

2023 Colonial Hills Book of Standards

Below is the Book of Standards for Colonial Hills. This document will showcase how the Rules and Regulations will be interpreted.

Rule 1. Screening. Trash cans and other receptacles must be removed from the street after pickup, stored in a clean environment if seen from the street. All air condition unit areas must be cleanly kept if seen from the street, otherwise hidden through landscaping, fences or approved method by the Architectural Committee.

Rule 2. Dwellings. Only one residential dwelling may be constructed or installed on any Lot. All driveways and sidewalks will be consisted of masonry or similar material, if approved by the Architectural Committee. All roofs shall be shingled. All permanent improvements, seen by the street, including but not limited to carports, patio covers, auxiliary buildings must be approved by the Architectural Committee and follow all Hillsborough County Building Codes and permitting.

Rule 3. Temporary Structures. No temporary structure, erected for longer than 4 days, including but not limited to tent, shack, garage, barn or other outbuilding, shall be constructed or parked on any Lot at any time, except for a construction shack, security trailer, temporary structure, or temporary toilet during construction of a dwelling.

Rule 4. Vehicular Parking. Lot Owners shall park vehicles only in their garage or driveway. Private automobiles of guests of the occupants may also be parked in such driveway or concrete parking area. Maintenance vehicles provided permission for such parking is granted by the Lot Owner solely for the purpose of such service shall park in appropriate concrete areas. No inoperative or unlicensed vehicles shall be parked, repaired, or maintained anywhere on the Property. No overnight parking is permitted on the Common Areas. No boat, boat trailer, camper, mobile home, motor home, travel trailer, collector car, van or truck with a capacity in excess of one and one-half ton, trailer or other similar motor vehicle shall be permitted to remain on any lot or public street unless inside a garage or otherwise parked, stored or located in such a manner and location on a lot so as not to be visible from the public streets or neighboring lots.

Rule 5. Window Air Conditioners, Fans, and Solar Devices. Unless the prior approval of the Architectural Committee has been obtained, no window air conditioning units, window fans, exhaust fans, or solar heating devices shall be installed on any side or roof of a dwelling.

Rule 6. Signs. Commercialized advertisements or any sign or flag that displays any references or vulgar language or acts will not be erected on any Lot or displayed to the public.

Rule 7. Aerials. No exterior radio or television mast, tower, pole, wire, aerial, antenna, dish or appurtenances thereto, nor any other exterior electronic or electric equipment, structures, devices, or wires of any kind shall be installed or maintained on the exterior of any structure located on a Lot or on any other portion of a Lot, unless approved by the Architectural Committee. No satellite dish shall be permitted except those of less than one meter in diameter, and any such satellite dish must comply with standards of the Architectural Committee. The Architectural Committee created pursuant to Article VII shall adopt standards for the placement of such satellite dishes.

Rule 8. Electrical Interference. No electrical machinery, devices or apparatus of any sort shall be used or maintained in any structure located on a Lot which causes interference with the television or radio reception in any structures located on other Lots.

Rule 9. Animals. No animals, livestock, or poultry may be raised, bred, or kept anywhere within the properties for any commercial purpose. Each Owner shall have the responsibility to clean up the waste produced by his or her pet immediately, and all pets shall be properly leashed and controlled in whatever

manner is most practical whether it is located upon or off a Lot and shall be subject to all applicable local ordinances. The owner of a pet assumes liability for all damage to persons or property caused by the pet or resulting from its presence on the Property. All animals on the property will be considered pets. Please follow all Hillsborough County ordinances in the appropriate animals and number of animals located and maintained on each lot. Any animal not kept within the dwelling should be contained within the Lot.

Rule 10. Nuisances/Trash No illegal, noxious, or offensive activity shall be permitted or carried out on any part of the Property, nor shall anything be permitted or done thereon which is or may become a nuisance or a source of embarrassment, discomfort, or annoyance to the neighborhood. No trash, garbage, rubbish, debris, waste material, or other refuse shall be deposited or allowed to accumulate or remain on any part of the Property, nor upon any lands contiguous thereto. No bicycles, tricycles, scooters, wagons, carriages, shopping carts, chairs, benches, tables, toys, or other such items shall be parked or permitted to stand for any period of time on the streets or other portions of the Common Area, except in accordance with the Rules and Regulations.

Rule 11. Maintenance. Each Owner must repair, replace, and maintain the roofs, gutters, downspouts, lawns, shrubs, landscaping, walks, fencing, exterior building surfaces, windows, doors, trim members, driveways, and other exterior improvements and attachments from time to time situated on such Owner's Lot. Each Owner's duty of maintenance includes any and all easement areas upon such Owner's Lot as set out in Article II, Section 3. No Owner may permit any waste to the exterior portions of such Owner's Lot. Each Owner must make all repairs, maintenance, and replacements necessary to attachments and appurtenant driveways, if any, in a safe, sanitary and reasonably attractive condition. All exterior surfaces shall be kept clean and free of all mildew. Should an Owner fail to meet the minimum standards for maintenance, then the Association may perform or have performed the necessary required maintenance and thereafter specifically assess such Owner for such costs pursuant to Article VI, Section 4 hereunder.

Rule 12. Fences. Only opaque fencing, consistence in style and material for a given Lot, shall be permitted with the approval of the Architectural Committee. The Architectural Committee created pursuant to Article VII hereof shall adopt uniform standards for the design and placement of fences. All fences shall comply with County regulations and be subject to review by the Architectural Committee as provided in Article VII.

Rule 13. Basketball / Recreation Equipment. Basketball hoops, backboards, or pole structures shall not be permitted unless approved by the Architectural Committee. All exterior recreation and play equipment, including but not limited to basketball goals, swing sets, jungle gyms, tennis courts, soccer goals, etc. shall not be permitted without the written approval of the Architectural Committee. In reviewing such applications, the Architectural Committee ensure the materials of said equipment shall be a solid color or clear and be void of advertisement. The Board of Directors may require Basketball or Recreation Equipment be removed if it disturbs the neighbors.

Rule 14. **Clotheslines.** Florida as it is considered a "right to dry" state. Clotheslines or devices for the air-drying of clothing may be constructed in any location on a Lot which is not visible from any street.

Rule 15. Swimming Pools. In ground pools are permitted with the approval of the Architectural Committee. Above ground pools maybe permitted with the approval of the Architectural committee. A screen enclosure or fence must be used to enclose all pools. Pool and enclosure construction are subject to review by the Architectural Committee pursuant to the terms of Article VII.

Rule 16. Window Treatments. No reflective foil, sheets, newspaper, or other similar material shall be permitted on any windows or glass doors. Drapes, blinds, verticals, and other approved window covering visible from outside a residence shall have neutral color.

Rule 17. Firearms. Recreational use of firearms within the property is prohibited.