

Architectural Control Committee

STANDARDS MANUAL

Trails of Countryside Homeowners' Association, Inc.

STANDARDS MANUAL TABLE OF CONTENTS

BASIC STANDARDS	PAGE
General	1
Severability	1
Governing Article	1
Purpose of the Architectural Review Committee	2
Scope of Architectural Review	2
Aspects and Objectives of Review	3
Application for Exterior Alteration, Repair, Addition	4
Supporting Documents / Materials	5
Handicapped Considerations	5
Alterations or Additions Made Without Approval	5
Alterations or Additions That are Not Permitted	5
Applications Approved	6
Permits & Appeal	7
General Instructions	8
Accessory Structures and Driveways	9
Exterior Security Lights, Systems and Grillwork	9
Exterior Wall and Trim Colors	10
Fences, Walls, Hedges, and Other Barriers	11
Garage Door(s)	12
Gutters and Downspouts	12
Home Damage Repair	13
Hot Tubs, Spas, and Jacuzzis	14
Lanai and Patio Enclosure Alterations or Additions	15
Lawns and Landscaping	16
Open Patios and Decks	17
Roof Ventilators	18
Roofs	18
Room, and Solar Room Alterations or Additions	19
Satellite Dishes & Antennas	21
Solar Panels	22
Shutters	23
Signs & Mailboxes	24
Swimming Pools	25
Appendix A: Form: Request for ACC Approval	A-1
Appendix B: Rules for Installation of Satellite Dishes and Antennas	B-1
Appendix C: Revisions	C-1

ARCHITECTURAL CONTROL COMMITTEE

BASIC STANDARDS

GENERAL

Practically every automatic-membership community association has the power of architectural review, and it is as basic a function to review proposal for changes, and improvements., as well as review for compliance. Properly exercised, it can assure the continued, consistent and harmonious appearance of the Trails of Countryside community.

Failure to properly exercise such review can create major problems for a community in the form of misunderstanding and controversy among the Homeowners, inconsistencies and unfairness in treatment, too many real or imagined violations and a series of expensive and lengthy court cases.

An essential element of successful architectural review is recognition by all members of the community that it is a benefit, not a burden.

This document is established April 14 1999, in compliance with Article VI section 1 of Declaration of Covenants, Conditions, and Restrictions for Trails of Countryside, herein after DCC&R's. Alterations already in existence at this time are not adversely affected by these standards. However, when significant maintenance or replacement is to be made, such existing alterations may be required to be made in compliance with the Architectural Standards, herein.

Nothing in this document is intended to change, alter, or otherwise supersede the DCC&Rs. In the event of a conflict, the DCC&Rs shall govern.

SEVERABILITY

If any provisions, standards or requirements of this Standards Manual are found invalid, it shall not affect the validity of any other provisions, standards or requirements.

GOVERNING ARTICLE

The By Laws and Declaration Of Covenants, Conditions, and Restrictions for Trails of Countryside Home Owners Association (HOA) are included here in as reference. Special attention is drawn to Articles VI, VII, VIII, and XII of the Declarations.

PURPOSE OF ARCHITECTURAL CONTROL COMMITTEE

The purpose of the ACC is to approve, or disapprove, proposed new or replacement residence structures; additions or alterations to existing structures, and new or proposed modifications to ancillary structures, exterior paint, or landscaping and in so doing, the ACC shall:

1. Provide the continued, consistent and harmonious appearance of Trails Of Countryside.
2. Assure harmony of external design, materials, and location in relation to surrounding buildings, lots, and topography within Trails of Countryside properties.
3. Protect and conserve the value and desirability of the properties as a residential community.
4. Keep the community attractive for the enjoyment of the residents.

If you intend to make any exterior alterations or additions, be sure to contact a member of the ACC, or Board of Directors.

SCOPE OF ARCHITECTURAL REVIEW

No exterior alterations or additions shall be made to any residential property nor shall any fences, walls, structures or improvements be made to a residential lot until the plans and specifications showing the nature, kind, shape, height, materials and color to be used on the exterior, and location of the same, have been submitted in duplicate to, and approved in writing by, the ACC.

Repairs that do not change the appearance of existing structures do not require ACC approval. However, any change to the exterior appearance of existing structures does require ACC approval. An example of such change would be changing the color of an existing paint scheme

STANDARDS MANUAL
PAGE 3

Exterior changes which require ACC approval include, but are not limited to:

1. Extensions, additions of rooms, second stories, porches, or patios.
2. Installations of exterior swimming pool or hot tubs.
3. Painting exterior of dwelling.
4. Installation of fences, patios, or decks.
5. Erection of lattice work or trellis for support of vines, ivy, or other similar vegetation (when used as a visual barrier).
6. Exterior signs. (Not allowed)
7. Exterior lighting, security systems.
8. Yard decorations and/or facilities over 30-inches high.
9. Landscaping and Planting of trees, shrubs or hedges to act as screens or shields.

ASPECT AND OBJECTIVES OF REVIEW

The ACC evaluates all submissions on the individual merits of the application. Decisions made by the ACC are not based on personal opinion or taste. Judgments of acceptable design are based on the following criteria:

Conformance with Covenants and Architectural Standards: All applications are reviewed to confirm that the project is in conformance with the Declaration and approved Architectural Standards.

Relation to the Natural Environment: To prevent the unnecessary destruction or blighting of the natural landscape or the achieved man-made environment.

Design Compatibility: Compatibility is defined as similarity in architectural style, quality of workmanship, use of similar materials, color and construction details.

Location and Impact on Neighbors: The proposed alteration should relate favorably to the landscape, the existing structure and neighborhood and shall not result in an adverse impact to surrounding neighbors.

Color: Colors may be used which soften visual impact.

Materials: Continuity is established by use of the same or compatible materials as were used in the original construction.

Workmanship: The quality of the work should be equal to or better than that of the surrounding area.

Validity of Concept: The basic idea must be sound and appropriate to its surroundings.

APPLICATION FORM FOR ACC PROJECT APPROVAL

A Homeowner wishing to make an exterior property alteration, addition, or repair that changes the appearance of property or addition *must apply and receive* approval for such change **prior** to the start of the project. Application is to be made by submitting a Request for ACC Project Approval Form at least two weeks (14) days before contractor notification date.

Application forms are available from the TOC website or any member of the ACC. The completed application form together with applicable drawings, sketches, lot survey and such, is to be delivered to the ACC.

The application form will be logged and entered into the review process.

The ACC will act upon each application form at in an expedient manner following receipt of the Application. In the case of emergency repairs, the ACC may give early approval of the application.

See Appendix A for a sample of the application form.

SUPPORTING DOCUMENTS/MATERIALS

For each submission to receive not only a timely review, but also for the ACC to confirm that deed restrictions, architectural standards and the objectives of the Board are being met, the necessary supporting documents and or materials must accompany the application:

1. Alterations or additions for room additions or extensions, installation of pools or hot tubs must include a lot survey, showing easements and clearly depicting the location, size, and measurements to lot boundary lines, and shall also include floor plan and all elevations.
2. Application forms for exterior painting must include color sample when changing color.
3. Application forms for major landscaping, such as a grouping of trees, flower beds, shrubs or a hedge must include a sketch. (Local government removal permits are Homeowners' responsibility.)

ALTERATIONS OR ADDITIONS MADE WITHOUT APPROVAL

If alterations or additions do not conform to the Homeowners Association architectural standards,
Homeowners will be required to either modify them to conform or to promptly remove them from the property. This action for noncompliance shall be in accordance with Article XII of the DCC &R's, T.O.C. H.O.A.

ALTERATIONS OR ADDITIONS THAT ARE NOT PERMITTED

In order to assure harmony of external design, promote stability in appearance and maintain a certain amount of architectural uniformity, the following items **WILL NOT** be permitted:

1. **Accessory Structure:** Except as provided elsewhere in this manual, no tent, shack, barn, metal utility shed other than a dwelling and its required attached garage shall, at anytime, be erected on a lot, or parcel. Non-metal utility sheds which do not exceed the 8.5' height, and are no more than 100 square feet would be considered for approval.
2. **Additions to Dwellings:** No addition to any dwelling shall be permitted which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow or obstruct or retard the flow of water through drainage channels.
3. **Clothes Hanging Devices:** No outside clothes hanging devices will be permitted, except as defined by FSL renewable energy
4. **Encroachment:** No construction and/or extensions to any dwelling will be permitted which will encroach on either the front, rear or side set backs or easements.
5. **Driveway Surfacing:** No black topping of driveways will be permitted.
6. **Roof/Covering:** No roof or covering for a car, boat, golf cart, or other such equipment will be permitted.
7. **Temporary Storage Units:** No Temporary storage structures are permitted except to allow for filling for transport, or during construction, or relocation which is limited to no more than 30 days.(example = PODS).

APPLICATION APPROVED

1. Upon approval of the application form, an approved copy will be returned to the Home owner within 30 working days after submission.
2. A copy of the approved plan for major landscaping or for building additions, modifications, or rebuilding must be given to the contractor by the Homeowner. The Homeowner is responsible to notify the ACC if any changes to the plan are made.
3. If needed upon completion of the project, the ACC may, as deemed necessary, inspect the completed work. This inspection is to confirm that the work was performed in accordance with the approved application form
4. One set of plans, specifications and detailed site plans as finally approved shall be retained by ACC for permanent record.

PERMITS

Issuance of an "Approval" does NOT relieve the Homeowner of the responsibility of complying with all government requirements including: County Ordinances and Codes and all Building Regulations and Codes; nor relieve the Homeowner of the responsibility for obtaining all necessary State and County permits, including tree removal permits.

APPLICATIONS DISAPPROVED - RIGHT TO APPEAL

If the ACC disapproves the Request for Exterior Alteration or Addition, the Homeowner will be informed in writing as to the reasons with specific details for its disapproval and Committee recommendations to remedy the same if possible. The Homeowners may correct or modify the application form and resubmit it. If the Homeowner decides not to correct or modify, and resubmit the application form, the disapproval may be appealed. The steps of appeal are as follows:

1. An appointment for an appeal hearing must be made in writing to the Secretary of the Board of Directors. It must be made within 15 days after receipt of the application disapproval notification. The written request should include the following:
 - a. Reference to the disapproved application (date and log number).
 - b. Address and telephone number at which you can be reached.
 - c. A statement as to why the disapproved addition or alteration should be considered being:

APPLICATIONS DISAPPROVED - RIGHT TO APPEAL

If the ACC disapproves the Request for Exterior Alteration or Addition, the Homeowner will be informed in writing as to the reasons with specific details for its disapproval and Committee recommendations to remedy the same if possible. The Homeowners may correct or modify the application form and resubmit it. If the Homeowner decides not to correct or modify, and resubmit the application form, the disapproval may be appealed. The steps of appeal are as follows:

2. An appointment for an appeal hearing must be made in writing to the Secretary of the Board of Directors. It must be made within 15 days after receipt of the application disapproval notification. The written request should include the following:

- b. Reference to the disapproved application (date and log number).
- c. Address and telephone number at which you can be reached.
- d. A statement as to why the disapproved addition or alteration should be considered being:

Harmonious in exterior design, materials, and location in relation to surrounding buildings, lots, and topography within Trails of Countryside properties, and aesthetically acceptable.

- d. Any other information you want to provide the Board prior to your appeal hearing.

2. The appeals will be made to a committee consisting of

- a. A quorum of the Association Board of Directors and
- b. One or more ACC members.

A Recording Secretary will take minutes.

3. The final authority on an appeal decision shall be the Board of Directors of the Homeowners Association of Trails of Countryside.

The Homeowner and the ACC will be provided a Written notification of the Full Board of Directors' appeal decision within 14 days following the Full Board

ACCESSORY STRUCTURE STANDARD

This standard is for non-metal storage sheds

1. Only non-metal type utility sheds which do not exceed 8.5' in height and are no more than 100 square feet, will be considered for approval.
2. Placement of approved storage sheds shall be done in a manner to conceal them from street view, and minimize any affect to near neighbors.
3. Roof coloring types of the sheds must be natural tone, and shingles than are close in color and type to current home roofing type shingles,

MINIMUM SUPPLEMENTAL APPLICATION REQUIREMENTS:

1. Site plan showing exact location, shapes and dimensions.
2. Drawing/ picture of proposed non metal shed
3. Color of shed, and of roofing, and type of roofing material.
4. Planting or fencing as needed.

DRIVEWAYS

This Standard applies to all driveway construction and concrete or brick paver surfaces.

1. No black topping or color coating of driveways shall be permitted.
2. No restrictions apply for repairing or clear-sealing, driveways and, therefore, no applications are required.

STANDARDS

1. New or replacement driveways must be constructed of reinforced concrete or brick and or pavers on a durable base. The color of the brick shall be in harmony with the color of the house and trim.

EXTERIOR SECURITY LIGHTS AND SYSTEMS

Low voltage lights do not require approval.

Exterior lighting shall comply with the following standards:

STANDARDS

1. Flood or focused lighting shall be directed well inside the applicant's property and shall not be in such intensity as to disturb the neighbors.
2. Motion detector lights are not to exceed 15-minute duration.
3. Seasonal lighting such as Christmas lights must be removed no later than 30 days following the date of the holiday.

MINIMUM SUPPLEMENTAL APPLICATION REQUIREMENTS:

Drawings or pictures showing size, height above ground, and a complete description including fixture material and location and direction and range of lighting.

EXTERIOR WALL AND TRIM COLORS

1. Written approval must be received by applicant before changing the existing colors of the home.
2. This includes the color of house, doors, shutters, and trim.
3. If the color of a dwelling is not presently an approved color, when being repainted, an approved color must be chosen. Repainting a house an unapproved color will not be permitted.

STANDARDS

1. Only those colors in the which are in harmony with Trails of Countryside will be approved by the ACC.
2. Bright colors, art deco, and neon style paint schemes shall not be permitted.
3. Trim colors must be harmonious with wall color(s). Only a single color trim shall be approved.

FENCES, WALLS, HEDGES, OTHER BARRIERS

FENCES, WALLS, HEDGES, AND OTHER BARRIERS ARE NOT PERMITTED WITH THE EXCEPTION OF THE FOLLOWING:

STANDARDS

1. Decorative fencing around outside devices such as air conditioning units, pumps, water softeners, may be constructed of wood, plastic or vinyl ,or decorative masonry painted to match the house walls. The fences to be no more than 6 inches higher than the device being concealed nor wider than necessary to give working room around the device. No chain link fence is permitted.
2. No Fence or wall of any type shall be permitted between the street Right of Way and the front corner of any residence.
3. Fences, walls, hedges and other barriers that do not comply with the above standards must be removed when they require significant maintenance or replacement. Applications for replacement of such will be disapproved.
4. Property line fences shall not exceed 6ft in height and shall be stained neutral colors.

MINIMUM SUPPLEMENTAL APPLICATION REQUIREMENTS

- 1 . Picture or drawing showing color and design detail.
2. Description of type of planting to be used where hedge is proposed.
3. Description of material to be used.

GARAGE DOOR (S)

Garage doors must be of functional design allowing for use of the garage for vehicle parking.

STANDARDS

1. Design of garage door must be of compatible design with existing house
2. Garage door is to be painted color of existing house walls or rim.
3. Decorative patterns are not acceptable.
4. Garage door is to open and close vertically.
5. Garage door is to be of multi-section design; one-piece doors are not acceptable.
6. Translucent doors are not acceptable.
7. Dwelling additions for purposes other than principal garage may not have a vertically opening garage door of any size.
8. Screen doors shall not be permitted at the main garage door opening(s).

MINIMUM SUPPLEMENTAL APPLICATION REQUIREMENTS:

1. Picture or drawing of proposed door panels showing color and design detail.

GUTTERS

STANDARDS

1. Gutters are to be of quality rust proof material to be installed with adequate hangers to preclude sagging.
2. Down spouts are to be installed so that water does not drain directly on adjacent property.
3. Color of gutters and down spouts is to be same as house walls or trim.

STANDARDS MANUAL

PAGE 13

HOME DAMAGE REPAIR

Owners of homes completely or partially destroyed by human or natural causes must submit an application to ACC for approval of the reconstruction. ACC approval is required for the exterior appearance and arrangement only. The owner has complete freedom as to the interior appearance and arrangement within the constraints of local, state or federal building code requirements.

STANDARDS

1. Rebuilt structures or portions thereof, must conform to the original slab outline. Any variance requires ACC approval.
2. No two story residences shall be permitted on Lots 3 through 15, inclusive.
3. Exterior design must be in harmony of design and blend esthetically with existing neighborhood homes.
4. Construction must be in conformance with all governmental codes as well as the standards contained in this Manual.
5. The owner shall be responsible for obtaining and paying for all building permits and/or fees associated with the construction.
6. Time for reconstruction shall be undertaken within 3 months after the damage occurs, unless preventable by causes beyond the control of the owner/owners.

MINIMUM SUPPLEMENTAL APPLICATION REQUIREMENTS:

1. Site plan showing exact location, exterior shape and dimensions of construction including drives, walkways, proposed landscaping, and property survey with easements shown. Minimum scale shall be 1" = 20'
2. Floor Plan - minimum scale 1/4" = 1 ft.
3. Exterior architectural elevation views of all new construction of the home or unit being repaired or replaced.
4. A brief listing and description of construction materials used for the exterior of the new construction.

HOT TUBS (SPAS) & JACUZZIS

Hot tub or Jacuzzi must be installed in an unobtrusive location to rear of residence and shall not be viewable from the street.

STANDARDS

1. If enclosed, framing color(s) must be harmonious with the house and trim colors. Screen material shall be charcoal or a similar color, which is not reflective and enhances transparency. Design of screening is to be compatible with the architecture of the residence.
2. Lighting: see "Exterior Security Lights and Systems, and Grillwork" Standard.

MINIMUM SUPPLEMENTAL APPLICATION REQUIREMENTS:

1. Site plan showing exact location, shapes and dimensions.
2. Property survey with easements.
3. Drawing of proposed hot tub or Jacuzzi .
4. Color of screening.

MAIN ENTRY, LANAI, AND PATIO ENCLOSURE ALTERATIONS OR ADDITIONS

Lanai, and patio enclosure alterations or additions are to be constructed to meet or surpass the standards of quality of original construction. Design must be compatible in scale and appearance with the applicant's house and adjacent houses.

Screened enclosures shall not be permitted at the main entry to the home. Existing enclosures shall be removed when they require significant maintenance or repair.

STANDARDS

1. Principal color to be same as existing house walls and trim.
2. Pitched roofs to be compatible with but not higher than existing roof lines. Flat roofs may be permitted on Lanai area only.
3. Framing shall be attached to existing building structural members; roof fascia must match and blend as closely as possible to existing roof fascia; roof overhang on all sides is to equal or exceed roof overhang on main structure.
4. All metal posts and extrusions shall be capped to prevent water entry.
5. The location of the alteration or addition must not unduly impair nearby properties' view, amount of sunlight and natural ventilation, or natural drainage.

MINIMUM SUPPLEMENTAL APPLICATION REQUIREMENTS:

1. Building plans and specifications.
2. Plot plan.
3. Grading plan.
4. Materials list.
5. Exterior elevations.
6. Color samples of principal color and color of existing house wall and trim.

STANDARDS

PAGE 16

LAWNS AND LANDSCAPING

Applications are not required for foundation plantings, trees or single plantings provided they will not impair visibility of traffic control devices now or at maturity. However, applications are required for major landscaping, planting of flower beds, shrubs, and hedges more than 2' high or other features such as fountains, swing sets, or benches which in effect become structures, fences or screens, or as part of other applications for structure alterations or additions.

Application to ACC for tree removal is not required; however, a local governmental permit (and fee) is required for removal of most trees. It is recommended that Pinellas County officials be contacted before any tree is removed.

Rock gardens are not permitted in front or in side view of homes.

STANDARDS

1. Grounds are to be preponderantly covered with grass and plantings.
2. Gravel yards will not be permitted.
3. Paving, or stepping - stones are to be limited to walkways, paths, edging and plant surrounds.
4. Tree houses shall not permitted.

MINIMUM SUPPLEMENTAL APPLICATION REQUIREMENTS:

1. Site plan showing, design and location of plantings, hedges, paving, gravel, stepping stones, garden timbers, rock gardens or other features which are in compliance with Article VII, Section 10 & 18 of the DCC & R's.

OPEN PATIOS (INCLUDING DECKS)

When patio or deck schemes include other exterior changes, such as fencing, lights, etc., other appropriate Standards should be consulted prior to application.

STANDARDS

1. Open patios are to be concrete or concrete based masonry, brick or brick pavers. Open patios may also be tile surfaced, flagstone or slate. Masonry and tile colors and patterns are to be harmonious with colors and design features of the house and shall be approved by the ACC.
2. An open patio may be located only on the rear of the residence and may not extend beyond the extended plane of the side walls of the dwelling.
3. Color coating of open patios is to be the same as or harmonious with exterior wall or trim colors of the house.
4. Patio and deck privacy screens, lattice or shrubbery may not exceed 6' in height.
5. The location and design of patios and decks are not to unduly impair near properties' view, amount of sunlight or natural ventilation and drainage

MINIMUM SUPPLEMENTAL APPLICATION REQUIREMENTS:

1. Complete sketch or drawing showing color and pattern detail, location and dimensions.
2. Description of the type of construction.
3. Color chips or masonry/tile samples as applicable.
4. If other nearby homes have patios that can be viewed along with the proposed alteration/addition, photographs which show them as viewed from the proposed alteration/addition site.

ROOF VENTILATORS

Ridge vent type ventilators are preferred.

STANDARDS

Turbines and other attic space ventilators shall not to be installed.

MINIMUM SUPPLEMENTAL APPLICATION REQUIREMENTS:

1. Pictures and/or sketch or drawing showing color, design detail, location and dimensions.

ROOFS

Prior to beginning any total roofing changes, homeowners must not only submit a detailed ACC request with proposed roofing details, BUT must also get WRITTEN APPROVAL from the ACC **before** any work can begin. Homeowners who fail to do so, will be required to stop work, and must provide the ACC with full details of roofing material for verification before work may proceed. (See Appendix A for request form)

Emergency roof repairs, which must be done immediately to protect contents of a home, may proceed as soon as the ACC is advised. While repairs are being performed, A request for Exterior Alteration, Repair or Addition must be submitted for ACC approval.

STANDARDS

Flat, built up Roofs shall be permitted only over Florida rooms, porches or patios at the rear of the residence. All other roofs shall be pitched and composed of cement tile, either flat, or barrel type.

The colors of cement tile shall be limited to Gray, or Terra cotta, or muted Earth tones (Standard Color Through or glazes) Blended colors are not permitted.

As permitted by the ACC in 2011, a shingle dimensional style roofing that is of similar high quality product, with dimensional look of other homes within TOC, (i.e. Timberline HD Lifetime) that meet and or exceed ASTM standard D-3161, and or D7158 will be considered. In no case shall 3 tab roofing be considered

MINIMUM SUPPLEMENTAL APPLICATION REQUIREMENTS:

1. Description of roofing material to be used including color. Including Product specific details.
2. Picture of house showing existing wall and trim colors.

ROOM, ALTERATIONS OR ADDITIONS

Room, and other such alterations or additions are to be constructed to meet or surpass the standards of quality of original construction. Design must be compatible in scale and appearance with the applicant's house and adjacent houses.

STANDARDS

1. Outside finish material to be same as original; i.e., if the original walls are stucco, regardless of wall construction, the alterations or addition outside finish is to be stucco.
2. Outside color to be same as existing house and/or trim.
3. Windows and doors to match existing type or be compatible with the proposed alteration or addition and be located in a manner which will relate well to location of other doors and windows in the existing house.
4. Framing shall be attached to existing building structure members; roof fascia must match and blend as closely as possible to existing roof fascia; roof overhang on all sides to equal or exceed roof overhang on main structure.
5. The location of the alteration or addition must not unduly impair near properties' view, amount of sunlight and natural ventilation, or natural drainage.
6. Generally, except for an appropriately sized Bay Window, alterations or additions to the front of a dwelling may not be made to extend beyond the extended plane of the front wall of the habitable dwelling area. However, if other dwellings in the neighborhood have habitable area front walls forward of and up to the front wall of non-habitable areas, such as garages, alterations or additions may then be allowed up to the extended plane of the non-habitable area.

GENERAL INSTRUCTIONS (during alterations or additions)

1. Construction materials must be stored so impairment of view from neighboring properties is minimized. Excess material must be immediately removed after construction is completed.
2. No debris may be allowed to accumulate during construction.
3. Reasonable precautions must be taken to prevent dust, construction material, etc., from blowing onto adjacent properties.

MINIMUM SUPPLEMENTAL APPLICATION REQUIREMENTS:

1. A complete sketch of the alteration or addition showing locations and dimensions of construction and details.
2. Description of type of construction, e.g. concrete block, wood siding, aluminum, etc.
3. Description of any changes in grade or other conditions drainage. (Pinellas County criteria apply).

SATELLITE DISHES AND ANTENNAS

In accordance with Federal Communications Commission (FCC) regulations of 1996, satellite dishes which are one meter or less in diameter, and are designed to receive direct broadcast satellite (DBS) service, or multi point distribution service (MIDS), are allowed in Trails of Countryside, but with the following restrictions.

In order to be in compliance with all FCC and Association rules, homeowners should carefully read Appendix B to these Standards found at the end of this Manual.

STANDARDS

1. No Satellite Dishes or other signal receiving device shall be placed in the front yard, or beyond the front plane of the residence. For corner homes, dishes shall not be mounted on the front plane or on the street side of their homes.
2. Satellite Dishes or other signal receiving devices shall not be easily visible from any street. In addition, corner lots shall minimize the visibility from the street,. As well as not being mounted on the front street.
3. Free Standing satellite dishes and other signal receiving devices shall not exceed 5' in height when measured from the ground. Wall mounted dishes shall not exceed 24" in diameter.
4. Owners are responsible for all costs associated with such dishes, and receiving devices.
5. Owners shall not permit their satellite dish, or other signal receiving devices to fall into disrepair or to become a safety hazard. This includes maintenance and repair, repainting. or replacement if the satellite dish unit deteriorates.
6. Dishes and receiving devices shall be installed and secured in a manner that complies with all applicable codes.
7. As set forth in the DCC& R's, no outside antennas shall be allowed.

Solar Panels

In accordance with Florida State Law 163.04 of 2010, Solar panels which are designed as energy efficient devices based on renewable resources are permitted to be installed on roofs in TOC. A completed detailed ACC request form is required for review and prior to any installation work. It is understood that the specific location where the solar collectors may be installed are within a orientation of South or the 45 degree east or west of due south, as long as it is determined it would not impede on the operation effect of the solar collectors.

STANDARDS

1. Solar panels should be placed in a manner that minimized the negative aesthetic such as placing in the front plane of the home vs. the side or rear. It is understood that the HOA requirement of placement does not affect the efficiency of the unit, or incur additional costs.
2. Owners are to keep panels and solar equipment in good repair, and ensure that no safety hazards arise from loosen or broken equipment.

SHUTTERS

Materials are to be wood, metal, fiberglass, or plastic.

Shutters design is to blend with design of house and adjacent houses.

STANDARDS

1. Shutters are to be installed securely to withstand high winds.
2. Each shutter width shall not exceed half of the width of windows to which they are to be mounted.
3. Color is to match the dwelling trim for good appearance and decor. If house trim is the same color as the house walls, an acceptable other color may be used.
4. Roll-up or hurricane shutters are to be compatible with house design and -- also must be of durable material.

MINIMUM SUPPLEMENTAL APPLICATION REQUIREMENTS:

1. Drawing or picture of type of shutters.
2. Color samples.

SIGNS

Application for approval is not required for one FOR SALE sign shall not to exceed 20" x 24" provided it is placed between house and sidewalk.

ACC approval is not required for a sign or banner related to special occasions. Such sign must be removed within 72 hours of completion of the event or occasion..

STANDARDS

1. Other signs will approved by the ACC.

MAILBOXES

Following the USPS Residential Mailbox Regulations, mailboxes will be mounted in a manner that the carrier can safely deliver mail from his vehicle on the right hand side of the road without exiting his vehicle. The box must be kept clear of any obstacles to delivery, including planting material.

STANDARDS

1. Mailboxes must be kept clear of any obstruction to allow safe access for delivery.
2. Any plantings around the base of the mailbox must be kept neatly trimmed and ideally, kept at low ground levels, and in no case will plants exceed the height of the mailbox. Also strongly discouraged by USPS, due to potential for insect injury, vines may surround the mailbox as long as they are kept neatly trimmed and free of biting or stinging insects.
3. The post should be wood, plastic, or vinyl and support must be neat and of adequate strength and size.

SWIMMING POOLS

No above ground or partially above ground pools shall be permitted. Installation of the pool must be completed within 120 days from start of construction.

STANDARDS

1. Pool is to be installed to rear of residence.
2. Pool may be enclosed in a screen house. Enclosure framing color(s) must be harmonious with the house and trim colors. Screen material shall be charcoal or a similar color, which is not reflective and enhances transparency. Design of screening is to be compatible with the architecture of the residence.
3. Maintenance equipment is to be stored inside screen enclosure, or garage area.
4. Pool heater may be electric, natural gas or solar. Pool filter and heater are to be placed adjacent to the rear of the residence, sound proofed, or underground.
5. Lighting: see "Exterior Security Lights and Systems and Grillwork" Standard.
6. Location of pool, appurtenant structures and plantings are not to unduly impair near properties' view, amount of sunlight and natural ventilation, or natural drainage.

MINIMUM SUPPLEMENTAL APPLICATION REQUIREMENTS:

1. Site plan showing exact location, shapes and dimensions
2. Property survey with easements.
3. Drawing of proposed pool, including size, depth, deck area, screen house, and plantings.
4. Exterior elevations.

APPENDIX A

Request for ACC Project Approval Form

ARCHITECTURAL CONTROL COMMITTEE

**TRAILS OF COUNTRYSIDE HOMEOWNERS ASSOCIATION, INC.
REQUEST FOR EXTERIOR ALTERATION, REPAIR OR ADDITION**

PREPARE THIS APPLICATION IN ACCORDANCE WITH THE INSTRUCTIONS ON PAGE 2 AND SUBMIT TO THE ACC, TWO WEEKS PRIOR TO CONTRACTOR NOTIFICATION.

- A. OWNER (s): _____ LOT #: _____
(Print Name(s))

- ADDRESS: _____ PHONE: _____

- B. DESCRIPTION OF PROPOSED ALTERATION (Paint, Roof, etc.): *IF MORE SPACE IS NEEDED, ATTACH ADDITIONAL PAGES*

- C. STARTING DATE: _____ ESTIMATED COMPLETION DATE: _____

NOTE: ACC approval does NOT relieve the homeowner of the responsibility of complying with all County Ordinances and Codes and all Building Regulations and Codes, nor relieve the homeowner of the responsibility for obtaining all necessary State and County permits. By submitting and signing the ACC request form you are confirming you have read and understand the restrictions indicated in the DCC&R'S and assume any and all financial and legal responsibilities and liabilities if found in violation of DCC&R restrictions and I certify that I have read the notices and instructions for this form and the above information is true and correct to the best of my knowledge.

Homeowner Signature(s): _____ Date: _____

DO NOT WRITE BELOW THIS LINE

Date Received _____ Initials of ACC _____

Approved subject to homeowner meeting all State and local codes and restrictions and obtaining County permits.

_____ Copy of county permits

_____ Forwarded for Board approval of recommended variance from Standard(s).

TRAILS OF COUNTRYSYDE HOA ACC APPROVAL DATE: _____

SIGNATURE: _____ PRINTED NAME: _____

SIGNATURE: _____ PRINTED NAME: _____

**TRAILS OF COUNTRYSIDE HOMEOWNERS ASSOCIATION
REQUEST FOR EXTERIOR ALTERATION, REPAIR OR ADDITION**

INSTRUCTIONS

It is required that these procedures be followed before any alteration, addition or other changes are made on your property.

- A. Review The Trails of Countryside DCC&R'S, and the Architectural Standards manual to ensure you are in compliance before submitting application
- B. Enter the Name of the homeowner, Lot #, phone and address
- C. Provide the following:
 - 1. Provide a description of the proposed alteration or addition in as much detail as possible. In addition, attach a site plan marked with location on lot, drawings and/or pictures. Drawings are to be made to approximate scale. Include a description of materials to be used.
 - 2. Provide all dimensions, including height, roof slope, etc. on any new construction.
 - 3. Photographs of existing conditions are helpful to the ACC for approval of modifications and should be included, if available.
 - 4. Attach color samples intended to be used. Proposed colors **MUST** be indicated by sample.

Enter proposed starting date and estimated completion date.

REV 11/12/13

APPENDIX B

Rules for Installation of Satellite Dishes and Antennas

RULES FOR INSTALLATION OF SATELLITE DISHES AND ANTENNAS

DEFINITIONS

Satellite dish (sometimes referred to as "dish"): Any device used for the receipt of video programming services, including direct broadcast satellite (DBS). Cabling, supports, guy wires, conduits, wiring, fasteners or other accessories necessary for the proper installation, maintenance, and use of a dish shall be considered part of the satellite dish.

Antenna: Reception device capable of receiving standard transmitted television broadcast station (TVBS) signals (normally local area broadcast stations). There are several types of TVBS antennas, the common type with several "arms" extended from a mast, a small diameter "flying saucer" type, and Rabbit ears, which are also classified as antennas.

Mast: Mast shall not be permitted in Trails of Countryside .

I

Transmission-only antenna: Any antenna used solely to transmit radio, television, cellular, or other signals. (Note: such antennas are prohibited in Trails of Countryside.)

Single family dwelling: A home on a lot that is deeded to the owner.

Owner: Any homeowner in the Association. For the purpose of this rule only, "owner" includes a tenant who has the written permission of the homeowner of a particular unit to install antenna or satellite dish.

Telecommunications signals: Signals received by DBS, television broadcast, and NMS antennas.

B-I

INSTALLATION RULES

Satellite Dish Size and Type:

Satellite dishes designed to receive direct broadcast satellite service, or multi point distribution service, which are one meter or less in diameter may be installed external to single-family homes. Dishes larger than one meter are prohibited.

Location:

Satellite dishes shall be installed solely on individually owned property as designated on the recorded deed. Satellite dishes shall not encroach upon common areas or any other owner's property.

Satellite dishes shall be located in a place shielded from view from the street or from other lots. This section does not permit installation on common property, even if an acceptable quality signal may not be received from an individually owned lot. No satellite dish shall be permitted to be installed on the front roof of any home or in the front yard. If on the side of premises, the dish shall not be visible from the street. Corner homes shall not mount on the street side of their homes.

Satellite dishes must be installed in a location where their visibility is minimized to individuals of common walkways areas, and nearby lots.

Antennas designed to receive broadcast signals by local stations must be installed in the attic or other interior space within a dwelling. No external antennas shall be permitted.

Installation:

. All installations shall be completed so that they do not damage any other residence.

STANDARDS REVISIONS

Revisions to ACC STANDARDS DOCUMENT and agreed upon and accepted as of May 12th, 2009 include the following:

1. Clarification of the ACC roles and duties in reviews for compliance with the DCC&Rs.
2. Clarification of the FCC requirement to allow Satellite dishes, and identify specific standards for placement of dishes.
3. Clarification on Solar Panels as noted by FSL, HOA's may not prohibit energy conservation devices.
4. Add specifications for Mailbox standards as outlined in USPS standards and access requirements to allow safe mail delivery.

Revisions to ACC STANDARDS DOCUMENT and agreed upon and accepted of April 12th 2011 included the following

1. Clarification of the requirement to notify the ACC PRIOR to beginning any new roofing job.
2. Updating the ACC standard for the dimensional style shingle to reflect industry changes that made the old standard obsolete.

Revision to ACC STANDARD DOCUMENT and agreed upon and accepted as of January 31, 2014 including the following:

1. Clarification and change to Accessory structures to align with the DCC&R's Article V11, Section 14, which allow for sheds other than Metal types.
2. Specification for non-metal shed approval
3. Add Specification for solar panels due to additional prohibition of HOA in restricting where they can optimal function. FSL 163004 of 2010 under Renewable energy
4. Removal of statement of scheduled ACC reviews
5. Addition of ACC applications can be found on TOC website
6. Addition to include clothes hanging as defined by FSL renewable energy
7. Correct wording for Driveways to include Brick or Brick pavers.
8. Change and update the ACC request form to include 2 signature approval and clarity to the instruction form

January 27, 2014
Finished Standards