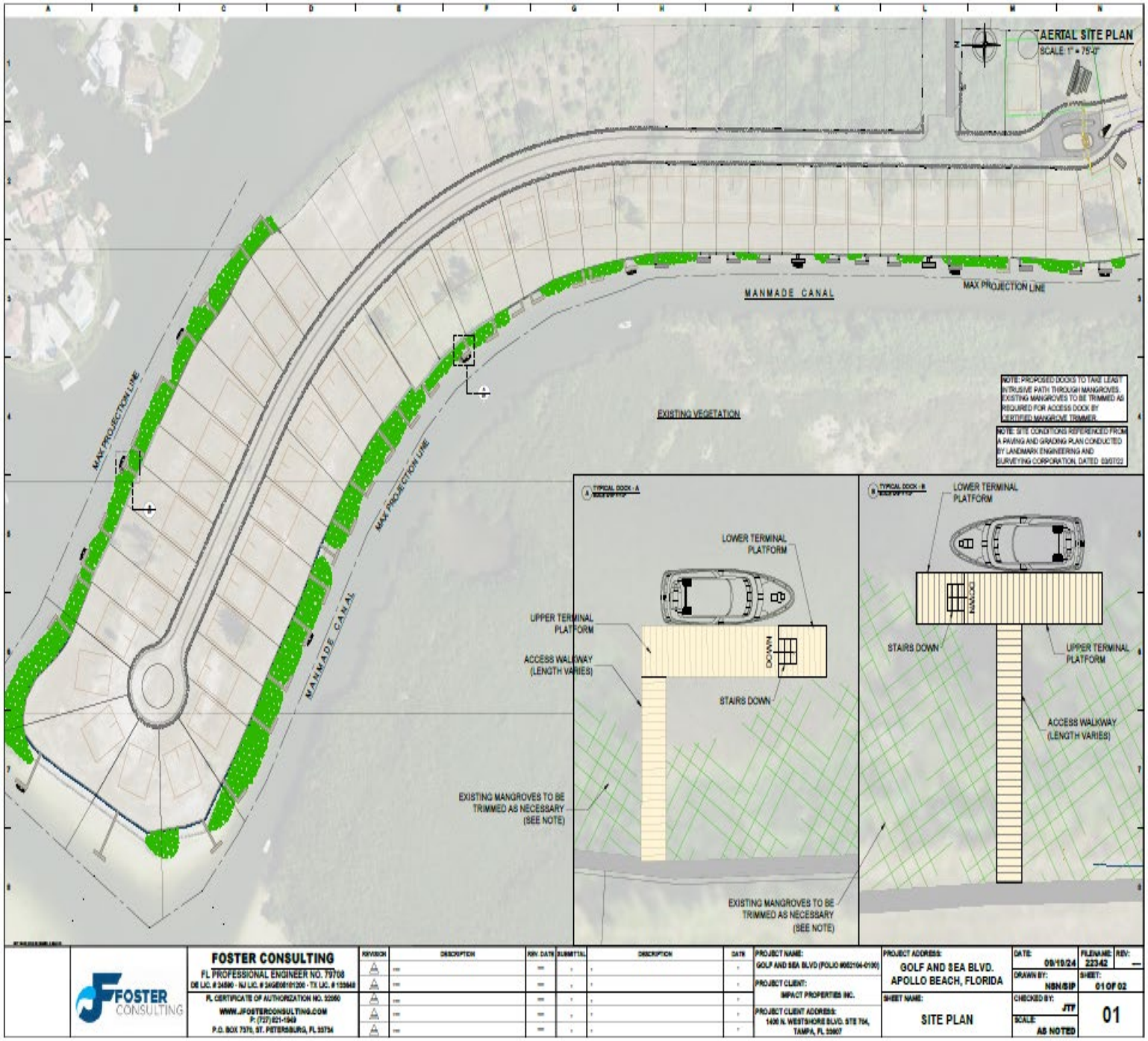
waterline to 6” below the mudline. No composite pilings are allowed, unless approved by ARC.

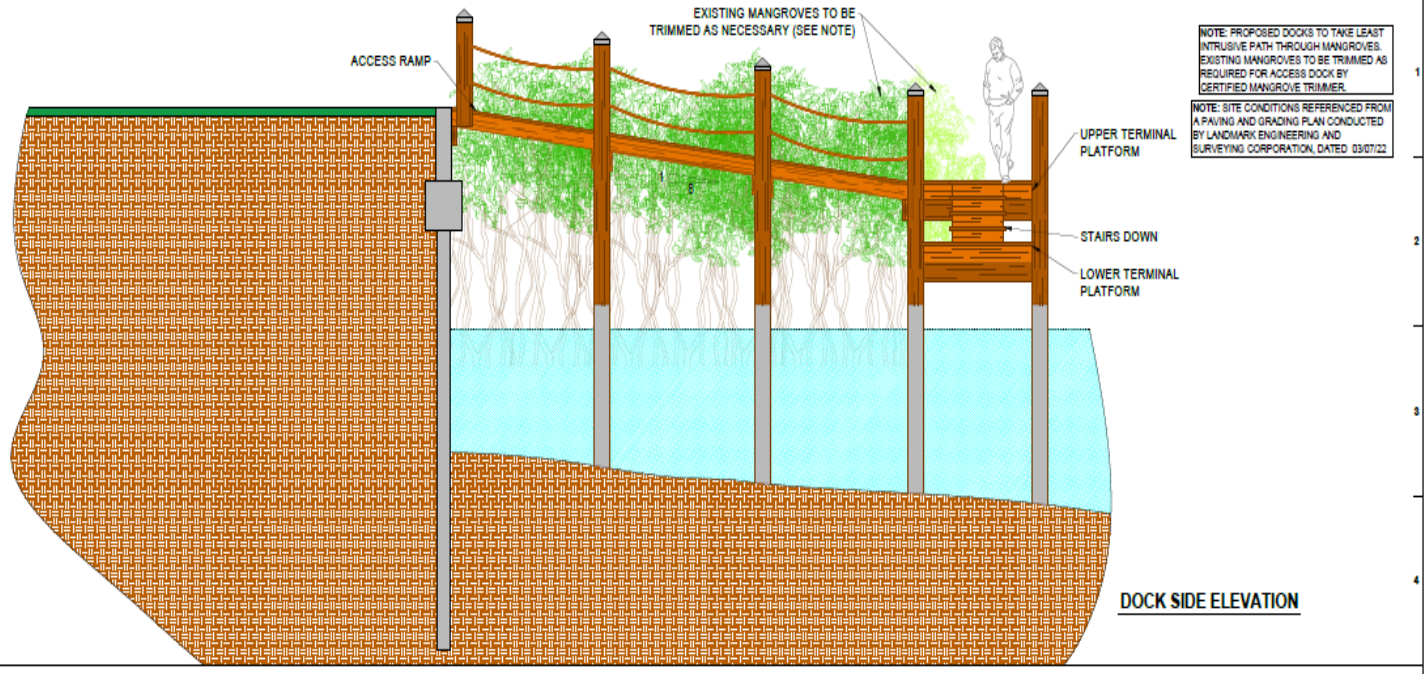
H. DAVITS: Davits are not permitted.

I. LADDERS: All ladders will be constructed of aluminum.

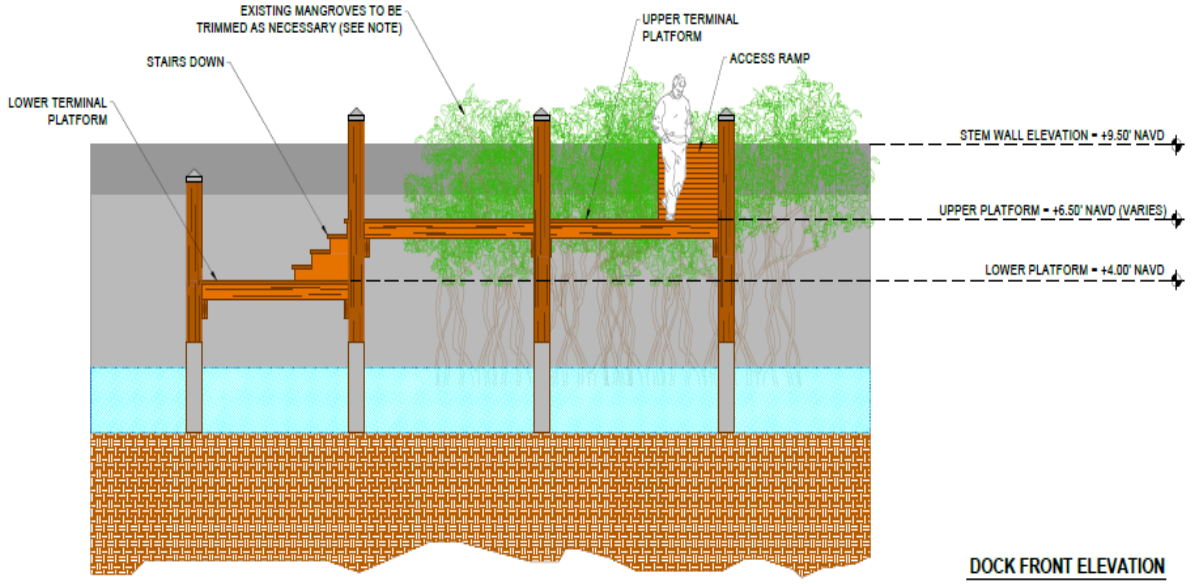
J. PERSONAL WATERCRAFT (JET SKIS): Jet skis may be docked in individual slips.

Exhibit Boat Docks


AERIAL SITE PLAN
SCALE: 1" = 75'-0"
MANMADE CANAL
MAX PROJECTION LINE
MAX PROJECTION LINE
EXISTING VEGETATION
NOTE: PROPOSED DOCKS TO TAKE LEAST INTRUSIVE PATH THROUGH MANGROVES. EXISTING MANGROVES TO BE TRIMMED AS REQUIRED FOR ACCESS DOCK BY CERTIFIED MANGROVE TRIMMER.
NOTE: SITE CONDITIONS REFERENCED FROM A PAVING AND GRADING PLAN CONDUCTED BY LANDMARK ENGINEERING AND SURVEYING CORPORATION, DATED 03/07/22
MAX PROJECTION LINE
MANMADE CANAL
A TYPICAL DOCK - A
LOWER TERMINAL PLATFORM
UPPER TERMINAL PLATFORM
ACCESS WALKWAY (LENGTH VARIES)
DOWN
STAIRS DOWN
EXISTING MANGROVES TO BE TRIMMED AS NECESSARY (SEE NOTE)
B TYPICAL DOCK - B
LOWER TERMINAL PLATFORM
STAIRS DOWN
UPPER TERMINAL PLATFORM
ACCESS WALKWAY (LENGTH VARIES)
EXISTING MANGROVES TO BE TRIMMED AS NECESSARY (SEE NOTE)
FOSTER CONSULTING
FL PROFESSIONAL ENGINEER NO. 79708
DE LIC. # 24590 - NJ LIC. # 24GE05101200 - TX LIC. # 133948
FL CERTIFICATE OF AUTHORIZATION NO. 32560
WWW.JFOSTERCONSULTING.COM
P: (727) 821-1949
P.O. BOX 7370, ST. PETERSBURG, FL 33734
REVISION
DESCRIPTION
REV. DATE
SUBMITTAL
DESCRIPTION
DATE
PROJECT NAME:
GOLF AND SEA BLVD (FOLIO #062104-0100)
PROJECT CLIENT:
IMPACT PROPERTIES INC.
PROJECT CLIENT ADDRESS:
1400 N. WESTSHORE BLVD. STE 704, TAMPA, FL 33607
PROJECT ADDRESS:
GOLF AND SEA BLVD.
APOLLO BEACH, FLORIDA
SHEET NAME:
SITE PLAN
DATE:
09/19/24
FILENAME:
22342
REV:
DRAWN BY:
NSN/SIP
SHEET:
01 OF 02
CHECKED BY:
JTF
SCALE:
AS NOTED
01



DOCK SIDE ELEVATION



DOCK FRONT ELEVATION

| | | |

HOW TO MAKE APPLICATION TO THE
RESIDENTIAL MODIFICATIONS COMMITTEE

Applications for exterior changes may be obtained from the Hammock Bay office or online at_____ (ONLINE SUBMITTAL / EMAIL). Completed applications should be sent to the Hammock Bay office or emailed to HammockBayAcc@Impactholdings.us, which will then forward them to the Residential Modifications Committee (ACC) for review.

A sample application is attached that indicates the information the ACC requires. For some homeowners the most difficult part of the application is adequately describing their request. If the request is not clear, the ACC may defer its decision and request that the homeowner resubmit a clarified application
.

SITE PLAN. A site plan is a diagram of your property showing the location of your home and the boundaries of the property. In the case of a multi-family building, show the location of your unit in relation to the adjacent units. Proposed changes should be indicated including dimensions and distances from adjacent property and units
.

MATERIALS AND COLOR. Samples of the materials and colors to be used and an indication of the existing colors and materials should be provided. In most cases, a statement that the proposed wall, for example, is to be painted to match existing house trim or major house color, is sufficient. Where materials and/or colors are compatible but different from those of the existing structures, samples or color chips should be submitted for clarity.

DRAWINGS AND PHOTOGRAPHS. A graphic description should be provided. Homeowners should not be intimidated by any shortcomings as draftsmen or architectural illustrators since a graphic description may be in the form of manufacturer's literature or photographs as well as freehand or mechanical drawings. The amount of detail should be consistent with the complexity of the proposal. Relationships of major architectural features such as existing and proposed roof lines, window sizes and alignment, building heights, roof slopes, etc., should be shown as they affect the applicant's house and, in the case of attached houses, as they relate to adjacent houses. In any case, the sketch or photograph should be accompanied by a written description.

THIRD PARTY COMMENTS. Written comments from neighbors and other residents about proposed changes may be sent to Hammock Bay. These comments will be considered during the review process. The ACC, however, still must make its decisions based on the standards set forth in the Covenants, Conditions and Restrictions, and as further described in this manual.

Homeowners Association, Inc. — Architectural Control Committee (ACC)

EXHIBIT A — ARCHITECTURAL REVIEW APPLICATION

(New Home Construction)

Submit this completed application, together with three (3) sets of final construction plans and all required exhibits, to the Hammock Bay Homeowners Association office or by email to HammockBayAcc@ImpactHoldings.us. Incomplete applications will not be scheduled for ACC review. Plans must be submitted on 24" x 36" sheets unless otherwise noted below.

1. PROPERTY OWNER INFORMATION

Owner Name(s): Lot / Parcel Number:

Property Address:

Mailing Address (if different):

Phone: Email:

2. DESIGN TEAM / BUILDER INFORMATION

Builder / General Contractor: FL License Number:

Architect: FL License Number:

Landscape Architect / Designer: FL License Number:

Civil Engineer / Surveyor: FL License Number:

Has the Builder / General Contractor been previously approved by the ACC (exclusive/preferred builder program)? ☐ Yes ☐ No (If No, attach Exhibit C — Contractor Review Form)

Per the Master Plan, construction plans and specifications must be prepared by an architect, landscape architect, engineer, or other person found qualified by the ACC. A landscape plan involving reconstruction where 50% or more of the landscape is changed or modified must be prepared, signed, and sealed by a landscape architect licensed in the State of Florida. The Contractor Review Form (Exhibit C) applies only to the Builder/General Contractor and is required only if that builder is not already part of the exclusive or preferred builder program.

3. PROJECT SUMMARY

Architectural Style:	Number of Stories:
Total Living Area (sq. ft.):	Total Under Roof Area (sq. ft.):
Overall Building Height (ft. above BFE):	Garage Capacity (# cars):
Estimated Start Date:	Estimated Completion Date:

Minimum living area: 3,500 sq. ft. for Lots 1–22 and Lot 47; 4,500 sq. ft. for Lots 23–46. Maximum building height: 35 feet above Base Flood Elevation (BFE). Per the Master Plan, the exterior of any approved improvement must be completed within twelve (12) months of construction commencement.

4. REQUIRED SUBMITTAL ITEMS (THREE (3) SETS OF EACH UNLESS NOTED)

☐ Site Plan / Survey (min. scale 1/8" = 1'-0" or 1" = 10')

☐ Ground Floor Plan (1/4" = 1'-0")

☐ First & Second Floor Plan, if applicable (1/4" = 1'-0")

☐ Roof Plan (1/4" = 1'-0"), including slopes and colors/samples

☐ Building Elevations — all sides (1/4" = 1'-0")

☐ Construction Specifications & Materials Schedule (see Section 5 table below), with manufacturer samples and color chips attached

☐ Landscape Plan (min. scale 1" = 20') with plant schedule and tree count

☐ Irrigation Plan (100% coverage, automatic system with rain sensor)

☐ Grading & Drainage Plan (all elevations in NAVD)

☐ Contractor Review Form (Exhibit C), if Builder/GC not previously approved

☐ Review fee enclosed — $500.00, payable to "Hammock Bay Homeowners Association Inc."

☐ Construction deposit enclosed — $10,000.00, payable to "Hammock Bay Homeowners Association Inc."

Landscape and irrigation plans may be submitted up to, but no later than, 45 days prior to installation. Construction deposits are held until the ACC's final inspection confirms the completed work matches the approved plans with no deviations (see Exhibit D — Completion Transmittal).

5. CONSTRUCTION MATERIALS & SPECIFICATIONS SCHEDULE

List the manufacturer, product/model, and color or finish for each element below. Attach manufacturer brochures, color chips, or samples as applicable. Add rows under "Other" for any additional exterior element not listed.

Construction Element	Manufacturer	Product / Model	Color / Finish
Roofing Material			
Exterior Wall / Siding			
Trim / Fascia / Banding			
Windows (frame)			
Exterior Doors			
Garage Door(s)			
Shutters			
Gutters & Downspouts			
Driveway / Walkway Pavers			
House Numbers			
Exterior Light Fixtures			
Pool / Lanai Screen Enclosure Frame			
Fences / Walls			
Other			
Other			

6. SITE CONDITIONS

☐ Side-entry garage (min. 25 ft. setback from side lot line; 30 ft. recommended)

☐ Existing trees 4" DBH or greater to be shown / retained

☐ Seawall, dock, or boat lift included in this submittal (see Boat Dock Guidelines)

☐ Pool, spa, or lanai enclosure included in this submittal

☐ Other site improvements (describe below)

7. OWNER ACKNOWLEDGEMENT

I/we understand that no work may commence until written approval is received from the Architectural Control Committee (ACC) and a building permit has been obtained from Hillsborough County. I/we understand ACC approval automatically expires 180 days from the date of approval if work has not started. I/we agree to complete the exterior of the approved improvement within twelve (12) months of commencement, to maintain the site in a clean and orderly condition throughout construction in accordance with the General Rules for Contractors & Service Personnel, and to comply with all applicable Hillsborough County codes and permitting requirements. I/we understand that the $10,000.00 construction deposit will be held by the Association to assure completion of all approved improvements and landscaping, to cover any damage to Common Areas or cleanup not performed by the contractor, and will be released only after the ACC's final inspection confirms the completed work matches the approved plans with no deviations. I/we understand that ACC approval does not constitute a representation regarding structural adequacy, code compliance, or quality of construction, and that final decisions of the ACC are final.

Owner Signature: Date:

Print Name:

FOR ACC / ASSOCIATION USE ONLY

Date Received: Review Fee Received: ☐ Yes ☐ No Amount: $

Meeting Date: Construction Deposit Received: ☐ Yes ☐ No Amount: $

☐ Approved as Submitted ☐ Approved as Noted ☐ Denied

Conditions of approval / reason for denial (if applicable):

ACC Representative Signature: Date:

Hammock Bay Apollo Beach — Architectural Design Standards Manual — Exhibit A

Homeowners Association, Inc. — Architectural Control Committee (ACC)

EXHIBIT B — ARCHITECTURAL REVIEW APPLICATION

(Major or Minor Alterations to an Existing Home Site)

Submit this completed application, along with all required plans, drawings, photographs, material/color samples, and the applicable review fee, to the Hammock Bay Homeowners Association office or by email to HammockBayAcc@ImpactHoldings.us. Incomplete applications will not be scheduled for ACC review.

1. PROPERTY OWNER INFORMATION

Owner Name(s):

Lot / Parcel Number:

Property Address:

Mailing Address (if different):

Phone:

Email:

2. BUILDER / CONTRACTOR INFORMATION (IF APPLICABLE)

Company Name:

License Number:

Contact Person:

Phone:

Has this contractor been previously approved by the ACC? ☐ Yes ☐ No (If No, attach Exhibit C — Contractor Review Form)

3. TYPE OF REQUEST

☐ Major Alteration or Addition — Review Fee: $100.00 + Construction Deposit: $5,000.00

Major = a structural or site modification requiring a government building permit (e.g., pool, screen enclosure, room addition, dock/boat lift, seawall/retaining wall, ancillary structure).

☐ Minor Alteration or Addition — Review Fee: $100.00 (no construction deposit required)

Minor = fences, play equipment, fountains, pavers, landscape improvements, tree removal/replacement, hurricane shutters, well installation, exterior color, etc.

Construction deposits are payable to "Hammock Bay Homeowners Association Inc." and are held until the ACC's final inspection confirms the completed work matches the approved plans with no deviations (see Exhibit D — Completion Transmittal).

Estimated Start Date: Estimated Completion Date:

Per the Master Plan, the exterior of any approved improvement must be completed within twelve (12) months of construction commencement.

4. CATEGORY OF IMPROVEMENT (CHECK ALL THAT APPLY)

☐ Building / Patio / Courtyard ☐ Signs ☐ Outside Lighting

☐ Fences / Walls ☐ Landscape / Irrigation ☐ Exterior Walls & Seawalls

☐ Walks / Driveways ☐ Exterior Doors ☐ Windows

☐ Boat Dock / Boat Lift ☐ Pool / Spa / Lanai Enclosure ☐ Paint / Exterior Color

☐ Roof ☐ Solar Energy Device ☐ Satellite Dish / Antenna

☐ Other (describe below)

5. DESCRIPTION OF PROPOSED WORK

Describe the proposed alteration in detail, including materials, dimensions, and location on the property. Attach additional sheets if necessary.

6. MATERIALS & COLORS

Existing material / color: Proposed material / color:

Attach manufacturer samples, paint chips, or brochures as applicable (see Section 7 checklist).

7. REQUIRED ATTACHMENTS (CHECK ALL INCLUDED)

☐ Site plan / survey

☐ Construction / detail drawings

☐ Photographs of existing condition

☐ Material and/or color samples

☐ Landscape plan (if 50% or more of landscape is changed, or any tree removed)

☐ Manufacturer brochure / cut sheet (lighting, fixtures, equipment, etc.)

☐ Contractor Review Form (Exhibit C), if contractor not previously approved

☐ Review fee enclosed — payable to "Hammock Bay Homeowners Association Inc."

☐ Construction deposit enclosed (Major Alterations only) — $5,000.00, payable to "Hammock Bay Homeowners Association Inc."

8. OWNER ACKNOWLEDGEMENT

I/we understand that no work may commence until written approval is received from the Architectural Control Committee (ACC). I/we understand ACC approval automatically expires 180 days from the date of approval if work has not started. I/we agree to complete the exterior of the approved improvement within twelve (12) months of commencement, to maintain the site in a clean and orderly condition throughout construction, and to comply with all applicable Hillsborough County permitting requirements. I/we understand that ACC approval does not constitute a representation regarding structural adequacy, code compliance, or quality of construction, and that final decisions of the ACC are final. For Major Alterations, I/we understand that the $5,000.00 construction deposit will be held by the Association to assure completion of all approved improvements and landscaping, to cover any damage to Common Areas or cleanup not performed by the contractor, and will be released only after the ACC's final inspection confirms the completed work matches the approved plans with no deviations.

Owner Signature: Date:

Print Name:

FOR ACC / ASSOCIATION USE ONLY

Date Received: Review Fee Received: ☐ Yes ☐ No Amount: $

Meeting Date: Construction Deposit Required: ☐ Yes ☐ No Amount: $

☐ Approved as Submitted ☐ Approved as Noted ☐ Denied

Conditions of approval / reason for denial (if applicable):

ACC Representative Signature: Date:

Homeowners Association, Inc. — Architectural Control Committee (ACC)

EXHIBIT C — CONTRACTOR REVIEW FORM

This form must be completed and submitted to the Architectural Control Committee (ACC) by any builder, general contractor, or subcontractor who is not currently part of Hammock Bay's exclusive or preferred builder program before performing any work within the community. Approval of a contractor by the Declarant or ACC is not a guarantee that submitted designs and plans will be approved, nor that the quality of construction will be acceptable. Submit the completed form to the Hammock Bay Homeowners Association office or by email to HammockBayAcc@ImpactHoldings.us.

1. PROJECT INFORMATION

Property Owner Name: Lot / Parcel Number:

Property Address:

Scope of Work: ☐ New Home Construction ☐ Major Alteration/Addition ☐ Minor Alteration/Addition

2. CONTRACTOR / COMPANY INFORMATION

Company Name: Trade / Specialty:

Business Address:

Primary Contact Name: Title:

Phone: Email:

Years in Business: Years Working in Hillsborough County:

3. LICENSING & INSURANCE

Florida License Number:	License Type / Classification:
License Expiration Date:	Hillsborough County Local Business Tax Receipt #:
General Liability Insurance Carrier:	Policy Number / Coverage Amount:
Workers' Compensation Carrier:	Policy Number / Coverage Amount:

Attach a current certificate of insurance naming Hammock Bay Homeowners Association, Inc. as an additional interest / certificate holder.

4. EXPERIENCE & REFERENCES

List at least three (3) comparable projects completed within the past five (5) years, preferably within similar deed-restricted or waterfront communities.

Project / Community Name:	Owner / Reference Contact:	Phone:
Project / Community Name:	Owner / Reference Contact:	Phone:
Project / Community Name:	Owner / Reference Contact:	Phone:

5. DISCLOSURES

☐ Yes ☐ No — Has this company or any of its principals had a license suspended, revoked, or disciplined by the Florida DBPR or a local licensing board?

☐ Yes ☐ No — Has this company been removed from, denied entry to, or disciplined within another HOA or deed-restricted community's builder program?

If "Yes" to either question above, attach a written explanation.

6. ACKNOWLEDGEMENT OF STANDARDS

By signing below, the undersigned acknowledges having received and reviewed a copy of the Hammock Bay Architectural Design Standards Manual and agrees, on behalf of the company and all of its employees and subcontractors, to comply with all applicable Design Standards, General Rules for Contractors & Service Personnel, construction hour restrictions (7:00 a.m.–6:00 p.m., no Sundays or federal holidays), site cleanliness requirements, and all other provisions of the Declaration of Covenants, Conditions,

Restrictions and Easements for Hammock Bay. The undersigned further acknowledges that the property owner remains responsible for ensuring their contractor and subcontractors adhere to these Standards, and that violations may result in stop-work notice, use of the construction deposit for remediation, and/or removal of approval to work within the community.

Authorized Signature: Date:

Print Name / Title:

FOR ACC / ASSOCIATION USE ONLY

Date Received: License Verified: ☐ Yes ☐ No

Insurance Certificate Verified: ☐ Yes ☐ No References Checked: ☐ Yes ☐ No

☐ Approved ☐ Approved with Conditions ☐ Denied

Conditions of approval / reason for denial (if applicable):

ACC Representative Signature: Date:

Homeowners Association, Inc. — Architectural Control Committee (ACC)

EXHIBIT D — COMPLETION TRANSMITTAL

(New Construction OR Major / Minor Alteration Completion Transmittal)

Upon completion of construction, the applicant shall submit this transmittal to the Architectural Control Committee (ACC) to request final inspection and, where applicable, release of the construction deposit. Submit to the Hammock Bay Homeowners Association office or by email to HammockBayAcc@ImpactHoldings.us, together with all required attachments listed in Section 3.

1. PROJECT INFORMATION

Owner Name(s): Lot / Parcel Number:

Property Address:

Builder / Contractor of Record: Phone / Email:

Original ACC Approval Reference / Date: Construction Commencement Date:

2. TYPE OF COMPLETION

☐ New Home Construction ☐ Major Alteration or Addition ☐ Minor Alteration or Addition

In accordance with the Declaration and this Master Plan, the exterior of any improvement shall be completed within one (1) year after construction has commenced.

Date Exterior Improvements Completed: Date Landscaping Completed:

3. REQUIRED ATTACHMENTS

New Home Construction must include items (a) through (c). Major/Minor Alterations should attach whichever items are applicable to the approved scope of work.

☐ (a) Final Survey

☐ (b) ACC-Approved Landscape Plan (as installed)

☐ (c) Certificate of Occupancy

☐ As-Built Survey (if requested by the ACC)

☐ Photographs of Completed Work

☐ Other (describe):

4. OWNER / CONTRACTOR CERTIFICATION

The undersigned certifies that the work described above has been completed in substantial compliance with the plans and specifications receiving Final Approval from the ACC, that no unapproved deviations were made from the approved plans, and that the site and any adjoining common areas have been left clean and free of construction debris. The undersigned understands that the ACC will not perform a final inspection until all requested improvements are complete, and that any construction deposit on file will be held until final inspection confirms no deviations.

Owner Signature: Date:

Print Name:

FOR ACC / ASSOCIATION USE ONLY

Date Transmittal Received: Final Inspection Date:

Inspector Name: Attachments Verified Complete: ☐ Yes ☐ No

☐ Approved — No Deviations Noted ☐ Approved — Minor Deviations Noted (see below) ☐ Not Approved — Re-inspection Required

Deviations noted / comments:

5. CONSTRUCTION DEPOSIT DISPOSITION

Deposit Amount Held: $ Deposit Amount Refunded: $

Amount Withheld (if any): $	Reason for Withholding:
ACC Representative Signature:	Date: