



Starling FishHawk Ranch

Design Guidelines

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0.1 Preface

The Declaration of Covenants, Codes and Restrictions (“CC&R’s” or “the Covenants”) for Starling FishHawk Ranch have caused to be created a standing committee called the Design Review Committee (“DRC”) whose function is to review (and approve or disapprove) plans for any proposed new construction or for alteration of any existing structure or lot within Starling FishHawk Ranch. Note: the management company or other entities may refer to the “DRC” as “ARC,” and the meaning is the same. **The covenants have granted the DRC powers regarding the aesthetic impact of design, construction and development, including architectural style, colors, textures, materials, landscaping, overall impact on surrounding property, and other aesthetic matters.** It shall not be the intent of the DRC to impose a uniform appearance within Starling FishHawk Ranch, nor to discourage creativity on behalf of Builders or Homeowners. Its intent is to promote and ensure that all improvements are aesthetically compatible with each other, incorporate a unique yet pleasing and discriminating character, and are constructed to reflect the quality and permanence of an outstanding community.

It is the intention of the Starling FishHawk Ranch Homeowners Association to maintain a high standard of exterior architectural appearance throughout the Starling FishHawk Ranch community. A mixture of various styles and types of housing is more aesthetically pleasing than repetitive housing. Streetscapes should be designed to ensure a gradual transition from one type of home to another.

The following Design Guidelines have been written to protect the integrity of our community, the association’s interests and the purchasers’ investment in the community. Your adherence to these Design Guidelines will enhance the livability of Starling FishHawk Ranch and create value through place making.

The Starling FishHawk Ranch Board of Directors via its DRC reserves the right as needed to modify the Design Guidelines. If the DRC in the future determines a previous authorized modification should no longer be allowed within the HOA and the Board of Director’s agrees, those homeowners with the previously approved modification will be grandfathered and allowed to keep modification.

The illustrations and photographs in this document are intended to convey a concept, and not to portray specific plans for construction. To that end, the DRC reserves the right to require design modifications or additions that, though not specifically contained in the Design Guidelines text or illustrations, are within the spirit and intent of the Design Guidelines and the design objectives of the Community.

This document is intended to serve as a guide. The Covenants shall take precedence over these standards in any case or conflict.

0.2 Master Land Plans

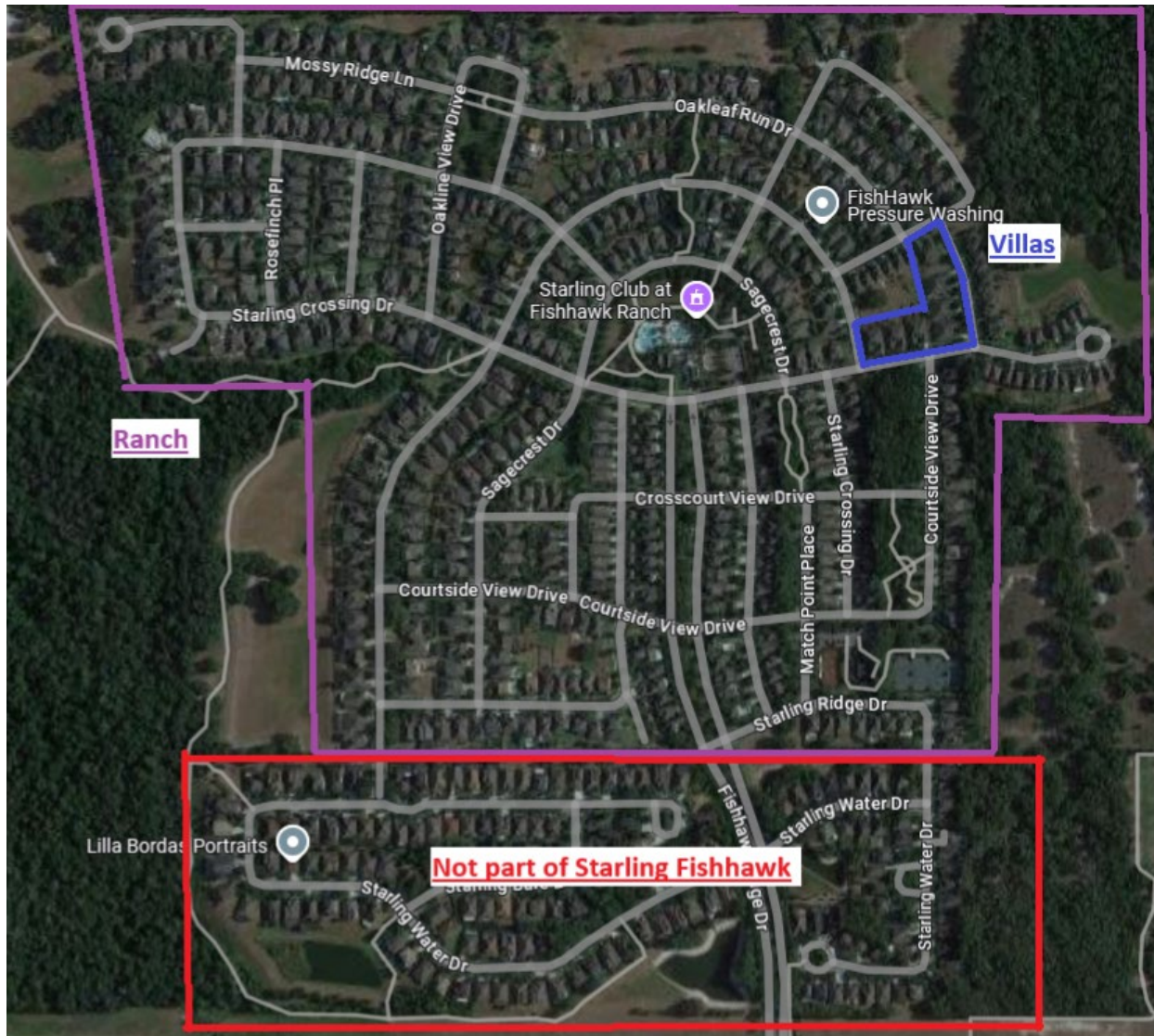


Exhibit 0.A: Starling Community Map



Exhibit O.B: Preserve Community Map

1.0 Vision



The Starling FishHawk Ranch Master Plan brings together Newland Communities three cornerstones – Healthily Living Systems, Home and Innovation. The master plan was derived by combining the best principles of community planning with the natural features of the Starling FishHawk Ranch property: the site’s rolling topography and dramatic Live Oak hammocks. The overall form of the community is based on an interconnected pattern of streets that respect and integrate existing fence rows of mature trees that run through the site. These trees provide an instant sense of permanence along streets within the community, Landscape treatments will feature indigenous materials to provide a “common thread” of strong visual and ecological environments throughout the entire community. The interconnected street pattern forms a framework of neighborhood blocks, intermingled with parks, amenity sites and naturalized open spaces. The community also offers a mix of residential options from large home sites to attached townhomes. The architecture itself draws upon regional precedents of style. A variety of architectural styles all common to the south is prescribed within this document and will strengthen the sense of place as well as the visual interest and architectural continuity within the community.

Starling FishHawk Ranch is integral to the overall FishHawk Ranch community and the variety of amenities available to its residents. A variety of active and passive amenities in this neighborhood are a continuation of the overall FishHawk Ranch community, including a tennis center and a centralized recreation club site for resident interaction and special events. Also available to this neighborhood is the county sports complex adjacent to Starling FishHawk Ranch. This facility is directly accessible via foot and bicycle trails. Within the vast amount of preserved land located throughout FishHawk Ranch, walking and hiking trails are abundant.

Starling FishHawk Ranch is no exception, offering connections not only to other areas within FishHawk Ranch, but also to surrounding Hillsborough County Environmental Land Acquisition and Protection Program (ELAPP) lands and the nearby Lithia Springs County Park.

One of the primary goals of Starling FishHawk Ranch is to minimize disturbance of the existing ecological systems and to preserve the site's unique vegetation. Landscape design within the community requires sensitivity to the architecture site, natural features, screening, and views from adjacent residences. While the Starling FishHawk Ranch protective covenants and restrictions establish the broad goals of the development, the following landscape guidelines presented here are intended to provide additional standards for the neighborhood itself.

Landscape is the most significant single component of FishHawk Ranch's identity because it establishes a "common thread" of strong visual and ecological environments throughout the entire community. Therefore, emphasis is placed on maintaining and enhancing open space and wildlife habitat and reducing visual impact of new construction.

The use of native plant materials is necessary to achieve an overall character that is appropriate to the site. The preservation of existing trees and other native vegetation is mandatory and strictly enforced. The massing and composition of proposed planting beds should enhance the overall style of the community and should not detract or become obtrusive. Within each mass of introduced planting, the form, texture, color and function of each plant type should be complementary to adjoining plant materials and surrounding site conditions. Massing and composition should also consider the effect of growth and maturation over time.

2.0 Design Requirements (Application Required)

2.1 General Standards

No construction of a building or structural improvement, no landscaping or other site improvement, and no alteration or addition to any existing structure or site improvement shall be made on any property, until the plans and specifications showing the proposed design, nature, kind, shape, size, color, materials and location of same shall have been submitted to and all have received final approval by the DRC.

All exterior property modifications listed in Section 2 require an application and approval of the DRC before the modification may commence. In some circumstances listed in this section, the DRC has waived an application requirement. In those cases, the homeowners are responsible for adhering to the guidance stated in the applicable section.

Reroofing in the same materials and color and repainting in the same colors and placement do not require an application.

Applications must include:

- Lot Survey Map: Showing the existing building footprint, and existing front, side and rear setback dimensions from property line (not required for re-painting or re-roofing).
- Location of alteration/addition or other requested improvement such as landscape alterations, pool, screen enclosure, fencing, walkways or changes in existing finish materials.
- Photos or rendering showing the proposed alteration/addition materials or landscaping.
- Estimate (without price) from the contractor (if applicable) or statement from homeowner(s) indicating that the alteration/addition is being completed by themselves.
- Any specific requirements identified in the respective section(s) that address the alteration type.
- See the Starling FishHawk Ranch Homeowners Association web page for the Starling FishHawk Ranch Alteration form.

Alteration work must be completed within 6 months from the date of the DRC's approval. If the approved work is not completed within 6 months, another alteration application must be submitted.

To assist the management team in making sure that the change request that was requested and approved is actually what is completed, a photo/photos of the completed work should be sent to the management team upon completion of the requested work.

2.1.1 Easements

Throughout the Design Guidelines references are made to homeowner's property easements.

Even if a homeowner is not aware of the existence of an easement, one might exist on their property.

The Starling FishHawk Ranch Homeowners Association and its committees assume no responsibility if a homeowner builds or adds anything to their property within an easement. It is the legal responsibility of the homeowner to ensure nothing is installed or built within an easement on their property or to assume all risks associated with any project within an easement.

In brief – "Substantial" or "material" interference with easement is the key test.

Normally an easement will not prevent a homeowner from building over or under it. For example, if there is an access way through the property, the homeowner probably will be able to put a sewer under it or a structure over it. But whether the homeowner can build over it will generally depend on whether the proposal causes substantial interference to someone else's rights.

How to Find Out if a Homeowner Has an Easement.

Easements are legal designations that allow individuals or entities to use portions of a homeowner's property (to build on or for physical access), even though the homeowner owns the land and sometimes--technically--has a right to build on it. The person or entity allowed to access/amend this property is called the dominant estate; the homeowner is the servient estate.

Easements are noted on surveys and in closing documents. If a homeowner needs guidance, he/she should check with the Hillsborough County website's tax assessor section. The documents relating to the property, including easements, should be available.

7 Easements That Affect Homeowners.

Certain types of easements may affect a homeowner who wants to build or remodel. Common easements may include:

1. **Utility Easements (Below Ground):** Storm drains, sanitary sewer mains, or natural gas lines.
2. **Utility Easements (Above Ground):** Electrical power lines or telephone lines.
3. **Sidewalk Easements:** The most common type of easement, one which countless homeowners have on their property. Even if a sidewalk isn't physically in place, a homeowner may still have a sidewalk easement in place on paper.
4. **Driveway Easements:** A typical scenario: a homeowner has a deep lot which can be subdivided into two (front and back). The homeowner builds a house on the front lot and sells the back lot. The buyer builds a house on the back lot. To gain access to that back lot, the buyer should have a driveway easement.
5. **Dead-end or Beach Easements:** These easements usually run along the side border of a property and allow the public access to an area beyond the property, such as a beach, park, or simply as a shortcut.
6. **Conservation Easements:** This may be a greenbelt or park running alongside the property.

7. **View Easements:** Less common but becoming more common as communities become aware of the monetary value of sightlines. A view easement might give the neighbor the right to enjoy a view of the coastline without the homeowner blocking the view by building their house up, planting trees, or adding other obstructions. The homeowner's house warranty deed should have an attachment that spells out the conditions of the easement. The documents received from the title company will have the warranty deed and attachments.

What Can a Homeowner Build on an Easement?

The short, accurate and prudent answer: nothing. If a homeowner values peace of mind over everything else, staying off an easement--any kind of building, from a house addition all the way down to a child's playhouse--is the only way to go.

But there is some flexibility when it comes to the rules.

- **Fences:** Fences regularly get built along or across easements. Homeowners who do this must be aware their fence might be pulled down by a dominant estate (utility company, for example). A few utility companies state that, as a courtesy, they will do their best to reconstruct the fence.
- **Hot Tubs, Pools:** Above-ground hot tubs are also subject to removal. In-ground pools are more problematic, not only because they cannot easily be removed, but because they may interfere with in-ground easements.
- **Shrubs:** Bushes and other shallow-rooted shrubbery may be planted on easements. Trees and other major vegetation should not be planted on easements.

2.2 Animal Fence Enclosures

Any structure for the care, housing or confinement for any animal must be approved by the DRC, in keeping with approved screening/fencing guidelines.

2.3 Decks

Decks may be constructed of redwood, cypress, pressure-treated wood, plastic, pavers, PVC (which have the appearance and characteristics of wood) or fiberglass. Plastic, pavers, PVC and fiberglass are encouraged instead of natural wood to help limit the effects of possible termite damage. Decks must be kept at least 5' from any property line and may not go outside the back footprint of the main house. Finished deck height at no point shall exceed 16" above the finish grade. The use of tiers or step-downs may be required. Landscaping, with DRC approval, is required around any deck located on a corner lot, right-of-way street or a common area trail.

2.4 Fences

A fence application will include the following items:

- Color.
- Material.
- Height.
- Type of fence rail.
- Type of gates (if applicable). Note: Only flat top gates are authorized.
- Site plan showing the location and setbacks.

2.4.1 Fence Types:

- Black powder coated 3-channel aluminum or black wrought iron with height of 4'-6' above the graded ground with 2" or 3" or 4" rail spacing and rails of ½" width.
- If desired, the Ascot Puppy-Picket aluminum fence is authorized. This fence maintains the same style as the authorized Ascot 3-Channel fence with the addition of narrower openings between rails along the bottom portion of the fence.
- Hedges that do not block sightlines of the roadway.
- Other designs or materials may be considered by appropriateness or architectural merit upon approval by the DRC.



Black Powder Coated 3-Channel Aluminum Fence Ascot Puppy-Picket Aluminum Fence

2.4.2 Configurations and Techniques

- The Fire Marshall of Hillsborough County requires that gates be installed in aluminum or wrought iron fences to allow foot passage from the right-of-way street or common drive.
- Hedges shall be pruned to maintain a neat appearance and not block sightlines on any roadway.
- Aluminum or wrought iron fences visible from a right-of-way street(s) at any yard location(s) may be subject to additional height and landscape requirements along the entire portion of the fence line that is visible from the right-of-way street.
- Side yard fencing may not be installed at any location within 10' of the front façade corners of the home.

- Preserve Specific Requirement: Rear / Side Yard: Fencing shall be set back a minimum of 20' from the front corner of the home.
- Fencing must be maintained by homeowners.
- Fencing must be located within the property owner's lot.
- Any type of mesh, screen, tarp, etc. placed onto the fence for any reason is not allowed. The DRC understands special circumstances are necessary. Only the options listed below will be considered:
 - If a fence already exists on the property, a Black Mesh or Black Chicken Wire (PVC poultry fence), no higher than 24" may be considered for approval by the DRC.
 - An application must be submitted to the DRC prior to any installation of a Mesh or Chicken Wire on the fence.

2.4.3 Front Yard Fences

- Front yard fences are not allowed.

2.4.4 Side and Rear Yard Fences

- Fences along conservation areas, alleyways and shared lot lines occurring at all side and rear yard locations may only be as high as 6' maximum above the adjacent finish grade.
- Fences occurring adjacent to any portion of a "commons, right-of-way street or green/park space" may be required to install a 3-gallon shrub hedge, vine attached to fence or other landscape buffer along the entire fence line.
- Preserve Special Requirement: There may be some rear yard fencing requirements per the special condition lots. Non-standard lots and special focus lots terminating with a vista view or corner lots, etc. may have special fencing requirements.

2.4.5 Vision Lines

Improvements such as fences, walls or hedges are not allowed if they will create a traffic or sight problem at intersections for corner lots or at the intersections of street and driveways.

2.5 Fire Pits

All fire pit applications will include the following:

- Photographs or sketches of the proposed fire pit.
- Site plan indicating the proposed placement of the fire pit.
- Composition of the fire pit.
- Size (height and diameter).
- Distance between fire pit and any near-by structure on the home's property.
- Heating producing source (i.e. natural gas, electric, wood, etc.).

For clarity, a fire pit is intended to contain and control outdoor fires. These types include below ground pits, permanently affixed fire pits, free standing fireplaces and portable devices.

Permanently affixed fire pits shall be at least two feet in depth and shall be surrounded on the outside, above ground, by a non-combustible material such as steel, brick or masonry. The fire pit

(actual burn area) cannot exceed three feet in diameter, nor may the fire pit exceed three feet in height. Fire pit applications will be reviewed from an aesthetic perspective only. Homeowners are responsible to ensure fire safety consideration is given in their design and placement and the fire pit complies with any local and state fire safety codes and ordinances.

Fire pits must be placed in the back yard of the home site. Fire pits and free-standing fireplaces should be located a minimum of 10 feet away from any structure or combustible material to not detract from the aesthetics of the main home.

Permanently affixed fire pits will be included as part of a larger outdoor design modification surrounded or placed on pavers or similar foundation base.

Portable fire pits can only be used on decks, rear yard patios or on the grass. However, if used on the grass, the fire pit must be moved off the grass when not in use. Portable fire pits should never be visible from any street when not in use.

Open, on-the-ground campfires or below ground fire pits are not permitted.

A fire pit composed of built-up steel, brick or masonry placed directly on the grass will not be approved by the DRC.

2.5.1 Allowed Fire Pit Types:



2.5.2 Prohibited Fire Pit Types:



2.6 Flags and Flag Poles

Homeowners desiring to display a flag from a flagpole, flag holder inserted into the ground or free-standing flagpole, are not required to submit an application to the DRC. However, if a homeowner is unsure if their flag or pole is or is not permitted, the homeowner should submit an application to the DRC.

2.6.1 Flags Attached to House

Only one flagpole, not exceeding 6' in length may be attached with brackets to the exterior wall below the roof eave of a house. Authorized flags (no larger than 4 ½' by 6') may include: United States, any state, any country, military/POW, college, sports (professional or collegiate) and seasonal/holiday (seasonal/holiday flags must be removed no later than 30 days after the holiday). Any other flags that are determined by the HOA to be obscene or offensive or promote businesses, political candidates, hatred or discrimination of any kind are prohibited.

For two-story homes that have a porch on the second floor, one flagpole with flag may be displayed on either the first or second floor.

2.6.2 Flags in Front Yard

In addition to the house attached flag, each home's front yard may have no more than two small garden flags attached to a flag holder inserted into the ground, visible from the view of the right-of-way street or common area. In addition, each home's back yard may have no more than two small garden flags attached to a flag holder inserted into the ground.

For homes on corner lots, an additional flag holder inserted into the ground can be placed on the side of the home that is visible from the right-of-way or common area.

Authorized flags may include: United States, any state, any country, military/POW, college, sports (professional or collegiate) and seasonal/holiday (seasonal/holiday flags must be removed no later than 30 days after the holiday). Any other flags that are determined by the HOA to be obscene or offensive or promote businesses, political candidates, hatred or discrimination of any kind are prohibited.

2.7 Front Screen Doors

Retractable front screen doors are the only variation authorized. The screen shall be black or gray color. The frame of the screen and the magnetic clip must be painted the same color as the front door to conceal the screen frame as best possible from the street view. When the front door is closed, the retractable screen portion must be returned to its stored/hidden position in the frame as not to conceal the view of the front door. Any other screen door variation is not authorized by the DRC.

2.8 Front Storm Doors

The DRC defines a storm door as any door containing a glass section which allows unimpeded street or common area view into the home. Storm doors are normally installed in front of the front door. The purpose of the storm door guideline is to render the storm door as visually unobtrusive as

possible while still allowing natural light into the home. All storm doors must meet the following criteria:

- Must be a full-view glass door with a frame no more than 5” wide around all four sides of the door.
- Doors with a wide bottom kick plate will not be approved.
- Interchangeable screens will not be permitted.
- The color of the door frame must match the color of the door opening to which it is attached.
- Glass must be clear, with at least 90% light transmission.

2.8.1 Allowed Front Storm Door Types:



2.8.2 Prohibited Front Storm Door Types:

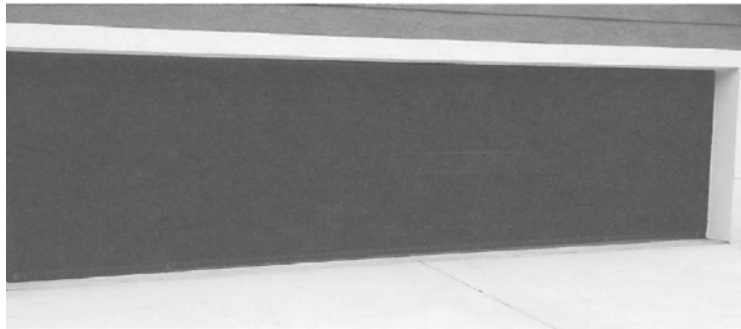


2.9 Garage Screen Doors

The screen must be black or gray color. When the garage door is closed, the retractable screen portion must be returned to its stored/hidden position as not to conceal the view of the garage door. Garage screen doors will only be approved by the DRC if they are completely hidden in the rolled-up mechanism inside the garage so as not to be visible from the streetscape. These types are typically referred to as “motor under header.” The following types of garage screen doors are not approved in Starling FishHawk Ranch:

- Roll-up canister is located on the outside of the house either above or underneath the garage frame.
- Screens with a built-in door.
- Screens which open from the right or the left.
- Screen with a photo or artwork design.

2.9.1 Allowed Garage Screen Door Types:



2.9.2 Prohibited Garage Screen Door Types:





2.10 Generators

Applications for permanent generators must include appropriate landscaping to screen the hardware from view. Permanent generators will be limited to run only between the hours of 8 a.m. to 7 p.m. for regular testing. Hillsborough County has a noise ordinance that limits generators, air conditioning, pumps and compressors noise standards. This equipment must meet 60 decibels limit during the day and 55 decibels at night (<https://www.epchc.org/divisions/air/noise-program>). During a power outage, there will be no time restrictions.

2.11 Gutters and Downspouts

Gutter specifications:

- Vinyl or aluminum seamless or ½ inch round aluminum guttering.
- Acceptable colors are white or the color that matches the building fascia or house color.

All applications will include a site plan or house plot plan which identifies the location of the proposed gutters and downspouts, a reference to the type of material and photos of the location(s) where the proposed gutters and downspouts will be installed clearly showing the current colors of the home.

Homeowner is responsible to ensure drainage from the downspouts does not adversely impact neighboring property. Starling FishHawk Ranch DRC approval of gutters is for aesthetic purposes only.

2.12 House Extensions

The DRC defines a house addition as a new extension of the original home to accommodate a new interior living space such as a bedroom, bonus room, etc. These spaces are different than an outbuilding / structure, screen enclosure / sun room / “Florida” enclosure which are addressed in Sections 2.17 and 2.23. House extensions must be seamlessly integrated to the house’s original style and design. Construction criteria will adhere to guidance found in Section 5.0.

2.13 House Numbers

Applications for decorative house number signs to the exterior of their house must be submitted to the DRC for approval.

2.14 Hurricane / Storm Protection

Applications for hurricane / storm protection must be submitted to the DRC for approval, whether permanently installed or removable (e.g., metal shutters or fabric panels). Permanently installed hurricane protection will consist of film, roll-down shutters, fabric, accordion shutters, and/or removable corrugated panels. Tracks and covers will match window frames. Safety film may be lightly tinted with neutral color only, with 35% visible light transmittance or higher on the front of the home and 20% visible light transmittance or higher on the side and rear of the home. Reflective (mirror) type films are not allowed. Other than film, hurricane protections may be utilized after the issuance of a hurricane watch and must be removed within 48 hours after being permitted to safely return home. Hurricane protection may be used for severe weather as issued by the weather service. Plywood may be used as temporary storm protection and temporary repair. Hurricane shutters are not to be used for short or long- term security purposes.

2.15 Lawn / Plant Bed Furnishings / Sculptures / Fountains

Only one fountain, sculpture or “grouping” of the same, may be placed on the property at the front of the house. Sculptures or fountains must not be higher than 4 feet or wider than 3 feet.

Only one sculpture or fountain may be placed on the property at the rear of the house. Sculptures or fountains must not be higher than 4 feet or wider than 3 feet.

For homes that sit on a corner lot, one additional sculpture or fountain can be placed on the side of the home that is visible from the right-of-way street. Sculptures or fountains must not be higher than 4 feet or wider than 3 feet.

2.16 Lights (Exterior)

All exterior lighting shall be consistent with the character established in Starling FishHawk Ranch and be limited to the minimum necessary for safety, identification and decoration. In addition, homeowners who desire to change their garage door side lights must also get DRC approval.

- Approved colors of the light fixture are: black, white, brass, bronze, silver and stainless.
- Lights may be solar, battery or electrically powered.
- Top of landscape lights may not be higher than 24” above the ground.

- Landscape lighting is not allowed in public thruways or pathways (i.e. along the sidewalk) which run next to a homeowner's lot.
- The actual light bulb in the lighting fixture must be white or clear in color.
- Lights which no longer function or are in disrepair must be replaced. If the same type of light will be utilized as a replacement, the homeowner is not required to apply to the DRC. However, if a different type of light will be installed, then an application is required.
- Permanently installed architectural (or holiday) lighting may be installed in the soffit or back side (closest to the house) of the fascia, provided it is installed in such a way that fixtures, bulbs, wires, etc. are not visible from the street during daylight hours. The mounting hardware shall match the color (be as close to the same color as possible) of the surface to which it is mounted. Any installation that results in visible hardware will not be approved. Homeowners should take care to ensure that the installations will not be a nuisance to adjacent homes.
- Colored lights shall not be used except for decorative holiday lights and ornamentation used during the holiday season from Halloween to New Year's. Decorative lights may be installed 45 days before the holiday and must be replaced with traditional white or clear lights within 30 days after the respective holiday ends.
- Note: Any landscape lighting installed by the builder at the time the house was built will be grandfathered and will not need approval of the DRC.

2.17 Outbuildings / Structures

Applications for outbuildings/structures, as well as landscaping (if required to help hide the structure) must be submitted to the DRC for approval for both design and placement on the lot. It is the homeowner's burden to determine whether outbuildings/structures are appropriate on their property with respect to utility easements and setbacks. It is the homeowner's responsibility in conjunction with their contractor to obtain the necessary building permits.

Outbuildings such as a garage, workshop, or storage building must be designed with the same materials as the main house. Materials should match the specifications and colors of the principal structure.

Structures such as pool cabanas, gazebos, pergolas, arbors, lattices, or trellises should be constructed of wood or any other material approved by the DRC.

Structures such as exposed footers or retaining walls must be designed with the same materials as the main house. Materials should match the specifications and colors of the principal structure.

Only one outbuilding/structure may be constructed on any lot.

Outbuildings/structures should be in the most unobtrusive location possible and should not unreasonably obstruct views from adjacent properties. Any outbuilding/structure visible from street view must have appropriate landscaping. While storage buildings may be approved, they are discouraged due to aesthetic impact and visibility by neighbors. A recommended alternative is a matching addition directly attached to the rear of the house.

2.17.1 Configurations and Techniques

- The structure may be no larger than 8' x 10' in area, and no taller than 7' in height at the apex of the structure.
- The structure must match the main house in color and exterior material.
- The structure must have a galvanized, shingle or tile matching the main house.
- Hip and Gable roofs that are symmetrically pitched between 3:12 and 10:12.
- Shed roofs pitched between 3:12 and 5:12 must be attached to principal structure.
- The structure must be set at least 10' from the property lines.
- The structure must be at the back of the lot.
- Eaves and rakes shall overhang a minimum of 8".
- Exterior stairs may be used to access rooms above garage but must not be visible from the right-of-way street or common area.

Special Structures

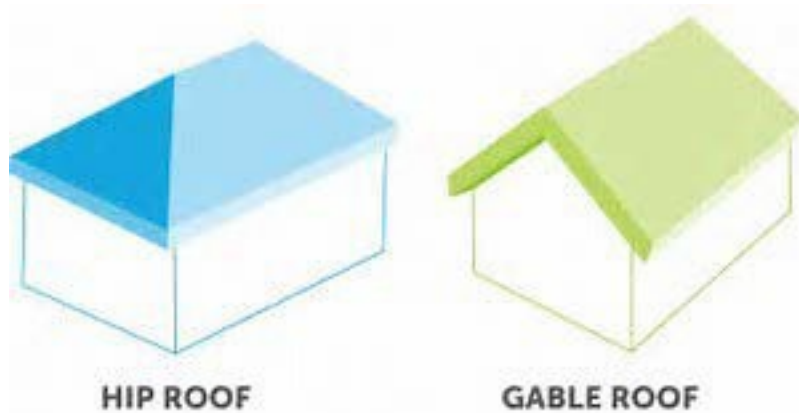
Gazebos, pergolas, arbors, lattices, or trellises are intended to be an accent to the house and therefore, need not be a duplication of the house with respect to construction. They do need to be a compliment and not a blatant contrast. Sizes need to be reflective of the area in which it resides and its surroundings--this means that acceptable sizes may vary based on the location that it resides.

It will be the DRC's decision regarding these issues. A constructive dialogue between homeowner and the DRC may be required.

2.17.2 Allowed Roofs for Outbuilding / Structure Types:

Galvanized Metal Roof





2.18 Outdoor Kitchens

As part of the application, homeowners are required to submit the following:

- Specification Sheets (photographs, renderings, brochures, spec sheets).
- Contractor drawings.
- Lot survey diagram showing location of kitchen and location of appliances.
- Product information sheets/details.
- Colors of appliances, cabinets, counter tops.
- Fuel source for appliances (gas or electric) and where the fuel source is located on the house.

2.19 Paint

Applications for paint colors that are different from the previously approved color scheme, must be submitted to the DRC for approval (applications are not required to repaint the home in the same colors/color placement). House colors must be separated on the same side of the street by a minimum of two lots/homes and cannot be identical to the lot directly across the street. In addition, the trim must be painted a contrasting color than the main house color. Applications must include color images of the colors to be used, clear descriptions of which parts of the home each color is intended for (e.g., front door, garage doors, trim, accent, shutters, porch beams, etc.), and photos of the two homes to the left, two homes to the right, and the home directly across the street. Corner lots should include photos of the homes directly across both streets and directly behind. Note on the application if any of the homes aren't applicable (e.g., no neighbors to the left, only one home to the right, etc.). Alley loaded lots should include photos of the home directly across the alley.

Homeowners are not limited to the color choices of any color books. DRC will review color schemes for aesthetic compatibility with the neighborhood and separation of colors from neighboring homes.

2.20 Pavers

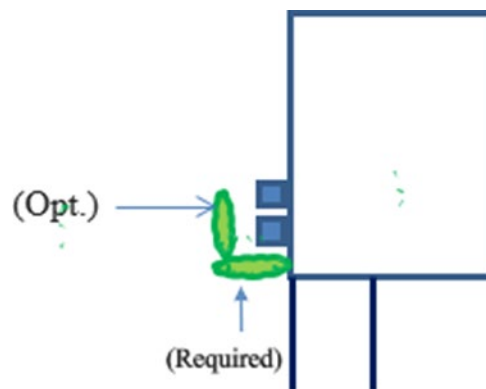
Acceptable materials for pavers installed anywhere on the exterior of the property (pool deck, lanai, front porch, front/back/side walkways, driveway, driveway apron) include: concrete, clay, slate or stone. Pavers will not be approved for use on county sidewalks.

Application Requirements:

- Pictures of the actual paver.
- Only colors that conform to the current color palate in Starling FishHawk Ranch will be approved.
- Lot survey showing the exact location(s) where the proposed pavers will be installed.

2.21 Roll Cart/Trash Can/Garbage Can

Hillsborough County roll cart trash/garbage cans or any other collection bins (such as those used for landscape debris) are not permitted to be stored on driveways. The HOA strongly encourages garbage cans be stored in garages where they can be kept safe from animals and shielded from view. However, should a homeowner wish to store their dumpsters outdoors, they may do so with proper DRC approved landscape screening. Containers may be placed against the outside wall of the garage but must be screened across the front (and side, if necessary to block the cans from view) with landscape material that completely screens the cans. See example drawing below for proper installation. Typical shrub material includes viburnum, podocarpus, ligustrum and wax myrtle, but any shrubs fitting this criterion may be considered. Any other form of shielding such as fences or walls are not authorized.



2.22 Satellite Dishes and Antennas

2.22.1 Satellite Dishes

Only satellite dishes not exceeding thirty-nine (39) inches in diameter are allowed in Starling FishHawk Ranch. It is the homeowner's responsibility to ensure a safe installation of the satellite dish. The dish location should be in an inconspicuous place provided a quality signal can be received. Satellite Dishes, to the extent possible, should be mounted on the side or back of the house. Any satellite dish attached to a pole mounted into the ground in the side yard or backyard of the house, should have a mature landscape to hide the pole from street view or adjoining property. The dish and pole height should not exceed five (5) feet. It is preferred that no satellite dishes be placed on the front of the façade. Any installation that meets these guidelines or has documentation from the installing company verifying a need for an exception due to reception does not need DRC review.

2.22.2 Antennas

Applications for over-the-air television antennas must be submitted to the DRC for approval, and with the same restrictions as satellite dishes.

2.23 Screen Enclosure / Sunroom / “Florida” Enclosure

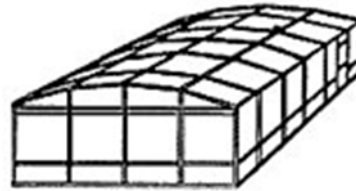
It is the homeowner's responsibility in conjunction with their contractor to obtain the necessary building permits. The design must incorporate, at a minimum, the following:

- Composition of the material must be thoroughly tested and accepted by the industry.
- Enclosures must be in the rear yard of the lot as defined by ([Exhibit 3.A: Typical Planting Yard Diagram](#)). Enclosure cannot be installed at any location forward of the rear most corners of the home.
- Enclosure profile, scale and finishes must be architecturally compatible with the style of the home.
- Enclosure roofs are only allowed with a screen, shingle or tile roof.
- Multi-story screen enclosures are prohibited.
- All screen enclosures must be bronze frame with charcoal or black screening. White framed enclosures are not authorized.
- “Florida Screen” (solid opaque vinyl with screen patterning) is prohibited.
- No vertical surface taller than 16’ in height.
- Enclosure shall meet the setbacks for accessory structures pursuant to current county requirements, as well as, meet community requirements.
- Preserve Specific Requirement: Only mansard styled screen enclosures are allowed.

2.23.1 Allowed Screen Enclosure Types:



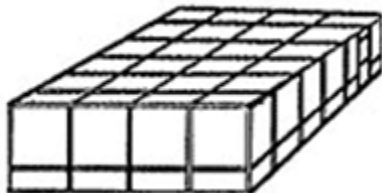
"Gable" Style



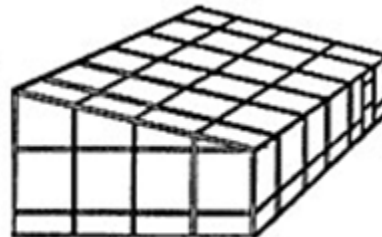
"Dome" Style

Allowed screen enclosure types above

2.23.2 Prohibited Screen Enclosure Types:



"Flat" Style



"Sloped" Style

Prohibited screen enclosure types above

2.23.3 Allowed Enclosure Roof Types:



Allowed enclosure roof types above

2.23.4 Prohibited Enclosure Roof Types:



Prohibited enclosure roof types above

2.23.5 Allowed Sunroom Types:



Allowed sunroom types above

2.23.6 Prohibited Sunroom Types:



Prohibited sunroom types above. These do not have the allowed roof types.

2.24 Solar Panels and Renewable Resources

A deed restricted community may not prohibit or have the effect of prohibiting any energy devices based on renewable resources. Yet, such entity may determine the restrictions or provisions where solar collectors or energy devices may be placed within an orientation to the south or within 45° east or west of due south if such determination does not impair the effective operation of the solar collectors.

2.24.1 Renewable Resources

Even though energy devices and other renewable resources are permitted in Starling FishHawk Ranch, no unsightly or unkempt conditions shall be visible from neighboring residences or any angle on the street, including but not limited to the following:

- Temporary clotheslines
- Woodpiles
- Rain barrels
- Compost bins
- Vegetable gardens

Any resident desiring installation of renewable devices or renewable resource shall submit an application to the DRC stating location and appropriate landscaping.

2.24.2 Solar Panels

Consistent with the [Florida Home Owners Solar Rights Act \(Chapter 163.04\)](#), the Starling at FishHawk Ranch Homeowners Association has determined solar panels should be located on a roof exposure a minimum of 30 feet behind the front yard setback line and hidden from view from the street and adjoining properties to the maximum extent, provided that such location does not affect the efficiency of its operation. In cases where the only effective side of the roof is the one that has exposure to the street or adjacent properties, then a significant effort shall be made to cover with mature landscape the undesired view. Solar water heaters should be flushed mounted and installed parallel to the plane of the roof. Frames and piping should be finished to match the roof color. Piping along walls should match the color of the wall. Solar water heaters should not be installed above the ridge line of the roof. Any solar panel control equipment installed on the outside of the house should have a landscaping buffer to shield the equipment from street view. Some products are both a roof and solar energy generator. These products are allowed but should aesthetically match the home's exterior.

Any installation that meets these guidelines or has documentation from the installing company verifying a need for an exception due to efficiency does not need DRC review.

2.25 Sporting Equipment

2.25.1 Basketball Hoops

Homeowners do not need DRC approval for portable basketball hoops. However, should a basketball hoop be installed on the property which violates the following guidelines, the homeowner will be responsible for bringing the basketball hoop into compliance. When in doubt, the homeowner may submit an application to the DRC to ensure their basketball hoop location is officially approved by the HOA. During periods where a named storm is forecasted (ex. Hurricane Ian), portable basketball goals must be secured in garage or on the side of the home.

Basketball hoops, whether portable or permanent installations, shall be kept in a well-maintained condition. On front and side loaded homes, the basketball hoop must be placed on the side of the driveway, but off the concrete / pavers, between the sidewalk and the garage. See example below.



Authorized Location Off Driveway



Prohibited Location On Driveway

Additional prohibited locations for basketball hoops include:

- Placement on county owned roadways and sidewalks in Starling.
- Placement on CDD owned property.
- Placement on HOA owned streets and sidewalks in the Preserve.
- Affixed to the façade of a home.

Permanent basketball hoop installations must have the pole painted black. **All permanent basketball hoops must have DRC approval before installation.**

Portable type basketball goals may remain outside; however, when not in use for an extended time (over 30 days), must be removed and stored out of public view. During periods where a named

storm is forecasted (ex. Hurricane Ian), portable basketball goals must be secured in garage or on the side of the home.

Homeowners will ensure basketball hoops are kept visually appealing. When a basketball hoop becomes faded or in disrepair, the basketball hoop shall either be moved out of public view or removed from the property. In addition, all basketball hoops will have an undamaged hoop net. When basketball hoops are no longer being utilized by the homeowner's family, they shall be dismantled and removed from the property with any damaged landscaping being repaired.

2.25.2 Soccer / Field Hockey / Etc. Nets

The installation or placement of these types of nets for an extended time-period (beyond one day) must be submitted to the DRC for approval; however, if the net will only be placed on the lot for usage and then immediately moved into the garage after usage, then no application is required. Placement is restricted to the rear of the lot, behind the house. No netting will be placed at the sides of homes on corner lots.

2.26 Swimming Pools, Spas and Hot Tubs

Store-ready spas and hot tubs which do not require construction, but just placement and hook-up require DRC approval before being placed on the property. It is the homeowner's burden to determine whether the swimming pool, spa or hot tub is appropriate on their property with respect to utility easements and setbacks. It is the homeowner's responsibility in conjunction with their contractor to obtain the necessary building permits. The pool equipment must meet 60 decibels limit during the day and 55 decibels at night (<https://www.epchc.org/divisions/air/noise-program>). The design must incorporate, at a minimum, the following:

- The composition of the material must be thoroughly tested and accepted by the industry.
- Swimming pools, spas, hot tubs and the associated accessories are to be in the rear yard of the lot as defined by ([Exhibit 3.A Typical Planting Yard Diagram](#)). All swimming pool, spa, or hot tub will be installed at the rear of the house.
 - *All pool equipment shall be located within the back 50% of the lot, or at the rear of the home and shall be screened.*
- Pools and pool decks shall be set back 5'(minimum) from the rear property line.
- Swimming pools, the associated mechanical equipment, and any accessories (i.e. slides, diving platforms, etc.) shall not be visible from any "Right-of-Way" street when feasible. On corner lots where pools, spas, hot tubs and/or other pool equipment are visible from the right-of-way street, landscape or other visual buffer must be installed to adequately screen such equipment from street view with a minimum 3-gallon shrub hedge or approved equivalent.
- Pool accessories (i.e. slides, diving platforms, etc.) must be below a maximum height of 6'-0" above the finish deck, patio or grade.
- Homeowners are responsible for compliance with all ordinances and laws concerning discharge of water or chemicals.

- Structures such as exposed footers or retaining walls must be designed with the same materials as the main house. Materials should match the specifications and colors of the principal structure.
- A fence application or screen enclosure application must be submitted with the pool application. See Screen Enclosures Section 2.23 for specifics.
- Pool equipment location and screening must be addressed in the application.
- A landscaping application must be submitted with the pool application to address the screening of equipment from street and neighbor view. See Section 3.3 for specifics.
- Above ground pools will not be approved.

2.27 Swing Sets/ Jungle Gyms

Only wood swing sets or jungle gyms are allowed in Starling FishHawk Ranch. Specific requirements are:

- No platform shall be higher than five feet from the original grade.
- The platform may not exceed 6' x 6' or 36 square feet in area.
- No part of the structure shall be higher than 11' from the original grade.
- Support beams may not exceed 12' in length.
- The structure shall be a minimum of 6' from the rear lot line and 6' from the side lot line.
- Swing sets or jungle gyms shall be placed or installed only upon the rear of the lot at locations as approved by the DRC.
- Swing set or jungle gym parts should be neutral earth toned (brown or green).
- On corner lots or other lots where swing sets or jungle gyms are visible from flanking streets, approved buffer landscaping must be installed to screen the swing set from street view.

Homeowners will ensure swing sets or jungle gyms are kept visually appealing. When wood fades in color or becomes in disrepair, homeowners will refinish surfaces. It is recommended that a new coat of water-based stain or water repellent is applied annually to help maintain the equipment. Grass around the equipment will be cut / trimmed and maintained. If the equipment is removed from the property, the homeowner will repair any grass damage caused by the equipment.

2.28 Toddler Plastic Play Equipment

Due to age appropriateness of some playground sets for children under the age of 5, toddler equipment is permitted to be used in the backyard of lots; however, only on a temporary basis while children under that age are present in the house.

Homeowners will ensure the toddler equipment is kept visually appealing. When toddler equipment becomes faded or is in disrepair, the equipment shall be either moved into the house / garage when not in use or removed from the property.

2.29 Trampolines

Applications for trampolines must be submitted with appropriate buffer landscaping included. Trampolines are allowed provided homeowners will take all necessary precautions to properly anchor such equipment, including the dismantling and storing during a named storm. For safety and sight lines, trampolines shall be placed a minimum of 10' from rear and side lot lines. Trampolines are permitted only on the rear of the lot. For any trampoline, approved buffer landscaping must be installed to screen the trampoline set from street or neighbor view.

Trampolines must be kept visually appealing. When trampolines become faded or in disrepair, the equipment shall either be moved into the garage or removed from the property. When trampolines are no longer being utilized by the homeowner's family, they shall be dismantled and removed from the property. Any damaged landscaping is also required to be repaired.

2.30 Water Softeners

The installation of a water softener, on the exterior of the home, does not need prior approval from the DRC. However, if the water softener is visible from the street, neighbor or a common area, it must be buffered from view using approved landscaping. An application for the landscaping must be submitted to the DRC for approval.

2.31 Security Cameras

Security camera installation where the wires/cables are hidden from view, are securely mounted to the surface of the home (e.g., not on poles, gutters, etc.), and do not require DRC approval.

3.0 Landscape Requirements (Application Required)

3.1 Intent

The Starling FishHawk Ranch Homeowners Association considers landscaping to be a critical design element for the community and to the individual homes within the community.

Homeowners are urged to consider "Florida Friendly Landscaping (FFL)" for its many benefits to our community. FFL utilizes several common-sense elements of our environment and the advice of numerous experts to create a sensible plan for every yard. The FFL program provides all the necessary elements to create a well-planned and ecologically sensitive landscape. The Homeowners Association hopes FFL encourages families to enjoy the beauty of Florida's plant and tree varieties.

Florida Friendly Landscaping Web Address: <https://ffl.ifas.ufl.edu/>

Landscape design should be integrated into the design of the home, from its inception. The use of native and naturalized landscape materials is strongly encouraged. Planting plans should strive to have a strong impact at the time of installation or thereafter. New planting compositions should employ simple plant massing and a controlled palette of plant types to build unity and cohesiveness in the design. The landscape development shall be compatible with the natural environment that surrounds Starling FishHawk Ranch. Selection of plant material should evoke this

type of atmosphere, with the casual ambiance of the Florida landscape. All landscaping, including sod and groundcovers, shall be installed prior to the issuance of a certificate of occupancy of any house within Starling FishHawk Ranch.

3.2 Maintenance

Homeowners shall be responsible for the maintenance of their landscaping, which shall be maintained always in good condition to present a healthy, neat and orderly appearance.

Landscaping protruding across the property line into a neighbor's yard or common area, should be maintained by the landowner. Note: Trees are not to be planted in easements.

Right-of-way tree branches are to be maintained at a minimum of 7 feet above the ground in order that branches do not impede pedestrian sidewalk or vehicular street traffic.

Home sites must be kept clean, mowed, weeded, mulched and free of debris. Hard surfaces must be edged, and plants and shrubs must be trimmed as necessary. Shrubs planted under any street facing windows shall be trimmed to just under the window banding, sills or moldings.

Homes that abut ponds are required to maintain the sod down to the water's edge through frequent mowing. In addition, residents are required to remove any trash that accumulates at the water's edge directly behind their lot.

3.3 Application Submittal Requirements

All landscape modifications (with exceptions noted below) require an application and approval of the DRC before modifications may commence. Routine replacement of dead or dying plants can be accomplished without the approval of the DRC, provided the new plants are the same as those being replaced. The seasonal planting of annuals can be accomplished without the approval of the DRC, provided the annuals are Florida friendly.

When a resident has shown awareness and compliance to community's guidelines by having an approved landscape plan, and they want to make landscape modifications that do not violate the current rules and regulations of the community, nor cause the landscape to fall below the minimum requirements, then the resident does not need review or approval.

Landscape applications are required to have the following information:

- Existing landscape that is to remain.
- Existing landscape to be removed.
- New landscape materials to be installed specifying botanical and common name, height, quantities and locations.
- Any new areas of landscape that are not part of the original design.
- Any existing areas of landscape that will be expanded and / or modified as to shape and types of planting materials.
- Any existing trees that will be relocated or remain in place.
- Any existing trees that will be removed. Note: trees can only be removed without DRC approval if diseased, dead or a hazard verified by a certified arborist.

- Any new trees that will be added to original design.

It is the responsibility of the homeowners to verify their landscaping meets all Hillsborough County landscape ordinances.

In addition to approval by the DRC, some types of landscape alterations, such as tree removal, may require permitting by the Hillsborough County Planning and Growth Management Department. See the Hillsborough County website, “[Tree Resources](#)” for information.

Once approval has been received from Hillsborough County or arborist, the homeowner is required to forward a copy of the permit and or report from a certified arborist to the HOA Management Company to be included in the homeowner’s file.

It is the responsibility of the homeowner to become familiar with and comply with any county ordinance or requirement pertaining to landscape alterations.

3.4 Yard Requirements

Each lot in Starling FishHawk Ranch is made up of four planting yards in respect to landscape requirements. These yards are: A) Right-of-Way, B) Front Yard, C) Side Yard, and D) Back Yard. See [Exhibit 3.A](#). Each yard requirement is individually defined as:

- Right-of-Way Yard
 - Located from the edge of pavement to the front property line.
 - Runs the full width of the lot.
 - On corner lots, this yard also extends the full length of the Side Yard.
- Front Yard
 - Located between the front property line and the front plane of the house.
 - Corner lots shall be treated as having two (2) front yards.
 - The minimum requirement is one (1) major/shade tree and two (2) accent trees.
 - Accent trees may be substituted by a cluster of three (3) accent palms for each accent tree.
 - On interior lot locations, smaller than 45’ in width, only two (2) front yard trees will be required.
 - Corner lots shall have the additional requirement of installing one (1) additional shade tree or one (1) additional accent tree or an additional cluster of three (3) accent palms on the side fronting the other right-of-way.
 - Shrubs and groundcovers will take approximately 25% of the Front Yard.
- Side Yard
 - The area by the side walls of the house and the side property lines and from the front planes of the house to the rear walls.
 - Three (3) gallon shrubs are required to effectively screen (from street and neighbor) outdoor machinery.
 - The number of shrubs will depend on factors such as the length of the side wall and visibility.
 - Swales are part of the water management system between homes. If a resident disrupts the swale, they must restore the proper drainage between the homes.

- Corner lots shall have the additional requirement of installing one (1) additional shade tree or one (1) additional accent tree or an additional cluster of three (3) accent palms on the side fronting the other right-of-way.
- Back Yard
 - The area comprised by the rear property line of a lot and the rear walls of the house on it.
 - Accent trees as per [Exhibit 3.C](#) are required at rear yard locations.
 - Accent trees may be substituted by a cluster of three (3) palm trees.
 - When back yards include a pool deck, shrubs and groundcovers will take approximately 15% of the back yard.
 - When a pool deck is not included, the requirement is approximately 20%.

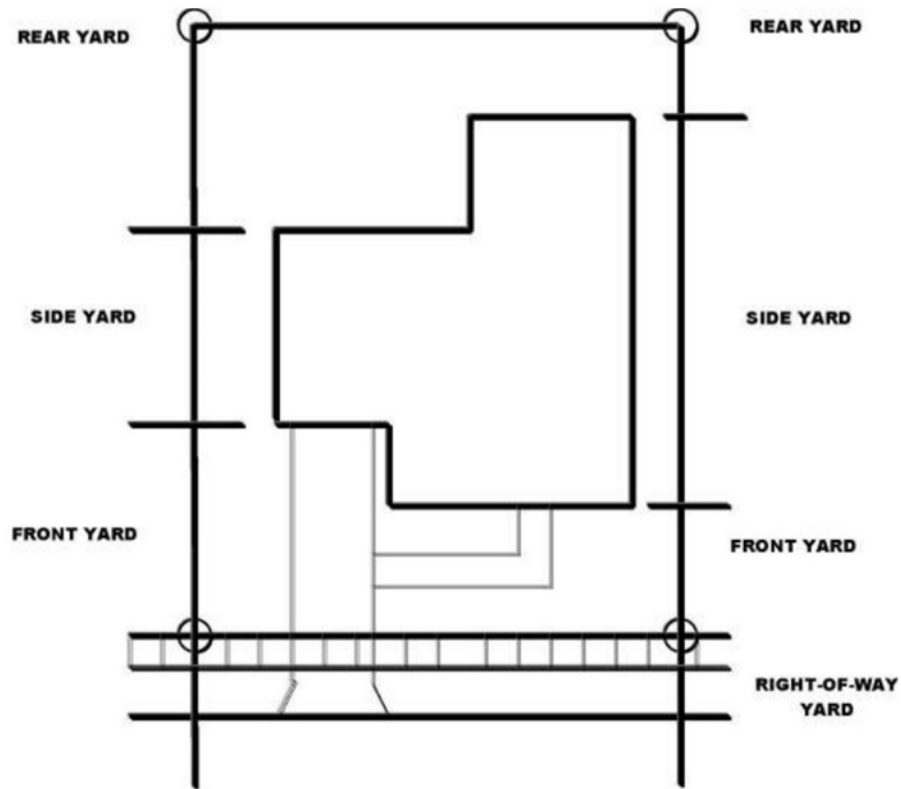


Exhibit 3.A: Planting Yard Diagram

3.5 Landscape Design Layout

At the front elevation and at the street side elevation of corner lots, shrubs shall be planted in beds of curvilinear shape. The amount of shrubbery will depend on the size of the house, the area of the Front Yard and the approval of the DRC. However, at no instance shall any portion of the exterior wall be left without shrubbery. Groundcovers, other than sod, shall be planted in such a manner to present a finished appearance within three months after planting. Shrubs of the same species shall be massed together. Mixing of different species is not recommended. Different shrub species should be tiered in height with the taller shrub species closest to the house and the lower species in front. Plantings may be required by the DRC to screen garages, service areas, blank walls,

outdoor patios, swimming pools, and mechanical equipment to hide these areas from the right-of-way street.

The immediate area around the right-of-way trees may be designed with one of these options:

- Option A: Grass may cover the entire area leading up to the tree trunk (no mulch).
- Option B: A mulch bed may be utilized per design requirements listed in Section 3.9.
- Option C: A mulch bed may be utilized per design requirements listed in Section 3.9 and landscape borders may be installed per requirements listed in Section 3.7.2.

3.6 Landscaping Restrictions

Please see [Exhibit 3.G](#) for a list of plants prohibited within Starling FishHawk Ranch.

The planting of fruit and vegetable gardens in the ground is allowed within Starling FishHawk Ranch but it is encouraged they be located in the rear yard only, at least 6 feet from the property line. Fruit and vegetable gardens and fruit trees must be maintained to not be a nuisance in terms of rotten fruit and/or rodents. Citrus trees are not permitted to be planted in the ground.

3.6.1 Easements and Right-of-Way

Homeowners are prohibited from planting trees or any other type of landscaping in the areas bordered by the edge of the public sidewalk and the curb of the roadway, as well as in any platted easements. Homeowners are responsible for maintaining, watering, trimming, fertilizing, etc. the trees and sod in these areas and may replace the sod and street trees with the same species should the need arise without DRC approval.

3.6.2 Vision Lines

Improvements such as hedges, shrubs or tree plantings are not allowed if they will create a traffic or sight problem at intersections for corner lots or at the intersections of streets and driveways.

3.6.3 Artificial Planting

Artificial planting is prohibited on the exterior of a house or located within the planting yard, unless the artificial planting is not visible from the parcel's frontage, an adjacent parcel, or any common areas. Applications must include the following information:

- Pictures of the proposed material.
- Plot diagram showing the locations where the material will be installed.
- Pictures and documentation of the landscaping material to screen the artificial planting from visibility from the parcel's frontage, an adjacent parcel, or any common areas.

3.7 Borders

Landscape borders require DRC approval. They will be considered with the intent to contain bedding and present a finished plant bed. Borders should be a thin profile design. The top of the border should not be installed higher than 3" above soil grade on the grass side. Properly installed borders require digging a trench and anchoring the border with stakes or keeping pavers and Belgian blocks in a level appearance. Poorly installed borders may result in a violation.

3.7.1 Application Requirements

Applications must include the following information:

- Pictures of the proposed edging.
- Plot diagram showing the locations where the edging will be installed.

3.7.2 Landscape Edging Allowed and Prohibited Locations

- Edging may only be placed along plant bed borders which are located near the front, side or back of the house.

3.7.3 Allowed Landscape Edging Types:



Plastic Brown Earth Tone (with stakes)



Plastic Black Earth Tone (with stakes)



Metal Black or Silver (with stakes)



Plastic Black with Round Top (with stakes)



Pavers if consistent with architecture/color of home or existing driveway/walkway pavers



Belgian Blocks (neutral earth- toned colors, flat-top)

3.7.4 Prohibited Landscape Edging Types:



Rocks (any size, shape or color)



Wood



Sculptured Concrete (any type or color)



Flexible non-staked plastic (any type or color)



Plastic available in small sections (any type or color)



Recycled Rubber (any type or color)

3.8 Gravel and Rocks

Gravel and rock may be used as part of the design feature to surround or provide a base for a fountain or for a small rock plant garden, but always at the sole discretion of the DRC. Gravel, lava rock or any other form of rock shall not substitute as a large area ground cover in place of grass or mulch without the approval of the DRC. Gravel and rock are not authorized as ground cover for trees planted near streets (right-of-way trees).

3.9 Mulch

The shrubbery shall always be bordered by a groundcover and the planting bed of all landscape material shall include:

- A minimum of 2” depth of large pine bark nuggets is authorized.
- Dark brown-earth toned in color.
 - Light-brown, black, gold or red colored mulch or nuggets will not be approved.
- Pine straw is not allowed except for natural areas, Florida Friendly gardens, and under pine trees.
- Artificial rubber mulch is not allowed.

A minimum layer of 2” depth of mulch shall be laid-down in plant beds around individual trees in turf areas.

Pine bark nuggets around the right-of-way trees must be a minimum of 18” radius and a maximum of 30” radius around the base of the tree.

Authorized Mulch Type



Pine Bark Nuggets

Prohibited Mulch Types



Pine Bark Mulch



Light Brown



Black



Gold



Red



Pine Straw



Artificial Rubber

3.10 Sod

All areas of a lot not occupied by the main structure, accessory structures, deck, walkways and driveways and the road right-of-way yards, shall be sodded with St. Augustine or Empire Zoysia at any front yard, and/or side yard locations visible from a right-of-way street. Homes in Starling are required to have Bahia in the rear yard locations and side yard locations not visible from a right-of-way street. Homeowners who desire to replace Bahia with St. Augustine or Empire Zoysia must receive approval from the DRC and install an irrigation system to properly water the grass. If sod is deemed inappropriate per [Florida Statute 373.185](#), jasmine ground cover may be substituted with DRC approval.

Preserve Specific Requirement: St. Augustine and Empire Zoysia are the only allowed grass types in The Preserve (front, side, and rear yards).

3.11 Irrigation

Promoting water efficient landscaping, irrigation design, installation, and management while ensuring the aesthetic, functional, energy and environmental benefits of landscaping are achieved are a priority for Starling FishHawk Ranch. The following factors must be achieved in the design of landscape and irrigation systems:

- A maximum of 50% green space may be planted with St. Augustine, Floratam or Empire Zoysia configured with a permanent irrigation system. Turf Grass (Bahia) planted more than this limitation shall not have a permanent irrigation system.
- Low volume irrigation shall not be used on Bahia or isolated on its own control valve circuit.
- 50% of on-site green space shall be allowed to utilize conventional irrigation techniques other than low volume irrigation (i.e. sprays and rotors).
- Spacing of irrigation heads shall not exceed 50% of coverage diameter and shall utilize either square or triangle spacing techniques.
- Spray heads and rotor heads shall not be combined on the same control valve circuit.
- Spray heads and rotor heads shall have matching precipitation rates within each irrigation zone.

- All irrigation systems shall be designed to avoid overspray, runoff, low head drainage or other similar conditions where water flows onto or over adjacent property, non-irrigated areas, walks, roadways or structures.
- Automatic control systems are encouraged to be equipped with an operable rain sensor device installed as per manufactures recommendations.
- The irrigation system shall be maintained and managed by homeowners to ensure water effectiveness and prevent inefficient practices. Items should include, but not limited to, resetting the controller for seasonal changes, cleaning filters, testing rain sensor for proper operation, adjusting and maintaining head heights for proper coverage distribution and replacing or repairing damaged or won out irrigation equipment on the homeowner's property.
- It is the homeowners' responsibility to ensure their irrigation system is in accordance with [Hillsborough County's codes and regulations](#).

3.12 Planting Requirements

Plants shall have a habit of growth that is normal for the species and shall be healthy, vigorous and be equal to or exceed the measurements specified. Plants shall be measured with branches in the normal position. Requirements for measurements, branching, grading, quality, balling and bur lapping of plants should generally follow the code of standards currently recommended by the American Association of Nurserymen, Inc., in the American Standards for Nursery Stock.

Plant materials shall be graded Florida No. 1 or better as outlined under Grades and Standards for Nursery Plants, State Plant Board of Florida. Plants that meet the requirements specified, but do not have the normal balance of height and spread typical for the respective plant shall not be approved.

At a minimum, plant material shall meet the following size requirements at the time of planting:

Type	Minimum Size Requirements at Time of Planting	
Major/Shade/Street Trees	Height: 14' Spread: 6'-8'	Minimum 5' single clear trunk Containers: 30-Gallon
Accent Trees	Height: 8' Spread: 5'	Containers: 10-Gallon
Accent Plants	Height: 4' Full in diameter depending on species	
Palms	Height: 12' (measured from base to bud), as appropriate for the variety	
Shrubs	Height: 30" Containers: 3-Gallon (full in container depending on species)	
Groundcovers	Height: 12" (depending on species) Containers: 1-Gallon	

3.13 Plant Selection

The following criteria should be considered when selecting plants for use in Starling FishHawk Ranch. Native species and evergreens are preferable and relatively resistant to insects and diseases. Cold hardiness of the material, adaptability to existing soil conditions, durability and Florida Friendly design. The selection of plant material for development within the project should be given careful consideration. Attention should be given to year-round appearance, maintenance requirements, water requirements and cold and drought resistance. A list of generally acceptable plants is provided in Exhibits 3.B to 3.F. This list is not intended to be complete and is to be used as a guide only. Those listed may be considered to have reasonable maintenance requirements. Native plants are to be included with other ornamental planting. Plant material has many variables; therefore, it is necessary that all plants be reviewed and approved by the DRC to ensure that satisfactory plants have been selected for each location. Some of these listed in the exhibits reflect the preference of the Master Developer. Attention should be paid to the individual soil conditions and soil preparation to provide adequate drainage for all planted vegetation.

Exhibit 3.B: Major/Shade Trees

COMMON NAME	BOTANICAL NAME
Bald Cypress	<i>Taxodium Distichum</i>
Cypress	<i>Taxodium Distichum</i>
East Palatka Holly	<i>Ilex Attenuata 'East Palatka'</i>
Florida Elm	<i>Ulmus Americana</i>
Florida Flame Red Maple	<i>Acer Rubrum "Florida Flame"</i>
Green Ash	<i>Fraxinus Pennsylvanica</i>
Live Oak	<i>Quercus Virginiana</i>
Long Leaf Pine	<i>Pinus Palustris</i>
Pond Cypress	<i>Taxodium Assendens</i>
Red Maple	<i>Acer Rubrum</i>
Sand Pine	<i>Pinus Clausa</i>
Shumard Oak	<i>Quercus Shumardii</i>
Slash Pine	<i>Pinus Elliotti Var. Densa</i>
Southern Magnolia	<i>Magnolia Grandiflora</i>
Southern Red Cedar	<i>Juniperus Siliccola</i>
Sweet Bay Magnolia	<i>Magnolia Virginiana</i>
Sweet Gum	<i>Liquidambar</i>
Sycamore	<i>Plananus Occidentalis</i>
Weeping Willow	<i>Salix Babylonica</i>
Winged Elm	<i>Ulmus Alata</i>

Exhibit 3.C: Minor (Accent) Trees

COMMON NAME	BOTANICAL NAME
American Holly	<i>Ilex Opaca</i>
Crape Myrtle	<i>Lagerstroemia Indica</i>
Dahoon Holly	<i>Ilex Cassine</i>
Dessert Cassia	<i>Senna Polyphylla</i>
Erect Bottle Brush	<i>Callistemon Rigidus</i>
Florida Dogwood	<i>Cornus Florida</i>
Glossy Privet	<i>Ligustrum Lucidum</i>
Hong Kong Orchid	<i>Purpurea</i>
Italian Cypress	<i>Cupressus Sempervirens</i>
Jatropha	<i>Jatropha Integerrima</i>
Jerusalem Thorn	<i>Parkinsonia Aculeata</i>
Ligustrum	<i>Ligustrum Japonicum</i>
Loblolly Bay	<i>Gordonia Lasianthus</i>
Loquat	<i>Eriobotrya Japonica</i>
Nellie R. Stevens Holly	<i>Ilex Nellie R. Stevens</i>
Queens Crape Myrtle	<i>Lagerstroemia Speciosa</i>
Red Bay	<i>Persea Palustris</i>
Redbud	<i>Cercis Canadensis</i>
Red Cedar	<i>Juniperus Virginiana</i>
River Birch	<i>Betula Nigra</i>
Southern Red Cedar	<i>Juniperus Silicicola</i>
Sweetbay Magnolia	<i>Magnolia Virginiana</i>
Wax Myrtle	<i>Myrica Cerifera</i>
Weeping Bottle Brush	<i>Callistemon Viminalis</i>
Yellow Tabebuia	<i>Tabebuia Argentea</i>

Exhibit 3.D: Palm Trees

NOTE: Palm trees cannot substitute for major trees to meet the minimum planting requirements. When installed in clusters of three, palm trees may substitute for a minor/accent tree. As allowed by Hillsborough County Approved Tree and Hedge Materials List, certain palms may be a one-for-one substitute for a minor/accent tree (identified below with “1 Tree = 1 Tree”).

COMMON NAME	BOTANICAL NAME
Solitaire or Elegant Palm	<i>Ptychosperma Elegans</i>
Bismarck Palm (1 Tree = 1 Tree)	<i>Bismarckia Nobilis</i>
Bottle Palm	<i>Hyophorbe Lagenicaulis</i>
Cabbage Palm or Sabal Palm	<i>Sabal Palmetto</i>
Canary Date Palm (1 Tree = 1 Tree)	<i>Phoenix Canariensis</i>
Chinese Fan Palm	<i>Livistona Chinensis</i>
Christmas Palm	<i>Adonidia Merrillii</i>
European Fan Palm	<i>Chamaerops Humilis</i>
Foxtail Palm	<i>Wodyetia Bifurcata</i>
King Alexander	<i>Archontophoenix Alexandrae</i>
King Sago	<i>Cycas Revoluta</i>
Medjool or Zehedi (1 Tree = 1 Tree)	<i>Phoenix Dactylifera</i>
Paurotis Palm	<i>Paurotis Wrightii</i>
Pindo Palm	<i>Butia Capitata</i>
Pygmy Date Palm	<i>Phoenix Roebellini</i>
Queen Palm	<i>Syagrus Romanzoffianum</i>
Royal Palm (1 Tree = 1 Tree)	<i>Roystonea Regia</i>
Saw Palmetto	<i>Serenoa Repens</i>
Senegal Date Palm (1 Tree = 1 Tree)	<i>Phoenix Redinata</i>
Sylvester Palm (1 Tree = 1 Tree)	<i>Phoenix Sylvestris</i>
Veitchia Palm	<i>Veitcchia</i>
Washington Palm or Mexican Fan Palm	<i>Washingtonia Robusta</i>
Windmill Palm	<i>Trachycarpus Fortunei</i>

Exhibit 3.E: Shrubs

COMMON NAME	BOTANICAL NAME
African Iris	<i>Dietes Vegeta</i>
Agapanthus	<i>Agapanthus Africanus</i>
Azalea – Duc de Rohan	<i>Rhododendron “Duc de Rohan</i>
Beauty Berry	<i>Callicarpa Americana</i>
Blackhaw Viburnum	<i>Viburnum Obvatum</i>
Blue Pacific	<i>Juniperus Conferta Blue Pacific</i>
Boston Fern	<i>Nephrolepis Exaltata</i>
Bush Daisy	<i>Gamolepis Chrysanthemoides</i>
Cardboard Palm	<i>Zamia Furfuracea</i>
Cast Iron Plant	<i>Aspidistra Elatior</i>
Coontie	<i>Zamia Purmilla</i>
Curly Croton	<i>Codiaeum Variegatum</i>
Dwarf Azalea	<i>Rhododendron Red Ruffle</i>
Dwarf Burford Holly	<i>Ilex Cornuta Dwarf Bofford</i>
Dwarf Firebush	<i>Hamelia Patens “Compacta”</i>
Dwarf Ruby Loropetalum	<i>Loropetalum Chinese Rubrum “Ruby”</i>
Dwarf Umbrella Tree	<i>Schefflera Arborescens</i>
Dwarf Yaupon Holly	<i>Ilex Vomitoria Schellings Dwarf</i>
Evergreen Giant Liriope	<i>Liriope Muscari</i>
Evergreen Paspalum	<i>Paspalum Quadrifarium</i>
Fakahatchee Grass	<i>Tripsacum Dactyloides</i>
Fetterbush	<i>Lyonia Lucida</i>
Firebush	<i>Hamelia Patens</i>
Gallberry	<i>Ilex Glabra</i>
Indian Hawthorn	<i>Raphiolepis India</i>
Ixora	<i>Ixora Coccinea</i>
Japanese Boxwood	<i>Buxus Microphylla</i>
Knockout Rose	<i>Rosa Knockout</i>
Loropetalum	<i>Loropetalum Chinese</i>
Muhly Grass	<i>Muhlenbergia Capilaris</i>
Parsons Juniper	<i>Juniperus Shinesis Parsonii</i>
Philodendron	<i>Philodendron Selloum</i>
Pineapple Guava	<i>Feijoa Sellowiana</i>
Plumbago	<i>Plumbago Auriculata</i>
Red Ruffle Azalea	<i>Rhododendron Red Ruffle</i>
Sandankwa Viburnum	<i>Viburnum Suspensum</i>
Saw Palmetto	<i>Screnoa Repens</i>
Silverthorn	<i>Elaeagnus Pungens</i>
Simpson Stopper	<i>Myrcianthes Fragrans</i>
Society Garlic	<i>Tulbaghia Violacea</i>
Spartina Grass	<i>Spartina Bakeri</i>
Spider Lilly	<i>Hymenocallis Latifolia</i>
Sweet Viburnum	<i>Viburnum Odoratissimum</i>

Exhibit 3.E: Shrubs (continued)

COMMON NAME	BOTANICAL NAME
Texas Sage	<i>Leucophyllum Frutescens</i>
Thryallis	<i>Galphimia Glauca</i>
Viburnum Suspensum	<i>Sandankwa Viburnum</i>
Walter Viburnum	<i>Viburnum Obovatum</i>
Wart Fern	<i>Microsorium Scolopendrium</i>
Wax Jasmine	<i>Jasmine Volubile</i>
Wild Coffee	<i>Psychotria Nervosa</i>
Wiregrass	<i>Aristida Stricta</i>
Yellow Anise	<i>Llicium Parviflora</i>

Exhibit 3.F: Ground Cover / Vines

COMMON NAME	BOTANICAL NAME
Adams Needle	<i>Yucca Smalliana</i>
Agapanthus	<i>Agapanthus Africanus</i>
African Iris	<i>Dietes Vegata</i>
Allamanda	<i>Allamanda</i>
Annual	<i>Various</i>
Asian Jasmine	<i>Helospermum Asiahium</i>
Asparagus Fern	<i>Asparagus Sprengeri</i>
Aztec Grass	<i>Liriope Muscari "Variegated Giant"</i>
Bleeding Heart Vine	<i>Clerodendrum Thomsoniae</i>
Blue Lily of the Nile	<i>Agapanthus Africanus</i>
Blue Pacific Juniper	<i>Juniperous Conferta "Blue Pacific"</i>
Boston Fern	<i>Nephrolepis Exaltata</i>
Bougainvillea	<i>Bougainvillea</i>
Bougainvillea Vine	<i>Bougainvillea "Barbara Karst"</i>
Brazilian Red Hots	<i>Alternanthera Dentata</i>
Bulbine	<i>Bulbine Frutescens</i>
Carolina Jessamine	<i>Gelsemium Sempervirens</i>
Confederate Jasmine	<i>Trachelospermum Jasminoides</i>
Coontie	<i>Zamia Pumila</i>
Coral Honeysuckle	<i>Lonicera Sempervirens</i>
Cuban Gold Duranta	<i>Duranta Erecta</i>
Daylilies	<i>Hemoracallis "Aztec Gold"</i>
Dwarf Bouganvillea	<i>Bougainvillea Helen Johnson</i>
Dwarf Fakahatchee	<i>Tripsacum Floridana</i>
Dwarf Holly	<i>Liex Cornuta Rotunda</i>
Evergreen Giant Liriope	<i>Liriope "Evergreen Giant"</i>
Fountain Grass	<i>Pennisetum</i>
Golden Shrimp Plant	<i>Pachystachys Lutea</i>
Lantana	<i>Lantana Depressa</i>
Lily Turf	<i>Liriope</i>
Liriope	<i>Liriope "Improved Varities"</i>
Mandevilla	<i>Mandevilla</i>
Mexican Flame Vine	<i>Senecio Confuses</i>
Mondo Grass	<i>Ophiopogon Japonicus</i>

Exhibit 3.F: Ground Cover / Vines (continued)

COMMON NAME	BOTANICAL NAME
Mussaenda	<i>Mussaenda</i>
Pandorea	<i>Pandorea</i>
Parson Juniper	<i>Juniperous Chinensis “Parsonii”</i>
Queen's Wreath	<i>Petrea Volubis</i>
Sky Vine	<i>Thunbergia Grandiflora</i>
Society Garlic	<i>Tulbaghia Violacea</i>
Spider Lily	<i>Hymenocallis Latifolia</i>
Tri-Color Confederate Jasmine	<i>Trachelospermum Jasminoides “Tri-Color”</i>
Variegated Confederate Jasmine	<i>Trachelospermum Jasminoides “Variegatum”</i>
Variegated Moses in the Cradle	<i>Tradescantia Spathacea</i>
Various Juniper Ground Covers	<i>Juniperus</i>
Walders Dwarf Pyracantha	<i>Pyracantha Walderii</i>
Wart Fern	<i>Polypodium Scolopendria</i>

Exhibit 3.G: Prohibited / Invasive Plants

COMMON NAME	BOTANICAL NAME
Air Potato	<i>Dioscorea Bulbifera</i>
Arrowhead Vine (American evergreen)	<i>Syngonium Podophyllum</i>
Asian Marshweed	<i>Limnophila Sessiliflora</i>
Asian Sword Fern	<i>Nephrolepis Multiflora</i>
Asparagus Fern, Sprenger Fern	<i>Asparagus Densiflorus/Asparagus Aethiopicus</i>
Australian Pine	<i>Casuarina Equisetifolia</i>
Basswood Australian Pine (River Sheoak)	<i>Casuarina Cunninghamiana</i>
Brazilian Pepper	<i>Schinus Terebinthifolius</i>
Calico Flower	<i>Aristolochia Littoralis</i>
Camphor Tree	<i>Cinnamomum Camphora</i>
Carrotwood	<i>Cupaniopsis Anacardioides</i>
Castor Bean	<i>Ricinus Communis</i>
Cat's Claw Vine	<i>Macfadyena Unguis Cati</i>
Chinaberry Tree	<i>Melia Azedarach</i>
Chinese Privet Sinensis	<i>Ligustrum Sinense</i>
Chinese Tallow Tree	<i>Sapium Sebiferum</i>
Chinese Wisteria	<i>Wisteria Sinensis</i>
Cogon Grass	<i>Imperata Cylindrical</i>
Coral Ardisia	<i>Ardisia Crenata</i>
Coral Vine	<i>Antigonon Leptopus</i>
Dayflowering Jessamine	<i>Cestrum Diurnum</i>
Downy Rose Myrtle	<i>Rhodomyrtus Tomentosa</i>
Dwarf Papyrus	<i>Cyperus Prolifer</i>
Elephant Ear	<i>Xanthosoma Sagittifolium</i>
Golden Bamboo	<i>Phyllostachy Aurea</i>
Golden Shower Tree Golden Rain	<i>Koelreuteria Elegans</i>
Guava	<i>Psidium Guajava</i>

Exhibit 3.G: Prohibited / Invasive Plants (continued)

COMMON NAME	BOTANICAL NAME
Hydrilla	<i>Hydrilla Verticillata</i>
Inch Plant	<i>Callisia Fragrans</i>
Indian Rosewood	<i>Dalbergia Sisso</i>
Japanese Climbing Fern	<i>Lygodium Japonicum</i>
Japanese Honeysuckle	<i>Lonicera Japonica</i>
Kudzu	<i>Pueraria Montana</i>
Lantana	<i>Lantana Camara</i>
Lead Tree	<i>Leucaena Leucocephala</i>
Melaleuca Punk Tree	<i>Melaleuca Quinquenervia</i>
Mexican Petunia	<i>Ruellia Brittoniana Tweediang)</i>
Mother-in-Law's Tongue	<i>Sansevieria Hyacinthoides</i>
Napier Grass	<i>Pennisetum Purpureum</i>
Old World Climbing Fern	<i>Lygodium Microphyllum</i>
Paper Mulberry	<i>Broussonetia Papyrifera</i>
Purple Sesban	<i>Sesbania Punicea</i>
Rosary Pea	<i>Abrus Precatorius</i>
Rose Glow Barberry	<i>Berberis Thunbergii</i>
Skunk Vine	<i>Paederia Foetida</i>
Strawberry Guava / Cattleya Guava	<i>Psidium Cattleianum</i>
Suckering Australian Pine (Gray Sheoak)	<i>Casuarina Glauca</i>
Surinam Cherry	<i>Eugenia Uniflora</i>
Sword Fern / Boston Fern	<i>Nephrolepis Cordifolia</i>
Torpedo Grass	<i>Panicum Repens</i>
Tropical Soda Apple	<i>Solanum Vigrum</i>
Turkey Berry	<i>Solanum Torvum</i>
Twingleaf Nightshade	<i>Solanum Diphyllum</i>
Umbrella Plant	<i>Cyperus Involucratus</i>
Water-Hyacinth	<i>Eichhornia Crassipes</i>
Water-Lettuce	<i>Pistia Stratiotes</i>
Water Spinach	<i>Ipomoea Aquatica</i>
Wedelia	<i>Sphagneticola Trilobata</i>
White Yam / Winged Air Potato	<i>Dioscorea Alata</i>
Wild Taro	<i>Colocasia Esculenta</i>

4.0 Miscellaneous Requirements

4.1 Air Conditioners

Window or wall air conditioning units are not allowed. Outside condensing units shall be located away from view from a right-of-way street and must adhere to county noise requirements as identified on the Environmental Protection Commission of Hillsborough County Air Division Noise Program website (<https://www.epchc.org/divisions/air/noise-program>). The compressors shall be enclosed by masonry garden walls 30" high or shrubs 24" high, at 18" on center, appropriate access with service space to access equipment (access space shall never be visible from the street(s) or neighbor). The color of the garden walls shall be the same as the color of the house. The banding or cap incorporated shall match the color of any banding used in the house. AC equipment can encroach into the side yard setback if drainage is not impeded.

4.2 Animals

No agricultural animals may be kept on any lot and no animals may be kept unless they are household pets. Residents shall comply with all other restrictions regarding care and behavior of pets as outlined in the Declaration of Covenants, Restrictions, and Easements for Starling FishHawk Ranch and the [Hillsborough County Animal Ordinance](#) No. 00-26 (as amended by Ordinance 03-08) concerning the leashing of animals (as outlined in Section 10 – Confinement to Property; Dogs and Cats at Large; Exceptions) as well as the removal of animal waste (as outlined in Section 14 – Animal Waste removal).

4.3 Awnings

Awnings of any type are prohibited within Starling FishHawk Ranch.

4.4 Carports

Carports are not allowed within Starling FishHawk Ranch.

4.5 Exposed Hardware

Any exposed hardware attached to a home must be painted to coordinate with the existing house/trim color or painted black.

4.6 Holiday Decorations

Holiday decorations to include bunting may be displayed 45 days prior to the holiday date and must be removed no later than 30 days after the holiday date.

4.7 Jungle Gyms

Jungle gyms are covered under section [2.27](#).

4.8 Mailboxes

The Master Developer is responsible for installing mailboxes within Starling FishHawk Ranch. Upon home closing, maintenance of the mailbox becomes the homeowner's responsibility. The mailbox

should be kept clean. If the paint begins to fade, then it must be repainted. If the house numerals fade or come off the mailbox, they must be replaced. If the mailbox needs to be replaced, it must be the same type as originally installed by the developer. Reference Exhibit 5.C for additional information or contact Resident Services (813) 657-6629 at the Osprey Club for contact information for the mailbox company.

4.9 Maintenance

Landscape specific requirements are addressed in Section 3.2.

In addition, driveways, walk-ways and sidewalks must be kept clean and, when necessary, pressure washed.

Home sites must be maintained as to paint, roof, windows, trim, etc.

Homeowners must keep their roof free of debris. Tile roofs must be maintained to prevent excessive staining/discoloration.

No material or debris shall be stored on adjacent property or disposed of on-site.

4.10 Mosquito Misting Systems

Mosquito misting systems are prohibited.

4.11 Parking – Commercial Vehicles, Recreational Motor Homes, Boats and Trailers

Commercial vehicles, house trailers, mobile homes, recreational motor homes, trucks with camper top, boats with trailers, small hitched trailers, jet skis, or like equipment are not permitted to be parked on any lot (to include driveway) on a permanent basis within Starling or the Preserve. However, these equipment types may be allowed only on the driveway on a temporary, nonrecurring basis not to exceed 72 hours to allow for loading/unloading of the equipment. The only long-term permanent storage authorized is inside the garage to allow for concealment from neighboring residences. If the garage door cannot be completely closed, then an off-site storage facility is required.

Clearly marked law enforcement and fire vehicles may be parked on the homeowner's driveway.

4.12 Parking - Preserve

Due to the Preserve being a gated community (with the Starling FishHawk Ranch HOA owning the vehicular entrance gate), all streets within the Preserve are owned by the HOA. Thusly, the HOA has legal authority to enforce street parking within the Preserve to include the issuing of violation letters and possible fines. Homeowners within the Preserve who have a complaint about any vehicles parked on the street within the community are encouraged to contact the Starling FishHawk Ranch property management company.

Homeowner parking should be in the garage or driveway. Street parking within the Preserve is not authorized after 11 p.m. (unless the owners of the vehicles are attending a party at the nearby house). Parking on other areas of a homeowner's lot is strictly prohibited and enforceable by the Starling FishHawk Ranch HOA.

4.13 Parking - Starling

It is preferred that no vehicle(s) shall be parked in the street (except in legal parking spaces provided within FishHawk Starling) after 11:00 p.m.. Parking is not permitted across the public sidewalk or on the driveway apron. Exceptions to this restriction are parties and emergencies. In cases of parties, vehicles may be parked in front of the house during party hours.

4.14 Portable Storage Containers

Portable storage containers are allowed in the driveway for 7 days to allow homeowners to pack or unpack household goods. Portable storage containers are only allowed on the homeowner's driveway and cannot block the sidewalk.

4.15 Signage

4.15.1 House Numbers

The house numbers will be displayed on the mailbox. Additionally, each house may exhibit a postal identification number clearly visible from any direction of approach on the front façade of the house. Numerals on the house shall be a minimum of 4" and a maximum of 6" in capital letter height and in a contrasting color to the surface which they are attached.

4.15.2 Real Estate Signs

"For Sale" signs are to be used when selling a home located within Starling FishHawk Ranch. Only one "For Sale" sign displayed in the front yard of the lot is permitted. In cases where the front yard does not face the street, the "For Sale" sign may be placed in the rear of the house for viewing from the alley. Real Estate signs include those from a real estate company or "For Sale by Owner" signs.

4.15.3 Temporary Signs

Temporary signs are defined as any sign displayed on a homeowner's property for a short duration period (usually less than a week.) These signs do not require DRC approval before placement. If a homeowner is unsure if their sign is allowed, the DRC recommends the homeowner submit an application to the DRC. Any sign deemed in poor taste or derogatory to any person or group may be

ordered by the Board of Directors, through its management company, to be immediately removed from the property. These signs should be no larger than 18" X 24" or 24" X 18". Permitted sign types may include:

- Signs required by legal proceedings.
- Chemical warning signs such as those used by fertilizer or pest control companies.
- Holiday signs.
- Happy birthday and welcome home signs.
- Sportsmanship or recognition signs.
- Garage (yard) sale sign.
 - Only in the front yard of the Lot.
 - Displayed no sooner than twenty-four (24) hours before the event.
 - Must be removed immediately after the event ends.

4.15.4 Prohibited Signs

Except for the types of signs explained above or otherwise approved by the DRC, no other signs are to be placed on the lot, attached to the exterior of the house, located in or about windows visible from the street or adjoin lots, located within road right-of-way or common areas or placed on or about any of the properties within Starling FishHawk Ranch.

4.15.4.1 Contractor Signs

Contractor signs advertising their business are permitted on the homeowner's property only if the contractor is in the process or just completed a modification or maintenance on the property. One sign is allowed per contractor. The sign must be removed from the property no later than seven days after the work has been completed, either by the homeowner or the contractor. Any contractor signs remaining on the property after seven days will result in a violation letter to the homeowner, directing the sign be immediately removed.

4.15.4.2 Political Signs

The key for associations to remember is that restrictions on freedom of speech under the First Amendment apply only in governmental or public settings. Community associations as private non-governmental entities can restrict political signs. As a result, Florida's homeowner associations can enact and enforce rules and/or restrictions governing the display of political signs by their members. Political signs will be permitted two (2) weeks prior to Election Day and must be removed within five (5) days after Election Day. A maximum of three (3) political signs are permitted. No more than one (1) sign per candidate or issue. The size and placement of a political sign must comply with restriction for all temporary signs.

4.16 Solid Waste

No person shall dump rubbish, garbage or any form of solid waste on any lot of Common Property. No person shall dump any construction material or waste on any lot or Common Property except during approved construction and as approved by governmental authority.

Except during approved construction, no lumber, metals, bulk materials or solid waste of any kind shall be kept, stored or allowed to accumulate on any lot unless approved by the DRC.

4.17 Trash and Recycle Cans

Homeowners are responsible to keep garbage or trash contained in standard residential garbage containers. Garbage bags or plant materials from routine residential tree trimming and yard maintenance may be placed on the curb for pickup according to Hillsborough County rules and regulations. Trash and recycle cans can be placed at curb side no more than 24 hours before and must be removed and restored according to the Design Guidelines no more than 24 hours after pickup.

If a homeowner is out of town and a neighbor moves the trash and recycle cans from the curb, the cans must be returned to either their normal location in the garage or side of the house.

Placing the containers in front of the garage until the homeowner's return is not authorized.

4.18 Treehouses

Treehouses or like structures are prohibited.

4.19 Tree Swings

Regardless of location, tree swings of any variety are prohibited.

4.20 Vehicular Maintenance and Long-Term Outside Storage

Homeowners desiring to conduct their own vehicle maintenance or modifications, must perform the work inside their garage. At no time is it permissible for a vehicle that is up on blocks to be parked in the driveway overnight or on the street.

Homeowners desiring to store their vehicle for extended time periods (more than one-month), must place the vehicle inside the garage. Derelict, unlicensed and/or vehicles with expired tags, parked on the driveway are prohibited. In addition, vehicular car covers are not allowed, unless they are removed and installed daily.

Storage of boats, trailers of any type and other small recreational vehicles is allowed only within the garage.

4.21 Window Treatments

Acceptable interior window treatments shall consist of drapery, blinds, shutters, decorative panels, shades and other products that are designed, manufactured, marketed and/or sold as residential window coverings. All other materials, such as newspaper, aluminum foil, sheet plywood, sheet drywall, sheets, blankets and toweling, are not acceptable window coverings. Temporary window covering is allowed up to 60 days after a homeowner takes possession and up to 30 days while acceptable window treatments are being cleaned and/or replaced. Window treatments shall be kept in good repair to appear attractive from the outside, including but not limited to, broken or damaged blinds, shutter slats, or torn or stained fabric.

Only clear or neutral window film with light transmittance values of 20% or higher are allowed. Window film to be used on front of home must have a light transmittance value of 35% or higher.

Reflective (mirror) type films are not allowed.

4.22 Yard Sales

Yard sales are only allowed during the FishHawk community semi-annual yard sales. Individual yard sales by homeowners on days other than the community-wide yard sales are prohibited.

5.0 Home Builder's Information

5.1 Site Engineering Criteria

5.1.1 General Standards – Site

Documented below are general standards and guidelines for design issues related to property in Starling FishHawk Ranch. Please note that this is a guideline only, it is not all inclusive. Items listed here should not be assumed to be approved. All requested changes to any property in Starling FishHawk Ranch must first be submitted and approved by the DRC.

Given their prominence in the community, certain home sites may be designated as high visibility lots and will require additional architectural features (i.e. fencing, landscape screening, etc.).

Upon home occupancy, all homes within Starling FishHawk Ranch (to include the Preserve) are required to have a full landscape plan and all exterior design features completed and installed.

5.1.2 Home Re-Builds

Homeowners who lose their home or a portion of their home due to natural or man-made causes, must have the damage removed no later than 90 days after the incident occurred. The re-build of the entire home or the damaged portion must be completed within 730 days after the incident occurred.

5.2 Location of Structures

All structures, together with related paved and open areas, shall be located on each lot to:

- Minimize changes in the existing topography.
- Preserve existing trees and vegetation to maximum extent possible.
- Tree saves are strongly recommended and are required to be shown on all site plans.
- The house design and siting should accommodate existing trees along with procedures during construction to protect the trees.
- Control drainage and prevent erosion.
- Enhance prime views and conceal unsightly areas.

5.3 Grading and Drainage

Many of the home sites in Starling FishHawk Ranch have significant topography not common to the Tampa region. As such, care shall be taken in the site grading of the building sites. Proposed and existing grades shall tie together in a seamless fashion. Lawn areas shall not exceed 4:1 slopes. Retaining walls shall not exceed 3.0 feet in height without the express approval of the DRC. Pedestrian access (stair) is required to be provided within the retaining wall and must be approved by the DRC. Location, elevation and material selection must be approved by the DRC.

All retaining walls visible from the street must be treated in an architecturally pleasing manner.

5.4 Lot Layout

Lot Criteria and Lot Layouts are provided for general illustrative purposes only to show Maximum Building Area (MBA), and setback information for all standard and non-standard lots occurring in Starling at FishHawk. Setbacks will vary by the lot categories, but at no time shall any setback or easement requirement be less than those required by Hillsborough County. Applicants seeking information on a specific Lot should contact the DRC.

5.4.1 Standard Lots

Standard lots are regularly occurring interior lots that only face the major right-of-way street at the front facade wall.

5.4.2 Non-Standard Lots

Non-standard lots are irregularly occurring lots due to shape, size, location, easement, multiple facades fronting the major right-of-way streets (i.e. corner lots), or other factors. Non-standard lots may be subject to varying levels of Site Planning, Architectural and Landscape detailing as required by the DRC.

Preserve Specific Requirements: Front facades on homes which terminate a view shall have massing and/or special features such as towers, bays, etc. which respond to the axial location of the home.

5.4.3 General Setback Table

A summary of main setback yards and minimum/maximum square footages. For specific setback and other information see Lot Criteria, and Lot Layout information.

Starling FishHawk Ranch General Setback Yard Criteria

Lot Name	Lot Width	Lot Depth	Front to Porch	Front to Home	Front to Garage	*Rear w/ Alley	Rear w/o Alley	Side (Interior)
Town Homes	24'	130'	TBD	TBD	TBD	TBD	N/A	TBD
Duplex	35'	130'	TBD	TBD	TBD	N/A	TBD	TBD
45'	45'	100'	Per P.U.D.	10'	N/A	*20'	N/A	5'
50'a	50'	110'	Per P.U.D.	15'	20'	N/A	15'	5'
50'b	50'	130'	TBD	TBD	N/A	*20'	N/A	5'
55'	55'	120'	Per P.U.D.	15'	20'	N/A	15'	5'
60'	60'	120'	TBD	TBD	TBD	TBD	TBD	TBD
70'	70'	130'	Per P.U.D.	15'	20'	N/A	15'	5'
100'	100'	130'	Per P.U.D.	TBD	TBD	N/A	TBD	TBD

**Note: Alley loaded lots have a minimum rear setback requirement of 20' – 0" from the finish curbing to any built portion of the home. See exhibits on the following pages.*

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5.5 Neighborhood Character (40' Lots)

The intent of these guidelines is to promote the unique character of the Starling FishHawk Ranch neighborhood 40' lots and to further the successful long-valued principles which define the larger FishHawk Ranch community.

Because most of us experience neighborhoods from street level, much of the emphasis of these Design Guidelines is directed to the articulation of the front building façade and those areas visible from the public realm. They may include:

Requirements

- Emphasizing the entry areas of the homes.
- Deemphasizing the garage structure.
- Selection of the appropriate architectural elements based on historical precedent that provide authenticity and timeless beauty.
- Application of highly stylized architectural design elements in areas of high pedestrian activity.
- Promoting character and diversity at the streetscape through the rich mix of architectural styles and design elements to engage the pedestrian and right-of-way.
- Maintaining consistency in balance, proportion, scale, authenticity, and all “fit and finish” on each home constructed to ensure the overall harmony amongst the various architectural styles creating the streetscape.
- 2-story massing above garage.
- Garages must be detailed: i.e. windows, hardware, textured, colored, patterned.
- Paver driveways are required at all lots where the garage occurs in the front yard adjacent to the right-of-way street.
- Window trim must be a min 4” wide, and a min 1” depth above the adjacent finished wall surface.
- Materials (stone, brick, siding, shake) are to be used on single elements of home and focused (i.e. at entry and column bases on principal structure to enhance/enrich architecture and not to be sparsely distributed at base of home.
- Two-sided architecture required on all homes occurring on standard lots.
- Homes occurring on non-standard (i.e. corner) lots may require increased level of detailing as per the Starling FishHawk Ranch DRC’s direction.

Exhibit 2C

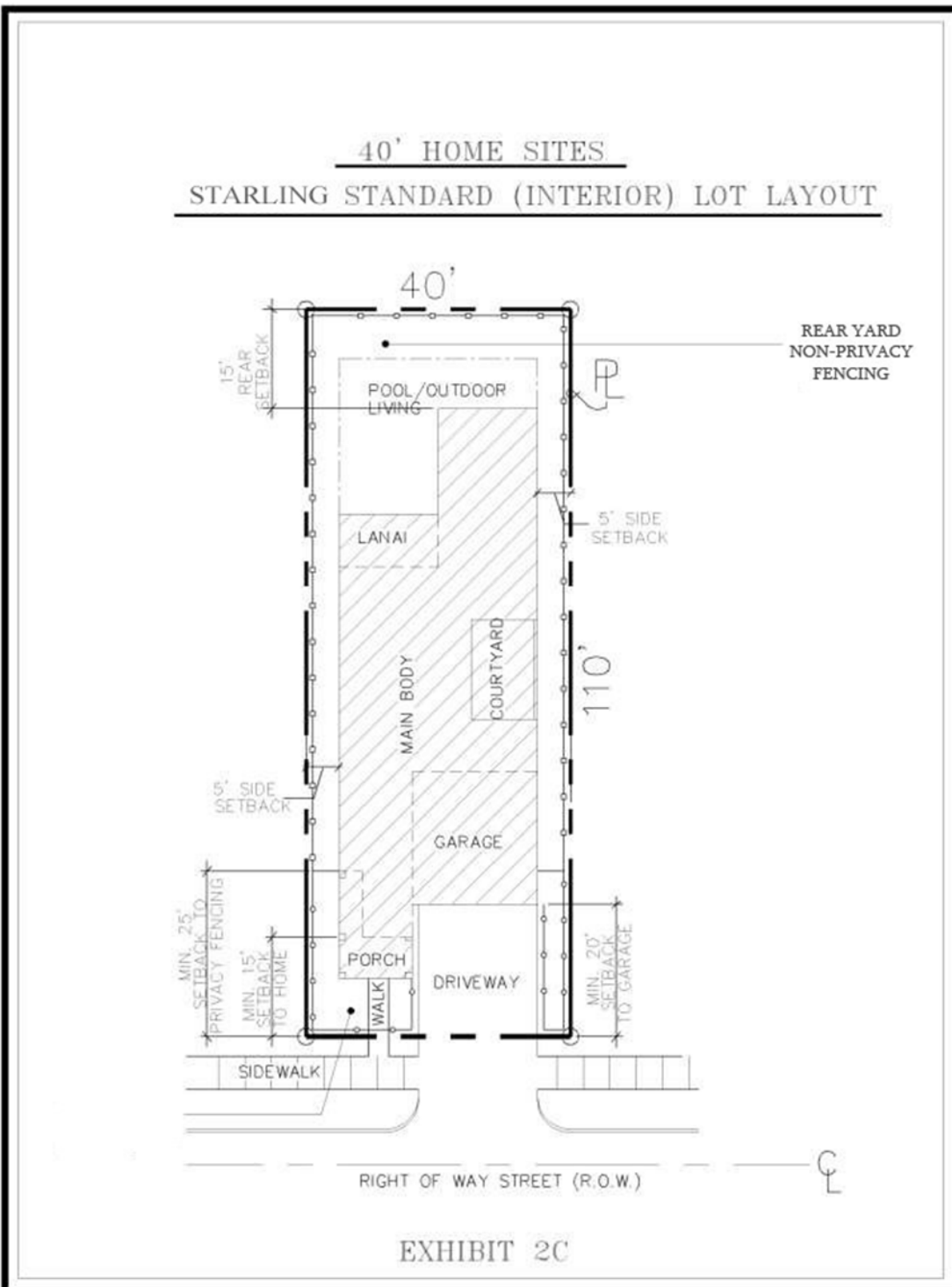
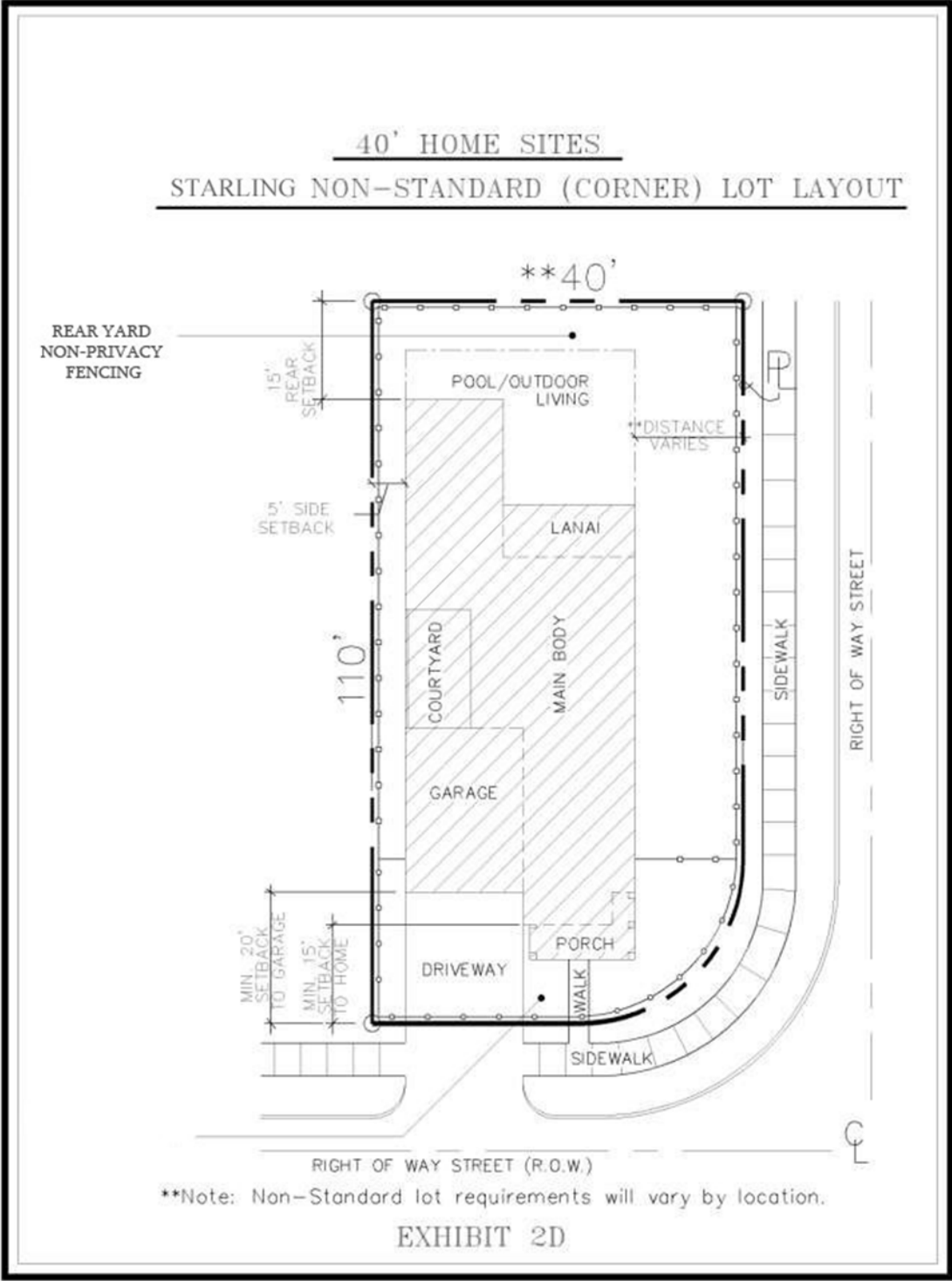


Exhibit 2D



Design Review Committee
Design Guideline Preliminary Planning Checklist

5.6 Neighborhood Character (45' Parkside Lots)

The intent of these guidelines is to promote the unique character of the Starling FishHawk Ranch neighborhood 45' Parkside lots and to further the successful long-valued principles which define the larger FishHawk Ranch community.

Because most of us experience neighborhoods from street level, much of the emphasis of these Design Guidelines is directed to the articulation of the front building façade and those areas visible from the public realm. They may include:

Requirements

- Emphasizing both the entry and porch areas of the homes.
- Selection of the appropriate architectural elements based on historical precedent that provide authenticity and timeless beauty.
- Application of highly stylized architectural design elements to activate an enrich areas of high pedestrian activity (i.e. porch, front entry, living spaces occurring adjacent to the front façade of homes facing onto park staging areas).
- Promoting character and diversity at the streetscape through the rich mix of architectural styles and design elements to engage the pedestrian and right-of-way.
- Maintaining consistency in balance, proportion, scale, authenticity, and all “fit and finish” on each home constructed to ensure the overall harmony amongst the various architectural styles creating the streetscape.
- Entry is visually dominant and announced with large livable porches that engage the streetscape and adjacent parkway areas.
- Window trim must be a min 4” wide, and a min 1” reveal above adjacent finished surface.
- Elements such as shutters, louvers, vents, etc. must be dimensional (having measurable width, length and depth), sized appropriately to window and appear functional.
- All decorative trim, banding, molding, faux appliques, etc. are to be dimensional (having a measurable length, width and depth). No scored cementitious decoration is allowed.
- Second-story porches and balconies are encouraged with bay windows, transom and sidelight glazing’s. French doors in lieu of windows, balustrades, breezeways are also highly encouraged.
- Parkside floor plans should directly engage the muse and offer a variety of views onto the green spaces, while minimizing the presence of the alley from within the home.

Exhibit 2F

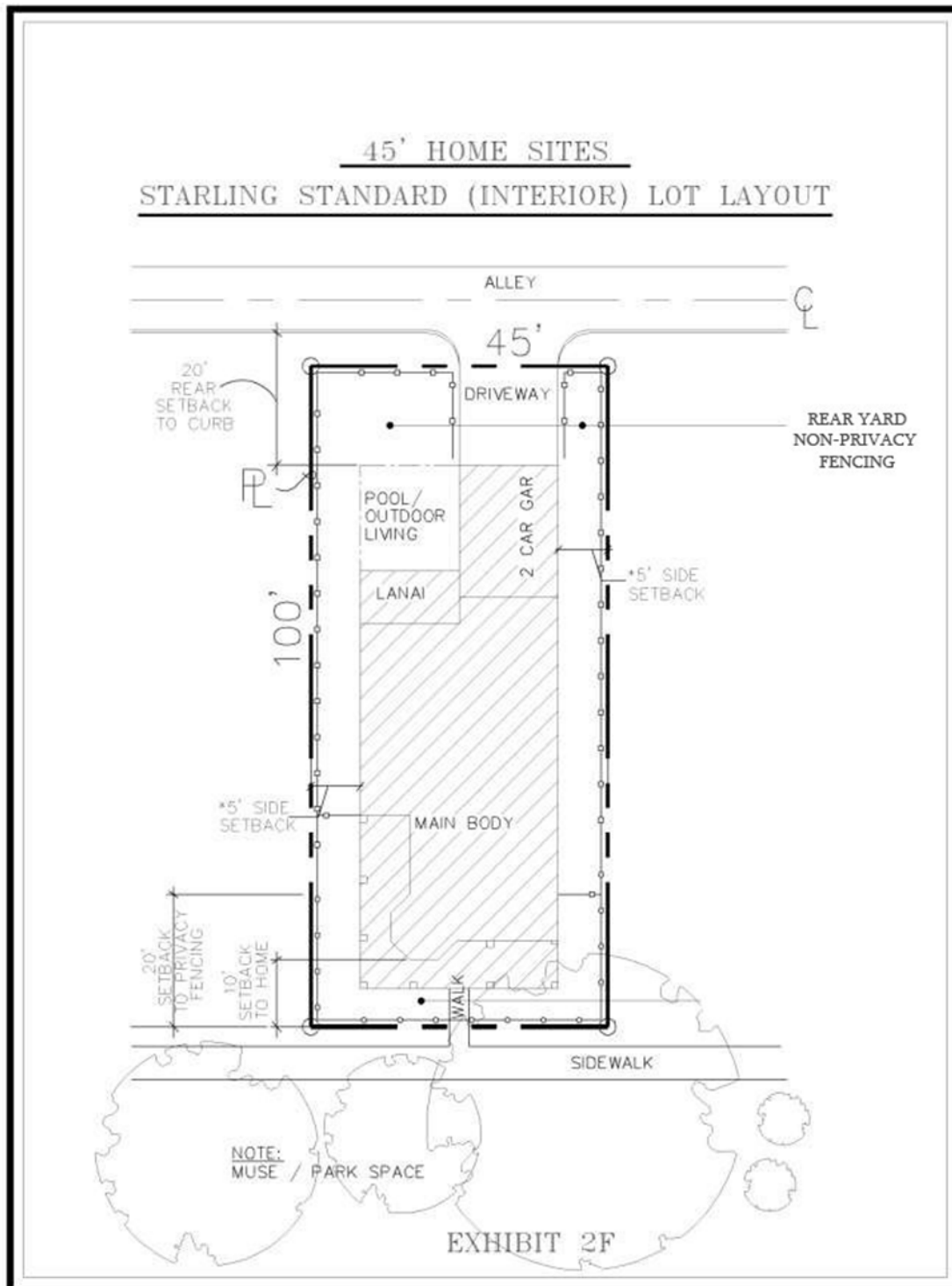
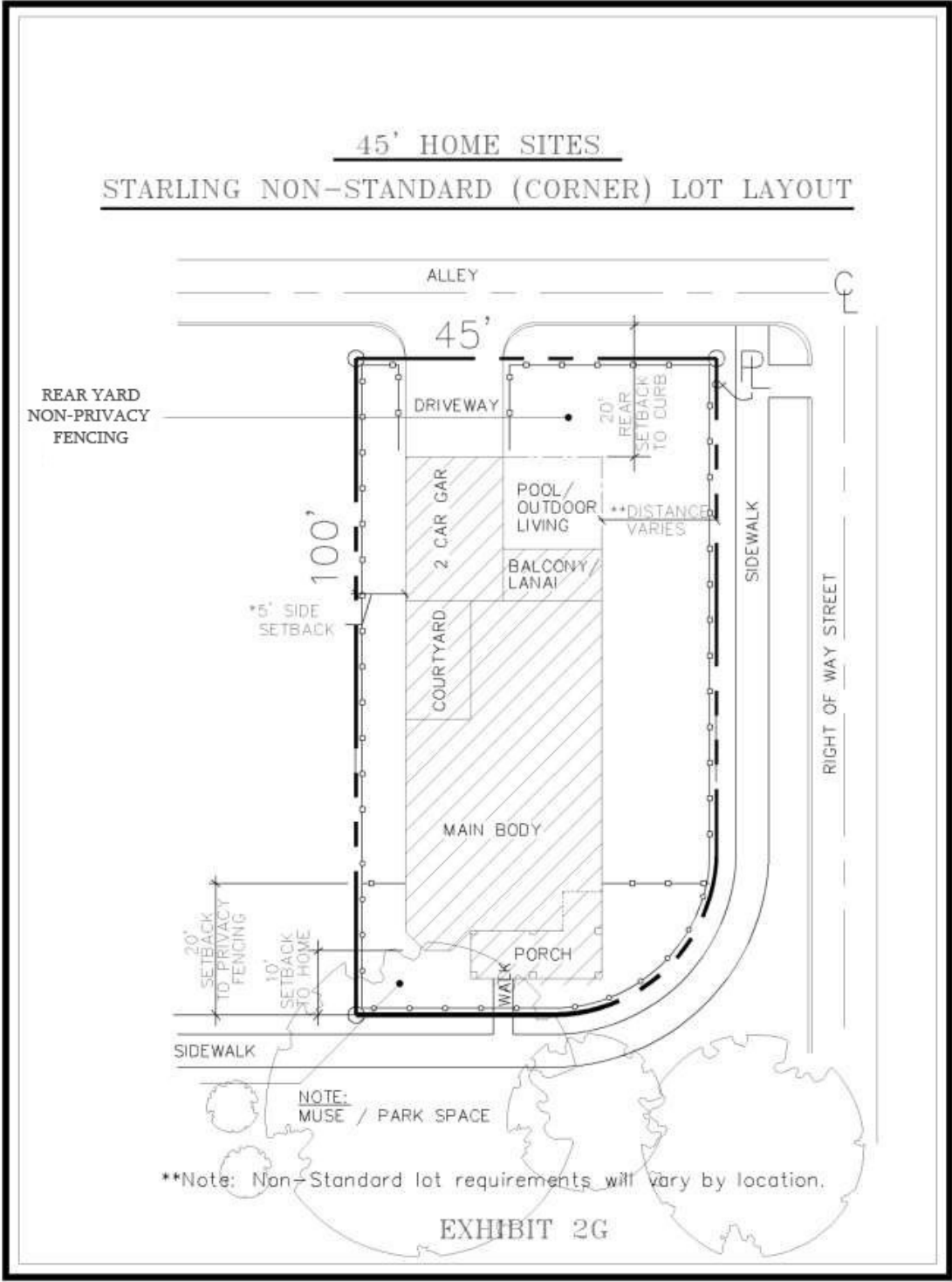


Exhibit 2G



Design Review Committee

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5.7 Neighborhood Character (50' Lots)

The intent of these guidelines is to promote the unique character of the Starling FishHawk Ranch neighborhood 50' lots and to further the successful long-valued principles which define the larger FishHawk Ranch community.

Because most of us experience neighborhoods from street level, much of the emphasis of these Design Guidelines is directed to the articulation of the front building façade and those areas visible from the public realm. They may include:

Requirements

- Emphasizing the entry areas of the homes.
- Deemphasizing the garage structure.
- Selection of the appropriate architectural elements based on historical precedent that provide authenticity and timeless beauty.
- Application of highly stylized architectural design elements in areas of high pedestrian activity.
- Promoting character and diversity at the streetscape through the rich mix of architectural styles and design elements to engage the pedestrian and right-of-way.
- Maintaining consistency in balance, proportion, scale, authenticity, and all “fit and finish” on each home constructed to ensure the overall harmony amongst the various architectural styles creating the streetscape.
- Entry is visually dominant and announced. It is not cavernous nor behind the garage and is part of the principal structure.
- Garages must be recessed from front façade wall. Achieving depth along the entire front façade wall is required.
- Garages are encouraged to be detailed: i.e. windows, hardware, textured, colored, patterned.
- Garages are encouraged to be split when they dominate the front elevation.
- Window trim must be a min 4” wide, and a min 1” depth.
- Elements such as shutters, louvers, vents, etc. must be dimensional (having measurable width, length and depth), sized appropriately to window and appear functional.
- All decorative trim, banding, molding, faux appliques, etc. are to be dimensional (having a measurable length, width and depth). No scored cementitious decoration is allowed.

Exhibit 2I

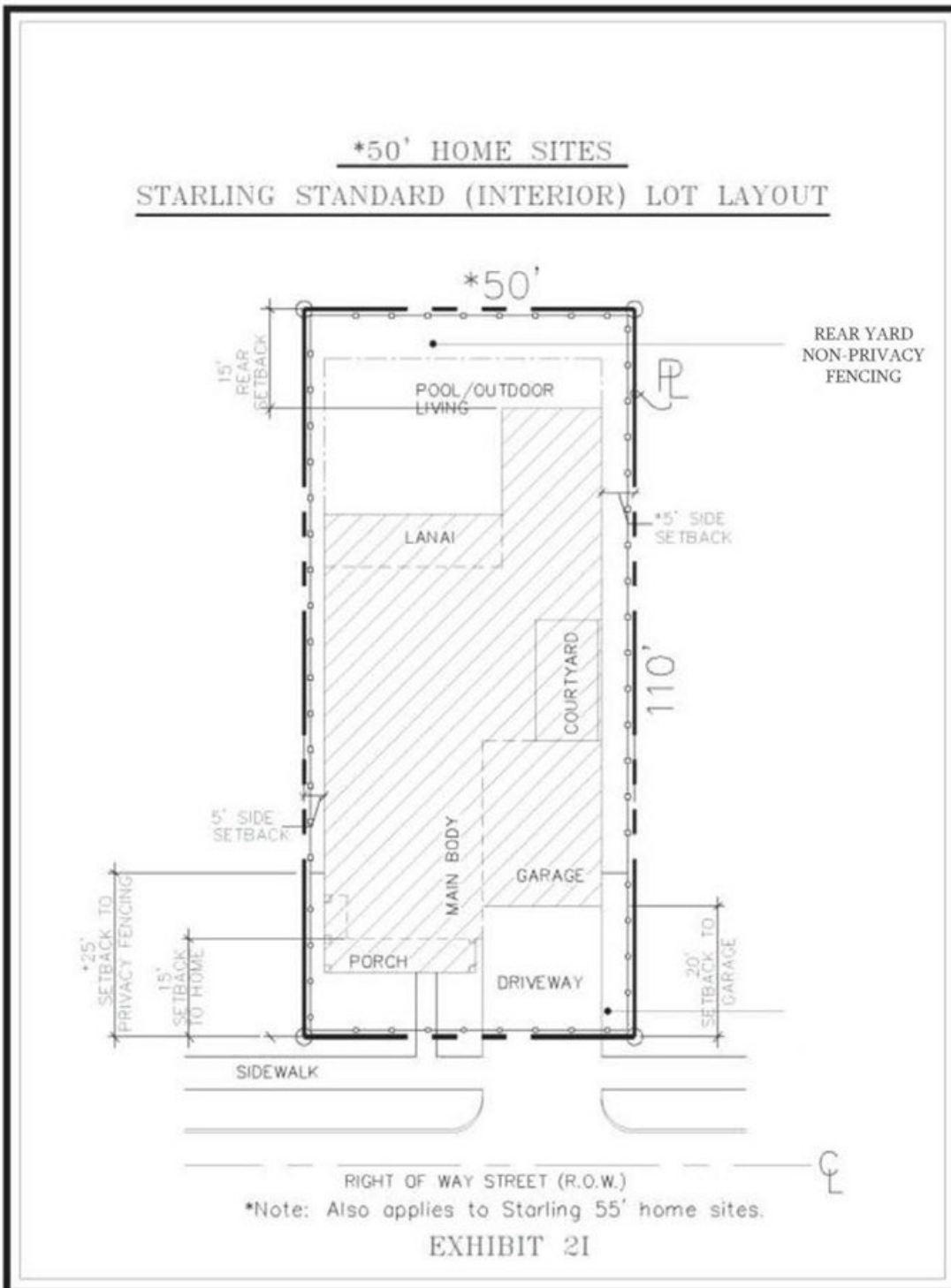
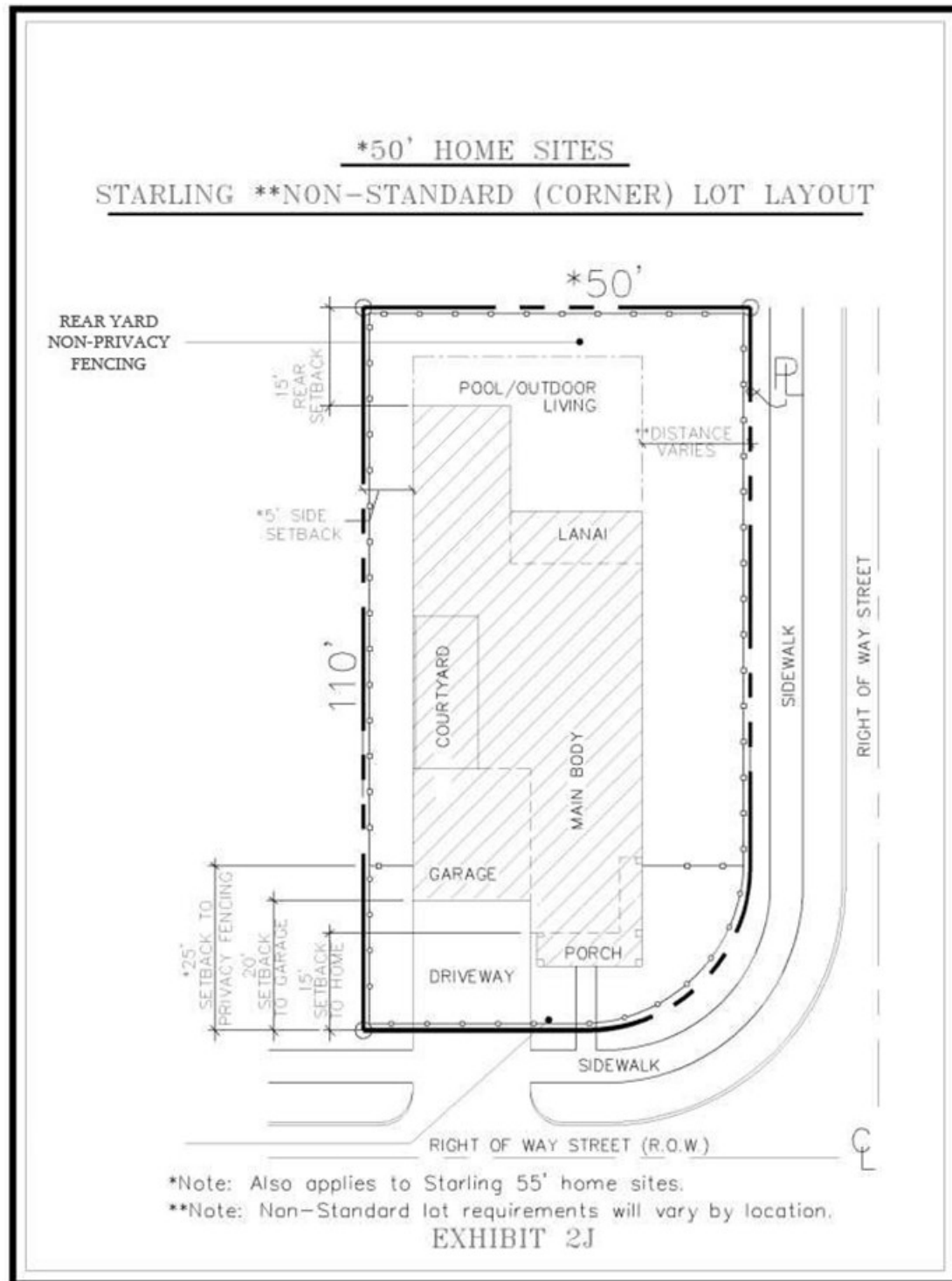


Exhibit 2J



Design Review Committee
Design Guideline Preliminary Planning Checklist

5.8 Neighborhood Character (50' Alley Loaded Lots)

The intent of these guidelines is to promote the unique character of the Starling FishHawk Ranch neighborhood 50' Alley Loaded lots and to further the successful long-valued principles which define the larger FishHawk Ranch community.

Because most of us experience neighborhoods from street level, much of the emphasis of these Design Guidelines is directed to the articulation of the front building façade and those areas visible from the public realm. They may include:

Requirements

- Emphasizing both the entry and porch areas of the homes.
- Selection of the appropriate architectural elements based on historical precedent that provide authenticity and timeless beauty.
- Application of highly stylized architectural design elements to activate and enrich areas of high pedestrian activity (i.e. porch, front entry, living spaces occurring adjacent to the front façade of homes facing onto park staging areas).
- Promoting character and diversity at the streetscape through the rich mix of architectural styles and design elements to engage the pedestrian and right-of-way.
- Maintaining consistency in balance, proportion, scale, authenticity, and all “fit and finish” on each home constructed to ensure the overall harmony amongst the various architectural styles creating the streetscape.
- Entry is visually dominant and announced with large livable porches that engage the streetscape and adjacent parkway areas.
- Window trim must be a min 4” wide, and a min 1” reveal above adjacent finished surfaces.
- Elements such as shutters, louvers, vents, etc. must be dimensional (having measurable width, length and depth), sized appropriately to window and appear functional.
- All decorative trim, banding, molding, faux appliques, etc. are to be dimensional (having a measurable length, width and depth). No scored cementitious decoration is allowed.
- Second-story porches and balconies are encouraged with bay windows, transom and sidelight glazing’s. French doors in lieu of windows, balustrades, breezeways are also highly encouraged.
- 50’ lot alley loaded home floor plans should directly engage the muse and offer a variety of views onto the green spaces while minimizing the presence of the alley from within the home.

Exhibit 2L

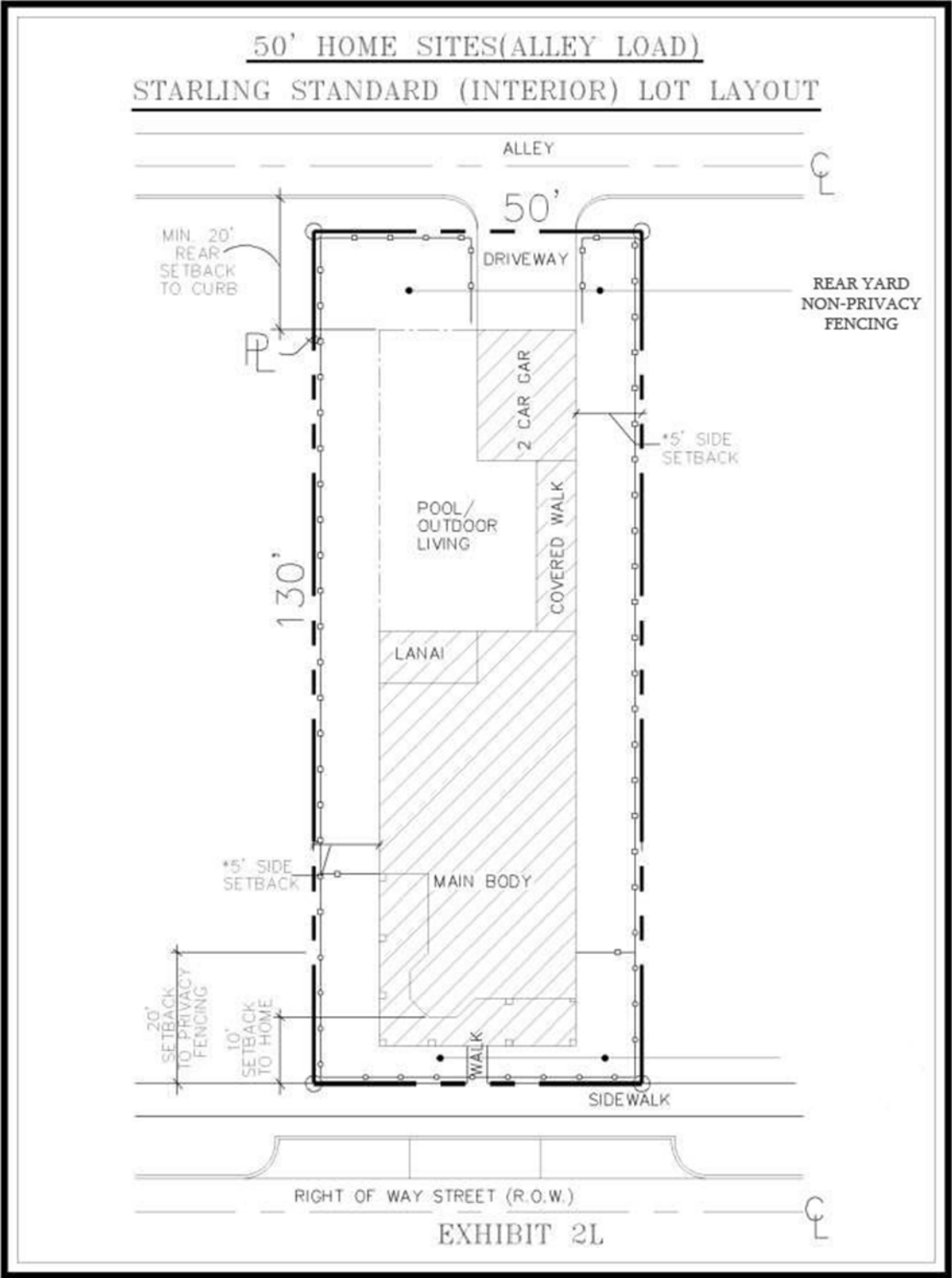
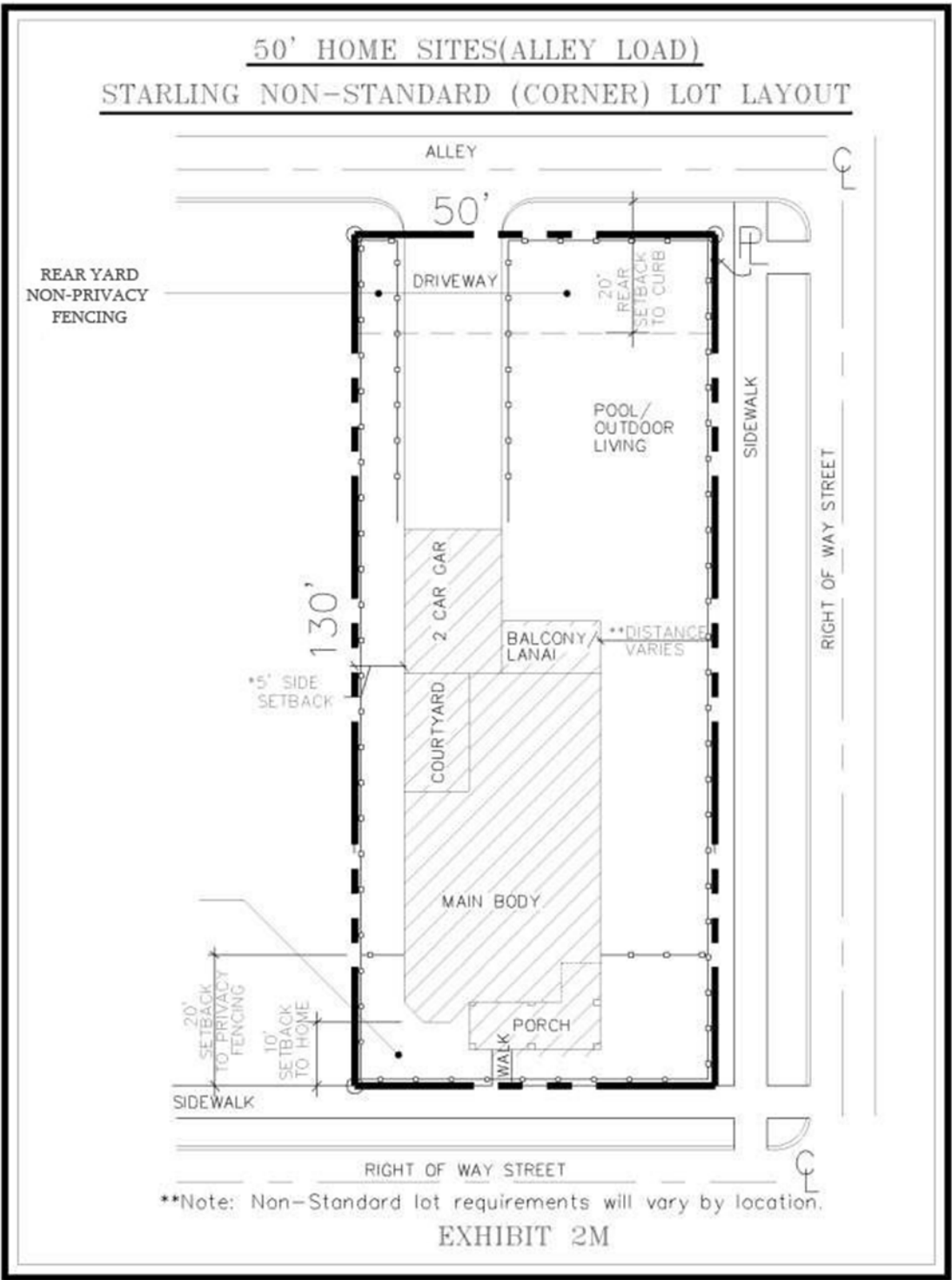


Exhibit 2M



Design Review Committee
Design Guideline Preliminary Planning Checklist

5.9 Neighborhood Character (55' Club Lots)

The intent of these guidelines is to promote the unique character of the Starling FishHawk Ranch neighborhood 55' "Club" lots and to further the successful long-valued principles which define the larger FishHawk Ranch community.

Because most of us experience neighborhoods from street level, much of the emphasis of these Design Guidelines is directed to the articulation of the front building façade and those areas visible from the public realm. They may include:

Requirements

- Emphasizing the entry areas of the homes.
- Deemphasizing the garage structure.
- Selection of the appropriate architectural elements based on historical precedent that provide authenticity and timeless beauty.
- Application of highly stylized architectural design elements in areas of high pedestrian activity.
- Promoting character and diversity at the streetscape through the rich mix of architectural styles and design elements to engage the pedestrian and right-of-way.
- Maintaining consistency in balance, proportion, scale, authenticity, and all "fit and finish" on each home constructed to ensure the overall harmony amongst the various architectural styles creating the streetscape.
- Entry is visually dominant and announced. It is not cavernous nor behind the garage and is part of the principal structure.
- Garages must be recessed from front façade wall. Achieving depth along the entire front façade wall is required.
- Garages must be detailed: i.e. windows, hardware, textured, colored, patterned.
- Garages are encouraged and may be required to be split when they dominate the front elevation.
- Window trim must be a min 4" wide, and a min 1" depth.
- Elements such as shutters, louvers, vents, etc. must be dimensional (having measurable width, length and depth), sized appropriately to window and appear functional.
- All decorative trim, banding, molding, faux appliques, etc. are to be dimensional (having a measurable length, width and depth). No scored cementitious decoration is allowed.
- Four-sided architecture is required at all Club lots.

Exhibit 20

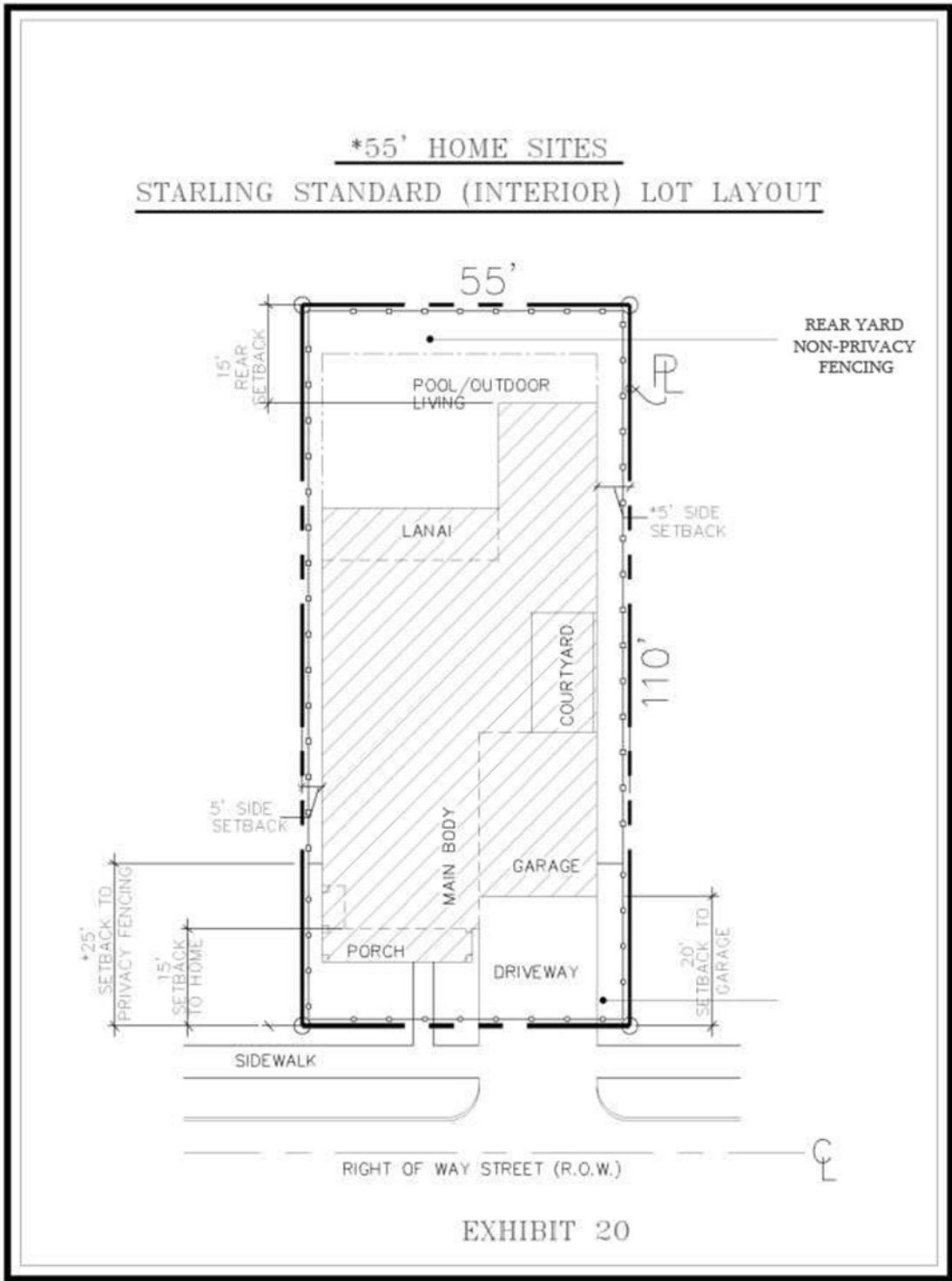
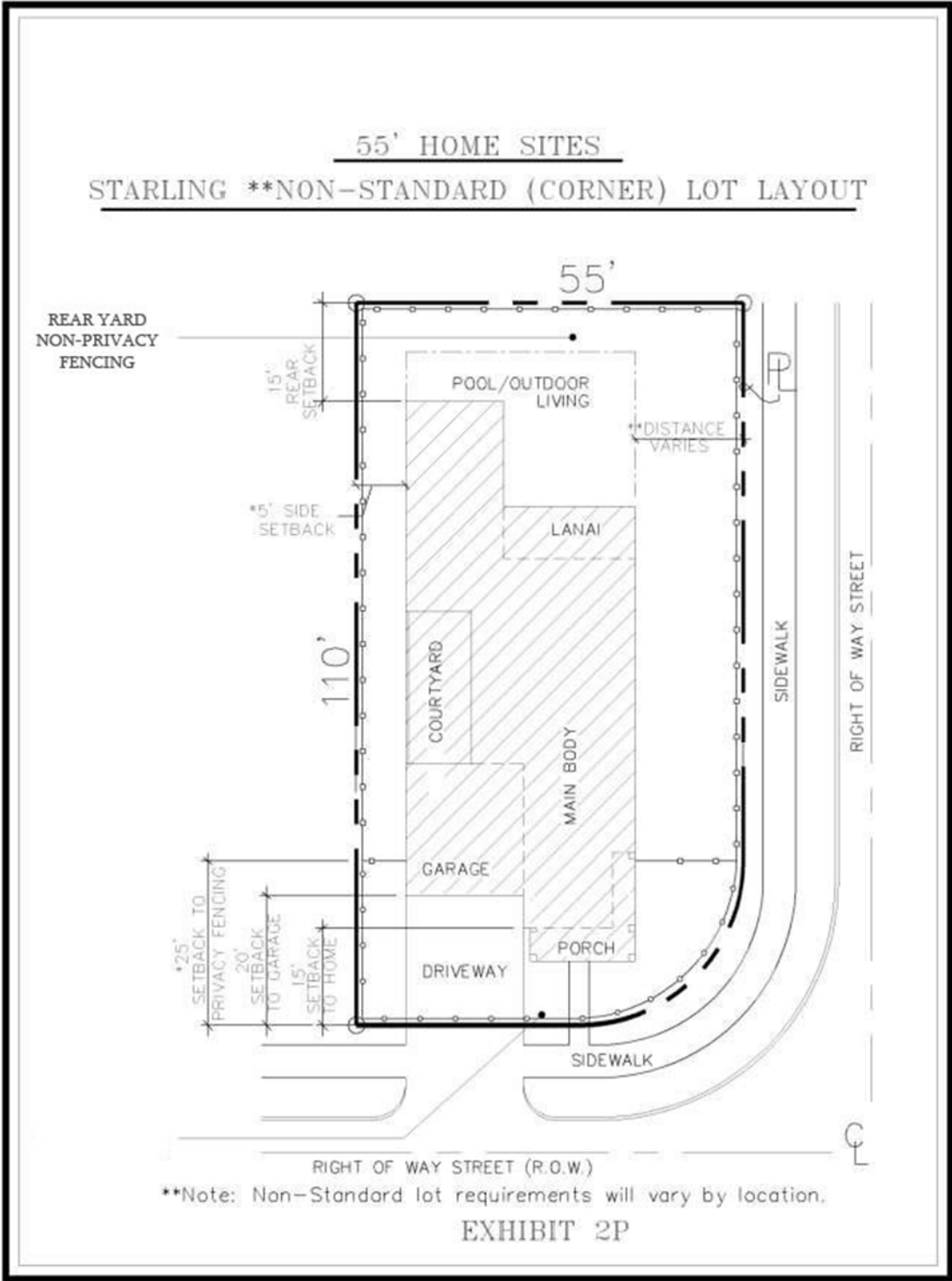


Exhibit 2P



Design Review Committee
Design Guideline Preliminary Planning Checklist

5.10 Neighborhood Character (70' Lots)

The intent of these guidelines is to promote the unique character of the Starling FishHawk Ranch neighborhood 70' lots and to further the successful long-valued principles which define the larger FishHawk Ranch community.

Because most of us experience neighborhoods from street level, much of the emphasis of these Design Guidelines is directed to the articulation of the front building façade and those areas visible from the public realm. They may include:

Requirements

- Emphasizing the entry areas of the homes.
- Deemphasizing the garage structure utilizing setbacks or using architectural details that emphasize the specific character of the home, while de-emphasizing the garage.
- Selection of the appropriate architectural elements based on historical precedent that provide authenticity and timeless beauty.
- Application of highly stylized architectural design elements in areas of high pedestrian activity.
- Promoting character and diversity at the streetscape through the rich mix of architectural styles and design elements to engage the pedestrian and right-of-way.
- Maintaining consistency in balance, proportion, scale, authenticity, and all “fit and finish” on each home constructed to ensure the overall harmony amongst the various architectural styles creating the streetscape.
- Entry is visually dominant and announced with porches that engage the streetscape
- Under built lots will have increased restrictions (see below).
- Garages are required to be detailed: i.e. windows, hardware, textured, colored, patterned.
- Garages are encouraged to be split when they dominate the front elevation.
- Window trim must be a min 4” wide, and a min 1” reveal above adjacent finished surface.
- Elements such as shutters, louvers, vents, etc. must be dimensional (having measurable width, length and depth), sized appropriately to window and appear functional.
- All decorative trim, banding, molding, faux appliques, etc. are to be dimensional (having a measurable length, width and depth). No scored cementitious decoration is allowed.

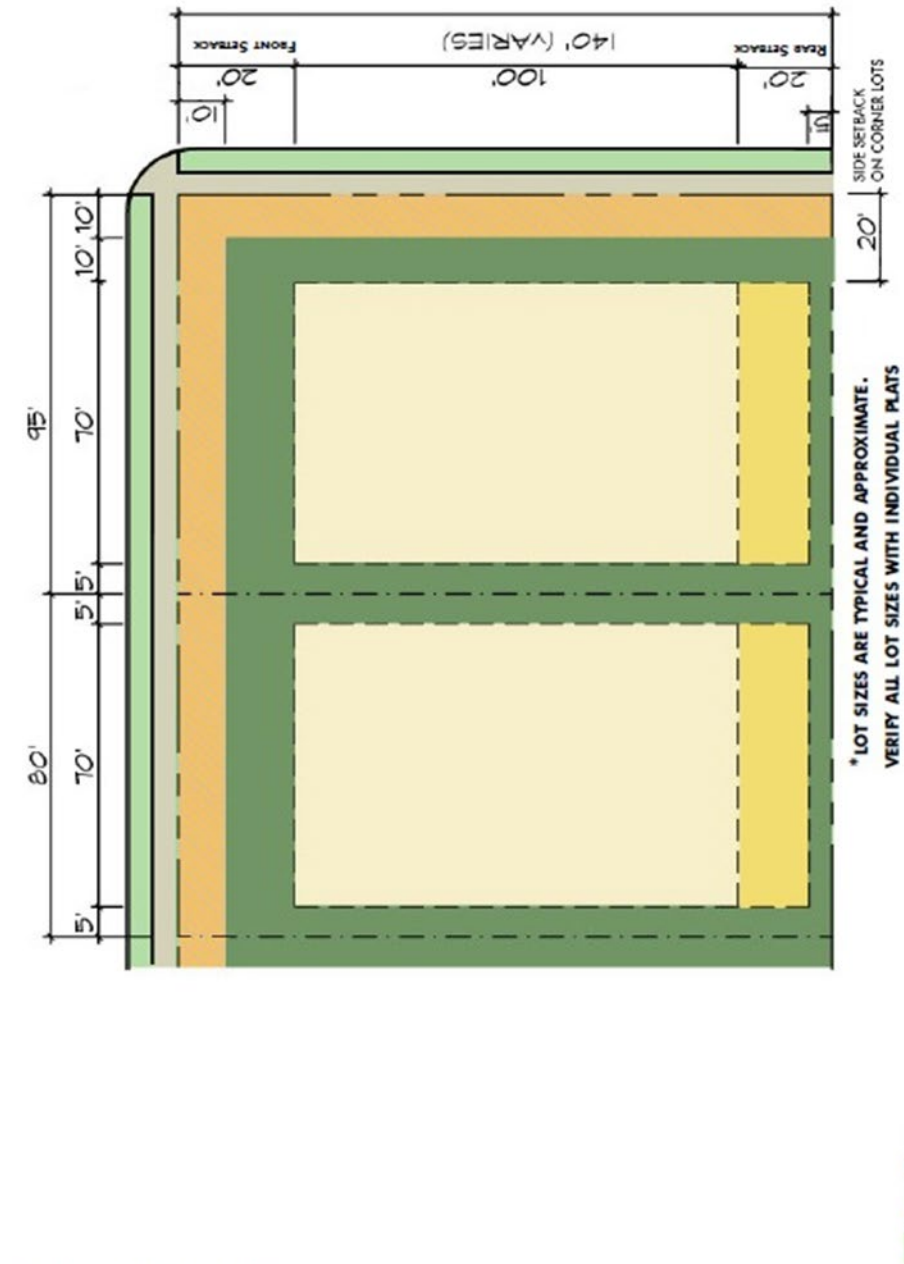
Note: Please be advised that any under built lots occurring in Starling FishHawk Ranch will be subject to an additional lot spacing/elevation repetition and landscaping requirements.

Under built lots will be required to be spaced such that at no time should there be more than two consecutive lots with under built homes occurring on them (i.e. every third lot will have to be a non-under built home plan).

Under built lots will also be required to install:

- Major/Shade front yard tree
- Accent front yard trees
- Additional shrubs and ground covers as required by the DRC.

80' x 140'



**SEE PAGE 11 FOR REQUIRED SETBACKS
FOR ALL LOTS IN THE PRESERVE**

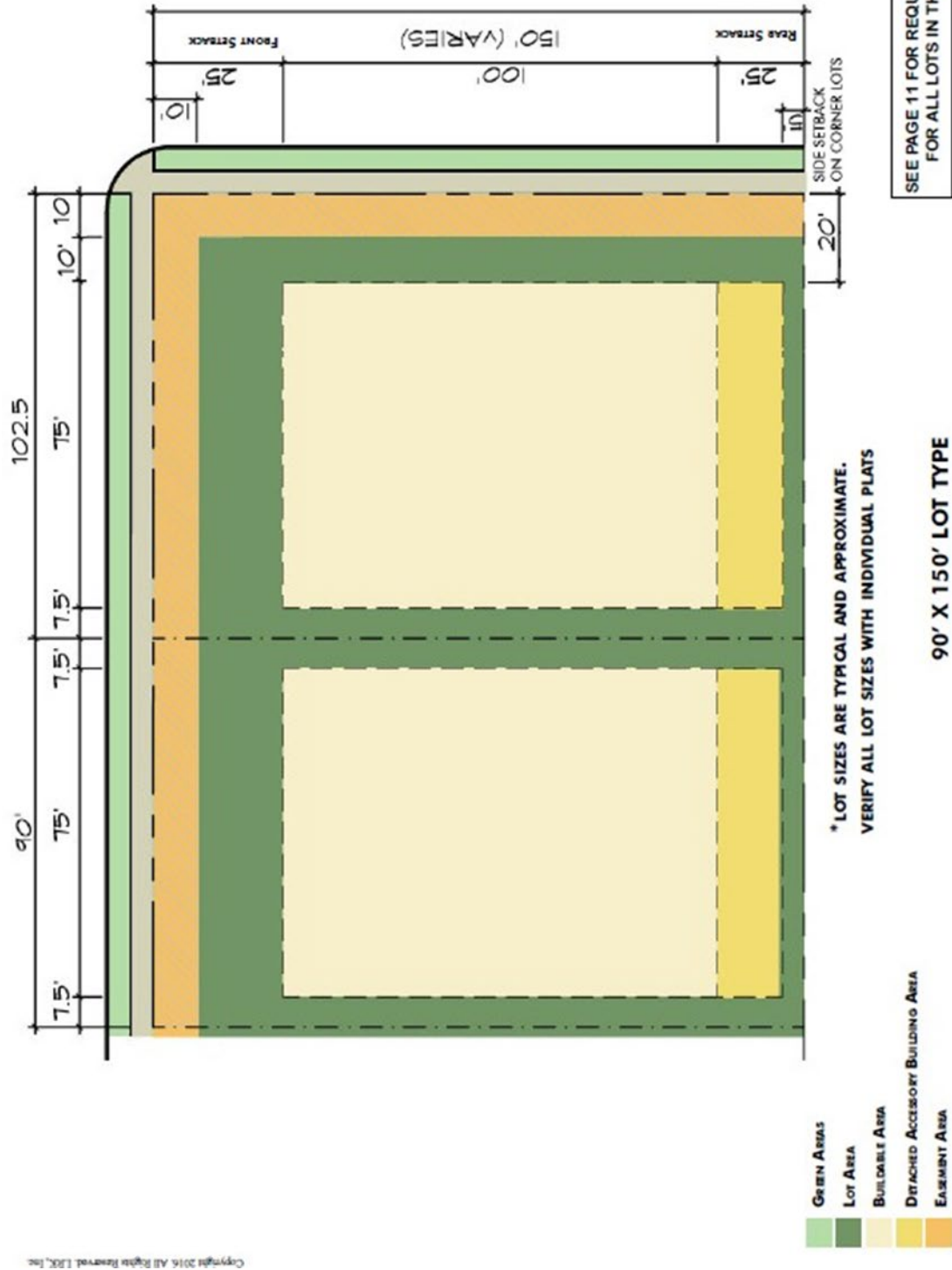
80' X 140' LOT TYPE

THE PRESERVE AT FISHHAWK

LITHIA, FLORIDA
MARCH 2016

90' x 150'

6



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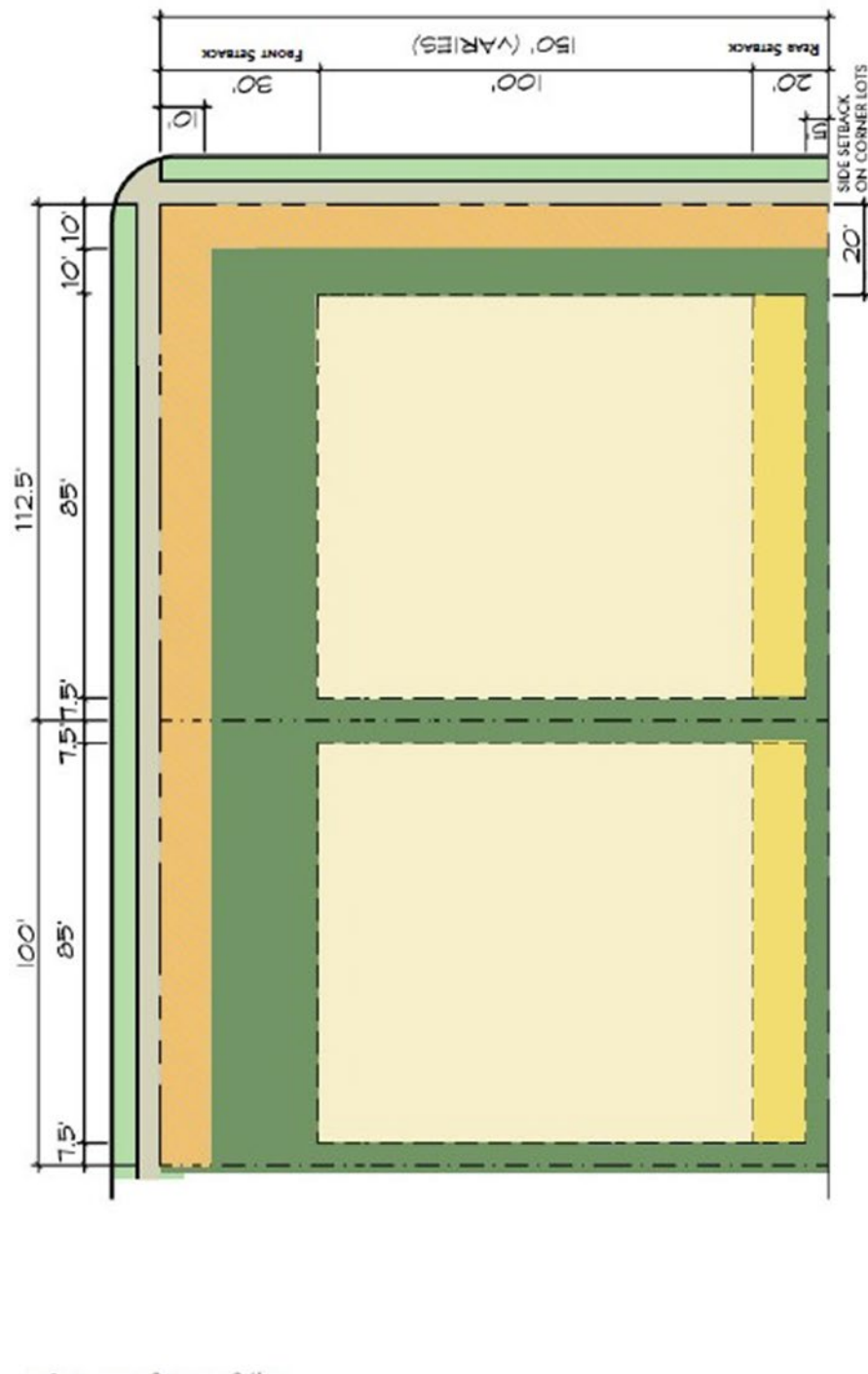
THE PRESERVE AT FISHHAWK

LITHIA, FLORIDA

MARCH 2016



100' x 150'



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- GREEN AREAS
- LOT AREA
- BUILDABLE AREA
- DETACHED ACCESSORY BUILDING AREA
- EASEMENT AREA

SEE PAGE 11 FOR REQUIRED SETBACKS
FOR ALL LOTS IN THE PRESERVE

100' X 150' LOT TYPE

* LOT SIZES ARE TYPICAL AND APPROXIMATE.
VERIFY ALL LOT SIZES WITH INDIVIDUAL PLATS



THE PRESERVE AT FISHHAWK

LITHIA, FLORIDA
MARCH 2016



80' Lot Garage Options

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INTERIOR LOT - 2 CAR GARAGE



INTERIOR LOT - 3 CAR GARAGE



SEE PAGE 11 FOR REQUIRED SETBACKS
FOR ALL LOTS IN THE PRESERVE

80' LOT - GARAGE OPTIONS

THE PRESERVE AT FISHHAWK

LITHIA, FLORIDA

MARCH 2016



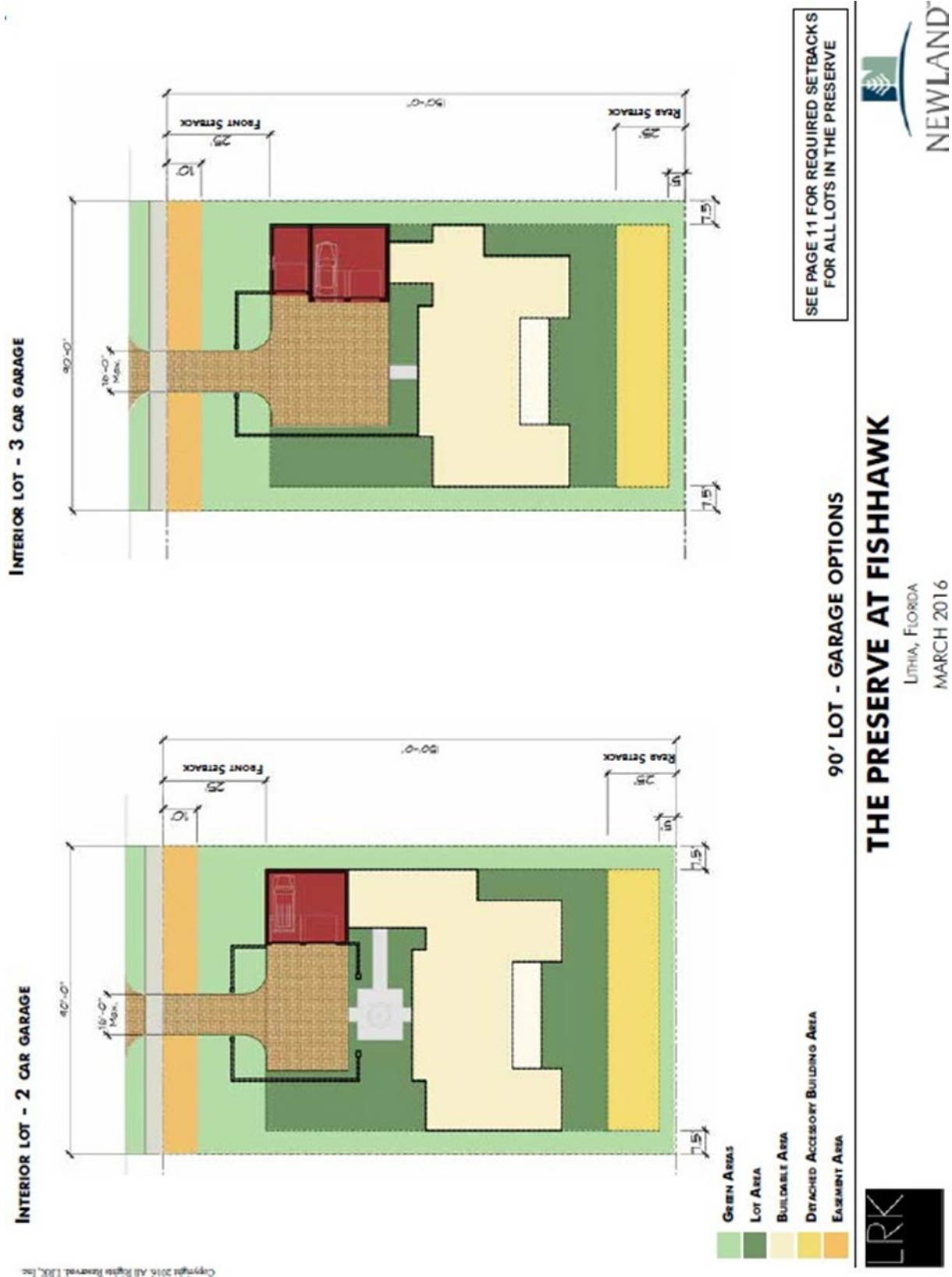


THE PRESERVE AT FISHHAWK

LITHIA, FLORIDA
MARCH 2016



90' Lot Garage Options





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90' LOT - GARAGE OPTIONS

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INTERIOR LOT - 3 CAR GARAGE



- GREEN AREAS
- LOT AREA
- BUILDABLE AREA
- DETACHED ACCESSORY BUILDING AREA
- EASEMENT AREA

SEE PAGE 11 FOR REQUIRED SETBACKS
FOR ALL LOTS IN THE PRESERVE

90' LOT - GARAGE OPTIONS



THE PRESERVE AT FISHHAWK

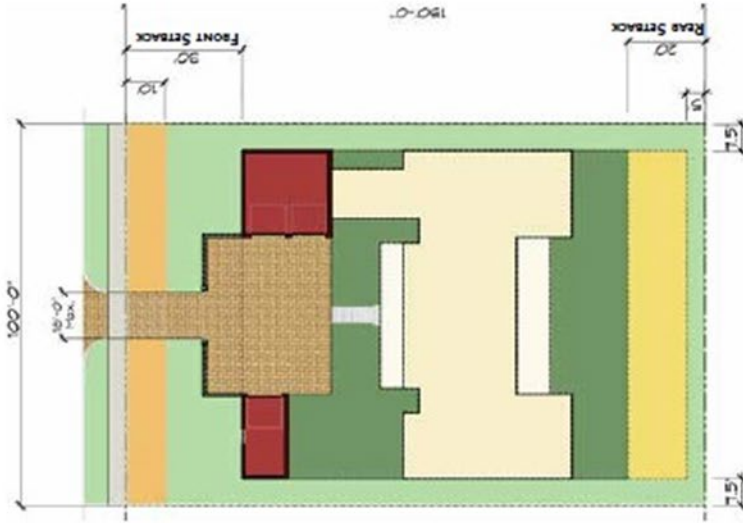
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MARCH 2016



100' Lot Garage Options

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INTERIOR LOT - 3 CAR GARAGE



INTERIOR LOT - 2 CAR GARAGE



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SPECIAL CONDITIONS FOR ALL 100' LOTS

- NO REPEATING ELEVATIONS-ALL ELEVATIONS TO BE UNIQUE
- MINIMIZE TREE REMOVAL IN FRONT YARDS (NARROW DRIVES)
- BRICK PAVED DRIVES AND MOTOR COURTS REQUIRED

- GREEN AREAS
- LOT AREA
- BUILDABLE AREA
- DETACHED ACCESSORY BUILDING AREA
- EASEMENT AREA

100' LOT - GARAGE OPTIONS

SEE PAGE 11 FOR REQUIRED SETBACKS
FOR ALL LOTS IN THE PRESERVE



THE PRESERVE AT FISHHAWK

LITHIA, FLORIDA

MARCH 2016



INTERIOR LOT - 3 CAR GARAGE

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REQUIRED SETBACKS FOR ALL PRESERVE LOTS

Lot Size	Location	ACC Setback Required
80' Lots 2 Car Garage Option Interior Lot	Front	20 ft.
	Side	5 ft.
	Garage Side	5 ft.
	Rear	20 ft.
80' Lots 3 Car Garage Option Interior Lot	Front	20 ft.
	Side	5 ft.
	Garage Side	5 ft.
	Rear	20 ft.
90' Lots 2 Car Garage Option	Front	25 ft.
	Side	7.5
	Rear	25 ft.
90' Lots 3 Car Garage Option Interior Lot	Front	25 ft.
	Side	7.5
	Rear	25 ft.
90' Lots	Front	25 ft.
	Side	7.5 ft
	Rear	25 ft.
100' Lots	Front	30 ft
	Side	7.5 ft
	Rear	20 ft

SPECIAL CONDITIONS FOR ALL 100' LOTS

NO REPEATING ELEVATIONS-ALL ELEVATIONS TO BE UNIQUE
MINIMIZE TREE REMOVAL IN FRONT YARDS (NARROW DRIVES)
BRICK PAVER DRIVES AND MOTOR COURTS REQUIRED

100' LOT - GARAGE OPTIONS



THE PRESERVE AT FISHHAWK

LITHIA, FLORIDA
MARCH 2016



5.12 General Home Design

The homes built in Starling FishHawk Ranch should be authentic in style, detail, and craftsmanship. Controlled massing of forms, roof systems and detailing can maintain acceptable construction costs, while creating variety through manipulation of building style, form and character.

The following are general design considerations intended to assist the builder in envisioning a home within Starling FishHawk Ranch:

- Utilize materials and construction methods that maximize craftsmanship, authenticity, beauty and value while lowering costs.
- Proportions of both the vertical and horizontal massing of the home should be authentic to the historical archetypes of the desired style of the home.
- Provide additive and subtractive subordination structures such as porches, bays, covers and garages to achieve floor plan requirements. Subtractive elements can include porches with living space above or courtyards open to living areas and bedrooms. Additive elements may include secondary rooms such as utility rooms, secondary bedrooms, game rooms, porches, single car or tandem two car garages or bay windows.
- Match floor plan layouts with the desired style. Colonial homes that require a greater street presence should be multi-level floor plans with a dominating principal structure and sited on larger lots, while single level floor plans with multiple subordinate structures may be better suited to Craftsman cottage style homes occurring on smaller less prominent lots. The style of the home should be congruous with lot size and location within the master plan of Starling FishHawk Ranch.
- Establish an authentic relationship between the front elevation, massing, doors and windows and the interior uses. For example, avoid placing secondary spaces such as bathrooms and closets adjacent to a front elevation exterior wall.

Preserve Specific Requirements:

- While no specific styles are required in the Preserve, it is encouraged to be consistent with the vernacular of the area and the rural nature of the site.
- The massing of the home should be simple and consist of a main body with smaller add-on forms that are appended to the main body.
- Each style should have its own unique massing traits.
- House finish floors should be raised and consistent with the style.
- Minimum height out of grade for finish floors for 80' lots is 8" and for the 90' lots is 12".
- Minimum ceiling heights shall be 10' first floor and 9' second floor.
- For corner homes or homes whose side elevation face a public open space, these side elevations shall be treated in the same way as front elevations with massing, windows and details appropriate to the orientation.
- Foam trim with stucco finish to simulate stone or wood is allowed when not within reach.
- Exterior trim shall be consistent with the style of the home. Allowable materials are cementitious, composite, cellular PVC, wood, stucco or stone.

- Alum wrapped trim is permitted, but the color must be compatible with other trim colors or the material must be printable.

5.13 General Home Styles

Quality, authenticity and timeless beauty are key in creating and maintaining neighborhoods with an advanced sense of place, greater “curb appeal” to new and re-sale home buyers, and generally create communities in which people are willing to invest time and money building strong communal ties. Care has been taken in determining which architectural styles will best represent Starling FishHawk Ranch. Four distinct architectural styles have been chosen for their historical ties to Florida architecture.

These styles shall be juxtaposed with one another to create vibrant and interesting streetscapes and to represent the diversity and variety of tastes that will exist among the residents of Starling FishHawk Ranch. The following is a brief description of each style. Builders are encouraged to research their chosen style further on their own as the scope of these guidelines cannot capture every nuance and historical antidote of each style.

5.13.1 Craftsman Home Style

The Craftsman style’s finish framing, unique massing and colorful palette provide our community with diversity and character. The typical condition for a Craftsman home within the Starling FishHawk Ranch neighborhood will be a four-square home where the principal structure’s width and depth are no more than 60% of the total lot width. The volume of the principal structure may be capped with a hipped or gabled end roof. Subordinate structures may be additive or subtractive elements (i.e. front porches, secondary bedrooms, utility rooms, garages, side entries, etc.). The Craftsman style home at Starling FishHawk Ranch will be defined by authentic architectural detailing specific to the historical Craftsman style home such as:

- Scale and organization of the subordinate structures about the principal structure such that “main body” and “side wings” are clearly defined in the home’s various elevations.
- Roofs are composed of gable and hipped end conditions, at locations above the principal structure with the highest pitches ranging from 5:12 through 9:12. Roofs occurring above the subordinate structures are also simple gable and hipped end conditions with medium to higher pitches ranging from 4:12 through 7:12. Roofing occurring over non-air-conditioned subordinate structures may be gable, hipped, and shed roof conditions with lower pitches ranging from 2:12 through 4:12.
- The eave is simple detailed. Most have no fascia with plumb or square cut rafter tails. Other eaves will still have exposed rafters with a simple plumb or square cut fascia.
- Porches and entries are highly detailed. The detailing of the various elements comprising the front porch (i.e. foundation walls, columns, beams, railings, fenestration, roofing) are all elements that combine to clearly define the Craftsman style. The entry is celebrated with a glazed entry door, side lites or transom glass. The entry occurs in a wall at the front most plane of the principal structure, with massing and proportion of the surrounding elements at the front elevation organized to accentuate the entry.

- Windows are double hung and vertical in proportion. Typical windows have muntin patterns of 4 over 1. Other options include 3 over 1, 2 over 1 and 1 over 1 (no muntin's).



Craftsman Style Home Example

5.13.2 Colonial Revival Home Style

During the earliest part of the 20th Century, much like today, there was a resurgence of the values and traditions of Colonial Architecture (Georgian, Federal, Adam, etc.). Florida has many examples of these architectural styles and Colonial Revival is one of the most predominant styles of the region. Elements such as entry, cornice and windows are adapted from Georgian and other earlier period styles to embellish these modest, yet elegant homes.

The elegant and prestigious presence of the Colonial Revival home within our community will be defined by balance, proportion and harmony in massing and at the right-of-way street façade, a highly embellished entry portico consisting of columns with capital and base moldings, highly stylized pediment and entablature detailing.

A typical Starling FishHawk Ranch Colonial Revival style home should be a multi-story principal structure with a gabled roof. The major eave of the gabled roof should be oriented towards the right-of-way street and the principal structure is typically no more than 28 feet in depth, and no more than 70% of the total lot width (i.e. the length of the house fronts the right- of-way street). The scale of the principal structure is broken down by selective roof form composition and distribution of the subordinate structures surrounding it. Entry porticos or a full façade front porch may be one or two stories in height. Less formal compositions where multiple “side wings” occur in front of the “main body” creating gable end walls that front the right-of- way street are also encouraged.

The Colonial Revival style home at Starling FishHawk Ranch will be defined by authentic architectural detailing specific to the historical Colonial Revival style home such as:

- Scale and organization of the subordinate structures about the principal structure such that “main body” and “side wings” are clearly defined in the homes’ various elevations.

- Roofs are simple gables and hips with pitches ranging from 6:12 through 10:12.
- Gable end walls fronting the right-of-way street are highly embellished with elements such as cornice molding, bracketing, frieze board molding, bed molding at the intersection of the frieze and soffit, crown molding, etc.
- Porches and entries are detailed to a much higher level than the “main body” and meet the streetscape with regality. The finish and embellishment of foundations, fenestration columns, railings, eaves and ceiling treatment are all elements that aid in clearly defining the style. The embellishment of the portico or entry of the Colonial Revival home is juxtaposed against a simple principal structure where fenestration and façade wall balance to create harmony.
- Windows are double hung and are vertical in proportion. Typical windows have muntin patterns of 6 over 1. Other options include 3 and 4 over 1 and 6 over 6.



Colonial Revival Style Home Example

5.13.3 Spanish Colonial Home Style

As the popularity of the Colonial revival style increased during the early part of the 20th century, the Spanish Colonial style became an attractive alternative in Florida. In some cases, the buildings would utilize elements from Mizner and more formal European (Mediterranean) styles.

The Spanish Colonial style home at Starling FishHawk Ranch will be defined by authentic architectural detailing specific to the historical Spanish Colonial style home such as:

- Simple symmetrical rectangular volumes and asymmetrical vertical volumes are typical of the Spanish Colonial style. Spanish Colonial homes either have a large mass for a main body with loggias integral with the mass or have narrow volumes forming an asymmetrical composition.
- Roofs are low pitch (4:12 to 5:12), clay barrel tile in subdued earth tones of red, orange and brown. Gables, often, do not span more than 16' in width, thus becoming features into themselves.

- Very little or no eaves are utilized, and the gable end consists only of one-barrel tile on edge. Exceptions are open rafter tails with 1" – 4" to 2'0" overhangs.
- Porches or loggias can be incorporated with an entry or almost anywhere a view may be taken of an outside place of interest. Loggias are additive elements as well as being integral with the home. Most examples utilize classical columns (Doric, Corinthian) with full arches.
- Windows are a crucial element in these homes. A minimum 3" recess from the face of stucco to window frame is required to show the mass of this minimally detailed façade. Casement windows are also required for the home's design.



Spanish Colonial Style Home Example

5.14 Design Compatibility

5.14.1 Elevations

Same house elevations shall be separated on the same side of the street by a minimum of two lots/homes and cannot be identical to the lot directly across the street. Designs will be reviewed with respect to such items as roof elements, size and location of doors and windows, and massing of front elevations, etc. One level flat roof will not be permitted. The minimum roof pitch is 5/12 on main span. Minor roof elements may have a lesser pitch. To assist the applicant, it is recommended that a sketch or plan book representation of the proposed dwelling be submitted to the DRC to verify basic design guideline acceptance prior to completion of plans. Generally, low-level one-story rooflines will be encouraged on corner lots.

5.14.2 Exterior Colors and Materials

House colors must be separated on the same side of the street by a minimum of two lots/homes and cannot be identical to the lot directly across the street. All original color schemes and material choices must be submitted by the builder to the DRC for approval prior to starting construction on any lot. Thereafter, any paint color change to house, trim, doors, windows, etc. (which is different from the previously approved scheme) must be submitted to the DRC for approval. Corner lots will

be required to execute the front elevation decorative material at the side of the home adjacent to the right-of-way street. All homes with front elevations of brick, siding, etc. must wrap finish material around corners of home returning materials to interior corners, architectural break points of the building's exterior walls, or a minimum of 2'.

5.15 Vertical Finishes (Exterior) Configurations and Techniques

Building walls should be varied in shape, size, finish and location. Along the right-of-way street, building walls are required to be offset from each other. No flat façade wall at right-of-way elevations will be allowed. Finish wall material shall be consistent horizontally (i.e. joints between different materials must be horizontal), occurring only at dimensional architectural breaks (i.e. banding, molding, etc.). All decorative finish material such as brick, stone, siding, etc. must “wrap” or return at built “edge” conditions a minimum of 24” or terminate at the first dimensional architectural edge where feasible, except for chimneys and piers where possible.

5.15.1 Brick

- Face brick must be properly detailed and in appropriate proportions as if it were load bearing.
- Scored Cementitious Finish when utilized to replicate brick, stone, wood or other material is not allowed.

5.15.2 Wood/Hardboard Siding

- Lap, shake or board and batten configuration only.
- Must have smooth finish (no rough-sawn or faux wood grain).
- Must be painted.
- Simulated wood siding is not encouraged but may only be utilized with DRC approval. Vinyl, aluminum, pressed wood fiber (i.e. Masonite®) and textured plywood siding (T- 111®) are not allowed.

5.15.3 Cementitious Finish

- Sand textured stucco finish is encouraged throughout Starling FishHawk Ranch. Alternate finishes may be used when appropriate to the architectural style.
- Cementitious finish is used to cover or mimic masonry construction or as in-fill in wood construction. It should be finished appropriately to the type of construction it is implying particularly when used to cover building elements that would normally be executed in wood.
- Scored lines, stamped patterns, casing bead, raised or modified cementitious coating may not be used to mimic wood siding, shake, brick or stone.

5.16 Roofs

5.16.1 Roof Materials

- Asphalt Shingles
 - “Dimensional” shingles.
 - All dimensional shingles must be treated to resist mildew.
 - Colors should be subdued earth tones (i.e. weathered wood).
- Metal “Galvalume” its equivalent or better (galvanized tin color only)
 - 5-V crimp.
 - Standing seam.
- Concrete
 - Submit concrete tile color and profile information to the DRC for final approval.
- Tile
 - **Preserve Specific Requirements:** Tile roofs required to be used on all homes unless inconsistent with the style of the home. Tile roofs are not required on interior, back-to-back lots in Phase 2 except for Mediterranean style.

5.16.2 Roof Configurations and Techniques

- Pitch
 - Simple Hip and Gable roofs that are symmetrically pitched between 3:12 and 10:12.
 - Shed roofs pitched between 3:12 and 5:12 (must be attached to principle structure.
- Overhang
 - Eaves must overhang between 16” and 30” on the primary structure.
 - Rakes (gable end) must overhang between 12” and 30” or may be reviewed for architectural appropriateness by the DRC.
 - Soffits at dormers and other smaller structures may be minimized to 8” if architecturally appropriate.
 - Open eaves (exposed rafter tails) are encouraged; otherwise, only simple soffits and fascia are allowed.
 - Fascia boards for closed soffits should be 6” minimum.
 - Soffits at gable ends shall return in a manner appropriate for the style of the house.
 - Skylights and solar panels must be located a minimum of 30 feet behind the front yard setback line or be hidden from the right-of-way street(s) and painted to match adjacent surfaces where possible.
 - Preserve Specific Requirements:
 - Aluminum soffits and vinyl siding are not allowed.
 - Vinyl sheets or cementitious soffits are allowed.
 - Cornice overhangs shall be consistent with style of the home and unless warranted by the style, the overhangs shall not be less than 12”.

5.17 Windows and Doors Installed at Time of Home Closing

Windows and doors clearly visible from the right-of-way street or common area should be kept simple. Windows must be vertically oriented and rectangular in proportion divided by

architecturally appropriate partitions into multiple panes to provide detail and hold the surface of the façade; rather than the “hole” effect that a large single sheet of glass produces. (See [Exhibit 5.A](#)). Specialty windows (oval, octagonal, Palladian, etc.) are restricted to one per building.

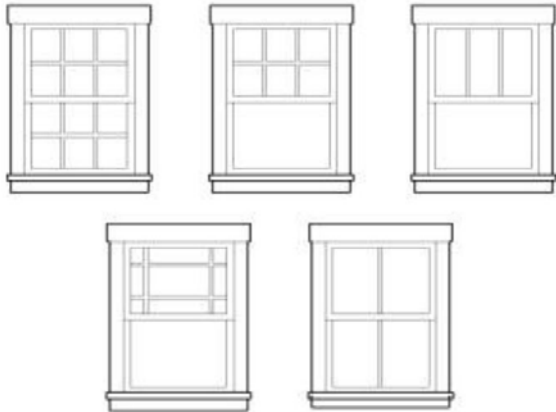
5.17.1 Materials

- Window frames of anodized aluminum, wood, vinyl, clad wood, steel or clad with simulated lites on the front elevation.
- Glass must be clear, with at least 90% light transmission.
- Insect screens shall be black or gray.
- Screen frames shall match window frame material.
- Doors of wood, clad wood, fiberglass or steel.
- Doors and window surrounds should be appropriate to the architectural style of the building.
- Surfaces must be smooth finish.
- Front doors are encouraged to be 8’ tall.

5.17.2 Configurations and Techniques (Windows)

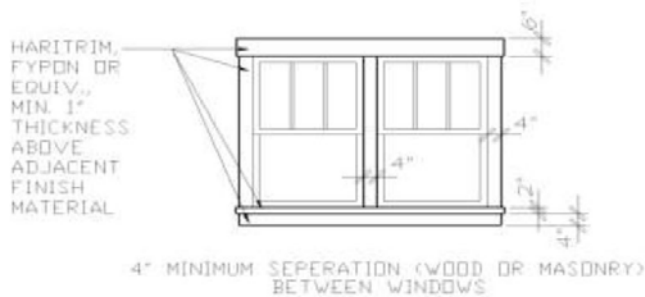
- Openings for windows, windowpanes, and doors should be as vertical as possible, and shall in no case be more squat than square (i.e. having a height dimension greater than the unit width dimension).
- Windows cannot be ganged horizontally. A space of 4” or more must separate windows in a series. See [Exhibit 5.A](#).
- Double-Hung, Single-Hung and Casement Windows are allowed. Horizontal sliders are not allowed.
- Windows shall be located no closer than 24” to building corners.
- Openings in wood-clad walls must be cased.
- Exterior shutters shall be sized and mounted appropriately for the window ($\frac{1}{2}$ the width), even if not operable. Shutter “dogs” are encouraged.
- Obscured or frosted glass or glass block are not allowed on any right-of-way street-facing windows.
- Right-of-way facing windows and certain windows occurring on lots deemed “Non-Standard” must receive full architectural detailing (i.e. banding, sills, molding, etc.).

Exhibit 5.A: Windows Detail



APPROVED MUNTIN ARRANGEMENTS AT STARLING
INDIVIDUAL PANES SHOULD BE MORE VERTICAL THAN
HORIZONTAL
(ARCHITECTURALLY APPROPRIATE ALTERNATIVES MAY
BE REVIEWED BY D.R.C.)

Windows Muntins Detail



4" MINIMUM SEPERATION (WOOD OR MASONRY)
BETWEEN WINDOWS
TYPICAL WINDOW TRIM AT STARLING
(ARCHITECTURALLY APPROPRIATE ALTERNATIVES MAY
BE REVIEWED BY D.R.C.)

Window Seperation Detail

5.17.3 Configurations and Techniques (Egress Windows)

- In cases where emergency egress windows are required along the façade fronting the right-of-way street, some method of privacy screening is encouraged (i.e. Bahama-type- top-hinged-shutters, interior blinds or shutters, etc.).

5.17.4 Configurations and Techniques (Bay Windows)

- Bay windows facing the right-of-way street and exceeding a horizontal projection of 20" shall extend to finish grade.
- Projections less than 20" will be permitted conditionally, subject to the final design treatment of the projection.
- Use of corbels, brackets, ledges, trim, etc. is encouraged to terminate all projections.

5.17.5 Configurations and Techniques (Doors)

- Doors should be of an approved style and glazed panels; side lite and transom glazing are also encouraged.
- Doors fronting the right-of-way street should always be trimmed.
- Double-height entryways are not encouraged.
- ½ Glazed Entry Doors will not be allowed.
- Glazing at Entry Doors is required to be either standard Full Ht. solid panel or Full Ht. Glazing.

5.18 Porches and Verandas

Porches and Verandas are central to the character of Starling FishHawk Ranch. They economically enrich both the house and the neighborhood and provide useful living space.

5.18.1 Materials

- Foundation walls and piers of Cementitious finish, brick, stone, lattice infill.
- Piers of lime rock, wood, Cementitious finish and brick.
- Columns or posts of wood or approved alternative composite material.
- Balustrades and railings may be aluminum, stone, poly-compositional or wood material previously reviewed and approved by the DRC.
 - Preserve Specific Requirements:
 - Aluminum is typically reserved for the European or Mediterranean styles.
 - Front porch ceilings shall be wood or simulate wood. No stucco porch ceilings are allowed.
- Screen porches clearly visible at front of home are not permitted.

5.18.2 Configurations

- Maximum distance between piers, columns and posts: no greater than their height.
- All required porches shall be roofed.
- Posts at least nominal 6" x 6", Piers at least 12" x 8", Columns at least 8" bottom diameter.
- Round columns are encouraged to taper according to Classical proportions; Square columns may be straight or tapered.
- Column/Beam and Column/Base connections must be correctly detailed according to traditional architectural precedents. See [Exhibit 5.B](#).
- Columns, Beams and Railings should all be smooth finished and painted white or the trim color. See [Exhibit 5.B](#).

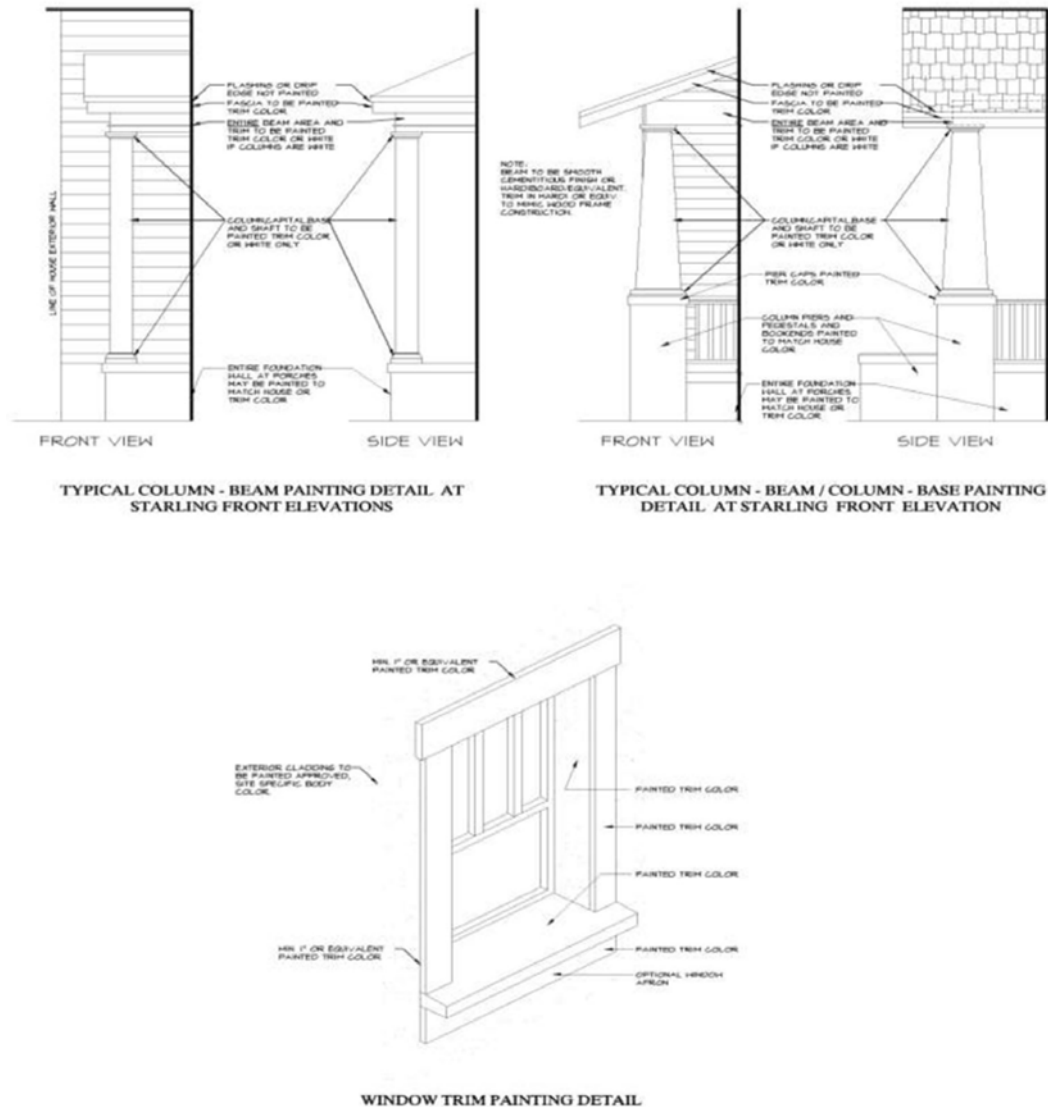


Exhibit 5.B: Column Beam/Base and Window Trim Painting Detail

5.18.3 Techniques

- Front porches or Verandas must be a minimum of 8' deep and are encouraged to be at least 40% of the front elevation in length. Designs utilizing other configurations and dimensions may be submitted for review and consideration for approval based on architectural merit.
- Two-story columns, piers, posts and the Doric, Ionic and Corinthian Classical Orders shall be reserved for Public Buildings. They shall not be used on private houses, where clearly visible from the right-of-way street or common area without approval from the DRC. The Doric and Tuscan Orders are acceptable for use on houses.

5.19 Driveways

Preserve Specific Requirements:

- Driveways shall not be wider than 16' at the back of the sidewalk.
- All driveways including apron to street edge shall be brick pavers.
- Sidewalks shall continue through driveway (pavers are not allowed to replace concrete sidewalks).
- Driveways can encroach into the setbacks to within 3' of side and rear property lines.
- Driveway curb cut locations will be coordinated with tree locations and shall be pre-determined.

5.20 Garages

Preserve Specific Requirements:

- Garages that face the street shall have single garage doors only with maximum width of 12'.
- All other garage doors may be double doors.
- 80' product with forward facing, three car garages will not be permitted except on interior, back-to-back lots in Phase 2.
- 90' product with forward facing garages must have living space above forward-facing garage. Emphasis shall be focused on entry not garage.
- There shall be no forward facing 3-car garages in the Preserve except on interior, back- to-back lots in Phase 2.
- Special attention shall be paid to garages on homes which terminate views such that garage doors do not become the prominent feature of the view.

5.21 Lead Walks

Preserve Specific Requirement: All lead walks from the street or drive to the front door shall be pavers.

5.22 Motor Courts

Preserve Specific Requirement: It is recommended that all motor courts be screened by a fence / low wall or landscape screen. Front yard walls are required at some motor court homes such as the 90' interior lots 2-car and 3-car garage and 90' interior lot 3-car garage. Gated drives are only allowed on the 100' wide lots.

5.23 Fireplaces and Chimneys

Exterior of all chimneys must be compatible with exterior siding or masonry/stucco material. All chimneys are to have detailed top (i.e. shroud). Painted metal caps are required to conceal circular prefabricated flue top. All chimneys visible from the right-of-way street must originate at grade.

5.24 Lighting

All exterior lighting shall be consistent with the character established in Starling FishHawk Ranch and be limited to the minimum necessary for safety, identification and decoration.

Lighting associated with a building shall be consistent in style and theme with that of the associated building.

5.25 Signage

5.25.1 Directional Signs

Non-advertising vehicular and/or pedestrian signage will be designed and initially installed by the Master Developer. These signs shall be designed of a specific size of sign area and a maximum height above grade to enhance the overall site and conform to the Master Developer's overall sign program.

5.25.2 Homebuilder Signs

These are the types of signs homebuilders use to display the name of their company and the availability of the lot. One (1) sign is allowed on each lot and the sign shall conform to the design, size, height, color, and post details specified by the Master Developer. Homebuilders shall be responsible for the cost and installation of the sign.

5.25.3 Identification Signs

Signs or features related to the overall community shall be designed and installed by the Master Developer. Neighborhoods may have one major entry feature located at the entrance of each neighborhood. This feature displays the name of the neighborhood. The feature will be flanked by a prototype landscape package. The design of the feature size and type of letters to be used shall be provided and specified by the Master Developer.

5.25.4 Informational Signs

This type of signage, as required throughout Starling FishHawk Ranch, must conform to all details and specifications for standard Florida Department of Transportation sign faces. The backs of all single faced signs are to be painted with the appropriate type of paint in the same color paint as the support post.

5.25.5 Temporary Signs

Any temporary type of signage proposed to be used in Starling FishHawk Ranch during the construction of a house, must be submitted to the DRC first for approval. The application shall include, but not limited to, the location, size, height above grade, color, material and expected time to be used.

5.26 Utility Meters

Utility meters shall be located to minimize the view from public right-of-way.

5.27 Mailboxes

The Master Developer is responsible for installing mailboxes within Starling FishHawk Ranch. All new single-family homes built on each individual lot are required to have a standard mailbox and pedestal. Such mailbox structure shall be installed at the front of the lot, at the edge of the road pavement, to the left of the driveway, as seen from the street. The bottom of the mailbox shall be at 36" above grade. (See Exhibit 5.C). The DRC will have final approval on all mailbox types.

Note: Only black flags are allowed.



Exhibit 5.C: Mailboxes

5.28 Communication and Security Systems

5.28.1 Telephone and Cable Television

For each new house that is constructed within Starling FishHawk Ranch, it is required that it be pre-wired for cable television and telephone service. This shall be the homebuilder's responsibility. The company to provide these services shall be selected by the Master Developer, its successors and assignees, at its own direction.

5.28.2 Security

Homebuilders shall be responsible for installing in new construction homes a centrally monitored security system. The responsibility shall be passed on to the homeowners who will in turn be responsible for its operation, maintenance and/or replacement, as it may be required. Security systems shall always be operational regardless of the home being occupied or not or being under the ownership of the homebuilder or the homeowner.

5.29 Construction Builder / Contractor Rules and Regulations

Homeowners should ensure that their contractors maintain a work area that is respectful (in terms of safety and cleanliness) to their neighbors when performing home alterations. Homebuilders, contractors, subcontractors, material suppliers, employees or other person involved in construction activity in Starling FishHawk Ranch shall comply with these Rules and Regulations or any other requirements of the Master Developer or HOA. Depending on the type of violation, damage or accident, homebuilders, their employees, contractors, subcontractors or suppliers shall be required to remedy the violation or address the situation in a timely manner, bear the costs to remedy the same, pay other financial repercussions and may be required, in the sole opinion of the Master Developer or HOA, to leave Starling FishHawk Ranch temporarily or permanently.

5.29.1 Access

5.29.1.1 Automobiles

No construction automobiles or trucks shall be left overnight on Starling FishHawk Ranch property. Any construction equipment left overnight shall be kept on the lot/site under construction and not in any street right-of-way.

5.29.1.2 Children

No children, pets, friends, and/or relatives of workers are allowed on the lot, site under construction or within any other areas of Starling FishHawk Ranch. No construction related personnel shall be allowed within the recreational facilities of Starling FishHawk Ranch.

5.29.1.3 Construction Vehicles

All construction vehicles shall enter Starling FishHawk Ranch through the construction entrance designated by the Master Developer or the HOA Board of Directors. Construction personnel may be required to park in designated areas or only one side of the street but shall never park on grassed areas. Residential driveways may not be used for parking or to turn around.

5.29.1.4 Identification

Each homebuilder shall furnish a list of employees, consultants, contractors and subcontractors, who are permitted to enter Starling FishHawk Ranch. The homebuilders shall also post and keep on record with the Master Developer or the HOA managing agent the names and phone numbers of three individuals to be contacted on a 24-hour basis for emergencies.

5.29.1.5 Work Hours

Construction activity shall only occur from 7 a.m. to 7 p.m., Monday through Friday, and Saturday from 9 a.m. to 6 p.m. Construction work is not authorized on Sundays or holidays unless prior approval from the Master Developer or the HOA Board of Directors. This time frame may be revised as each neighborhood nears completion.

5.29.2 Accidents

The homebuilder or his/her construction manager, shall verbally notify the Master Developer's Project Manager or the HOA's property management company, of any accident or unforeseen occurrence within 30 minutes of the incident.

5.29.3 Beverages

Contractors, subcontractors and their employees shall not consume alcoholic beverages prior to, during or after construction hours within Starling FishHawk Ranch.

5.29.4 Damages

Homebuilders will make every effort to protect the infrastructure, recreational areas, streets and privately-owned property (homeowner, HOA, CDD). In cases of damages resulting from acts of their employees, contractors, or suppliers, the homebuilder shall be responsible to correct, repair and bear the costs of such damage.

5.29.5 Debris

During construction, all debris shall be placed in a single location only on the lot of the construction site. The debris shall be contained by some type of barrier (e.g. wire fencing) to assist in keeping the debris from being scattered. Also, the same type of barrier and a silt barrier shall be used on the boundary of common, conservation or recreation areas to prevent debris from leaving the construction site. Any damage from debris to surrounding properties will be the responsibility of the homebuilder to clean-up or repair.

5.29.6 Music

No music audible off the lot is permissible within the community during or after construction activity.

5.29.7 Office Trailers / Sheds

Trailers and sheds will not be allowed within the community without the approval of the Master Developer or HOA. Site location, exterior appearance and landscaping will be reviewed.

5.29.8 Pets

Pets of construction personnel are not permitted on job sites or inside vehicles parked within the community.

5.29.9 Portables

On-site portable toilets shall be provided. The homebuilder is responsible for scheduling regular maintenance to have the portables sanitized a minimum of once per week. Portables in disrepair should be replaced with new portables.

5.29.10 Power and Water

Homebuilders are responsible and shall bear the cost of temporary power and water service for homes under construction. The use of power and water from homeowner's lots is prohibited.

5.29.11 Security

Each homebuilder shall be responsible for the security of their lot and home under construction including any building materials placed on the lot. The homebuilder may arrange for a private security company to monitor the property. The Master Developer or HOA reserves the right to request vehicle searches at any time and the vehicle owner or personnel responsible for it shall be expected to fully cooperate when requested otherwise the Hillsborough County Sheriff's Office will be contacted.

5.29.12 Storage and Materials

Any construction materials shall only be stockpiled or stored in such areas of the neighborhood as approved by the Master Developer or HOA and shall always be screened by the homebuilder in a manner approved by the Master Developer or HOA. Any such storage area shall be kept in a neat and orderly condition always.

5.29.13 Trash

All construction sites shall be maintained in a neat and orderly condition with minimal dust and pollution generated. Homebuilders shall be responsible for their own trash removal. Adequate dumpsters shall be required for homes under construction, which shall be emptied at least once per week or more often as needed. Homebuilder's lots, and any other property, within the development, including roadways, easements and swales, shall be kept clean and clear of all trash, debris and construction materials.

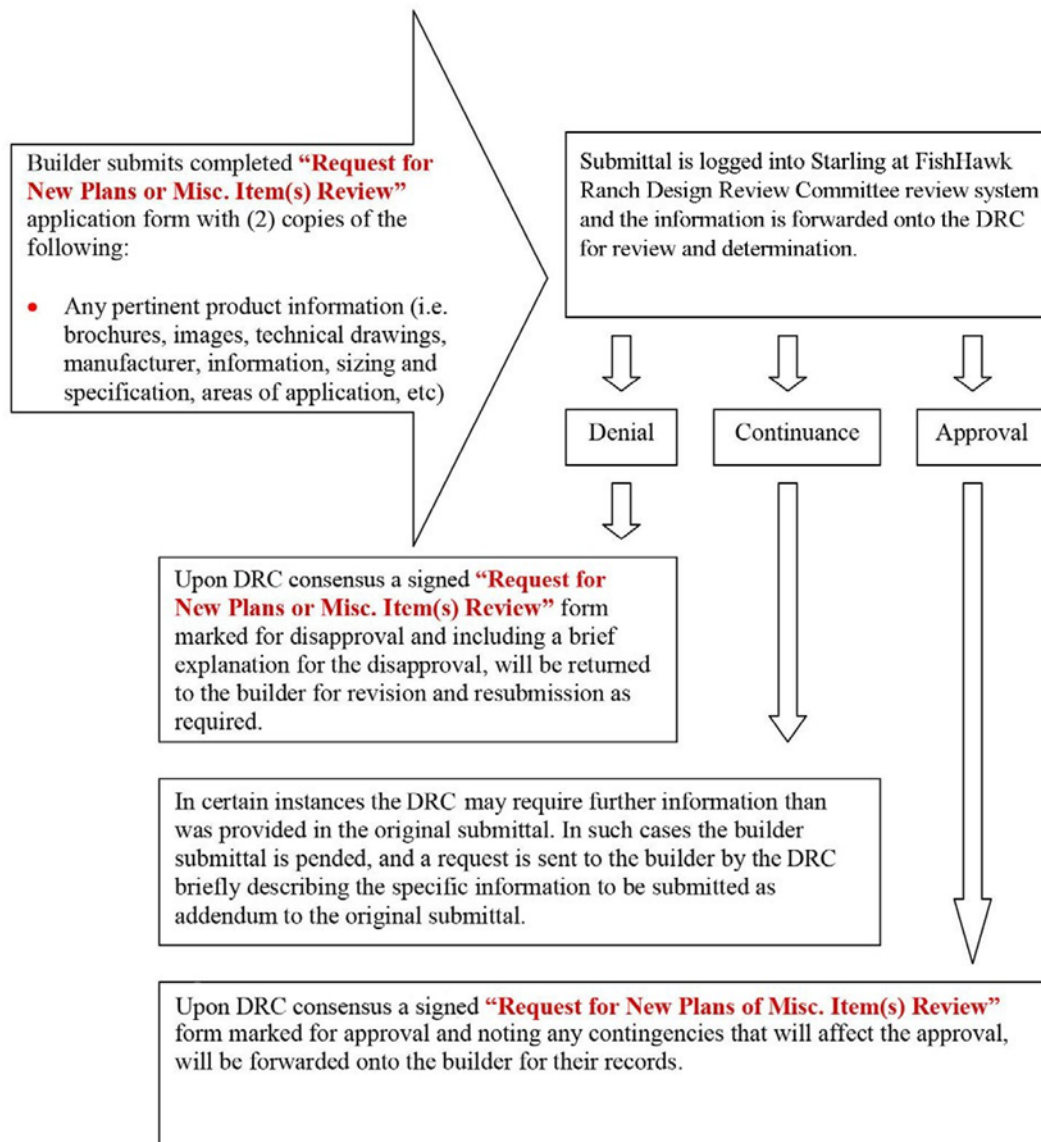
No debris or trash of any kind shall remain on any lot, sidewalks or street after construction is complete on the lot. During construction, if in the assessment of the Master Developer or the HOA, the lot needs clean-up, official notification will be provided to the homebuilder. The homebuilder will be given 72 hours of notification to comply. Failure to comply with the request will cause removal of the debris by action of the Master Developer or HOA with all related costs being charged to the homebuilder.

5.29.14 Vehicle Spillage

Vehicle operators shall clean-up immediately and report any spillage from their vehicles according to Hillsborough County rules and regulations.

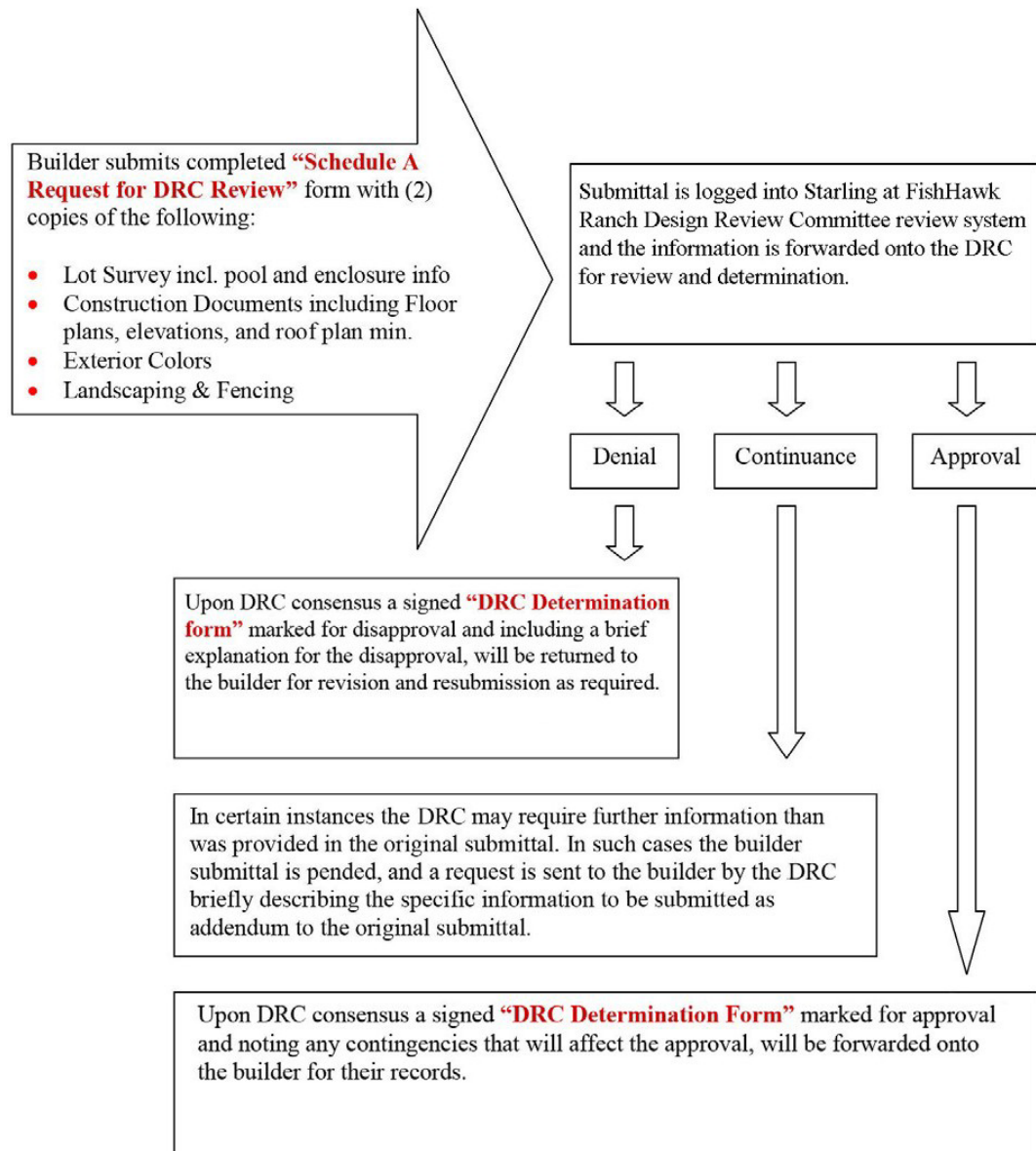
5.30 Homebuilder Application Process

Submittals For New Home/Item(s) For Standardized Use



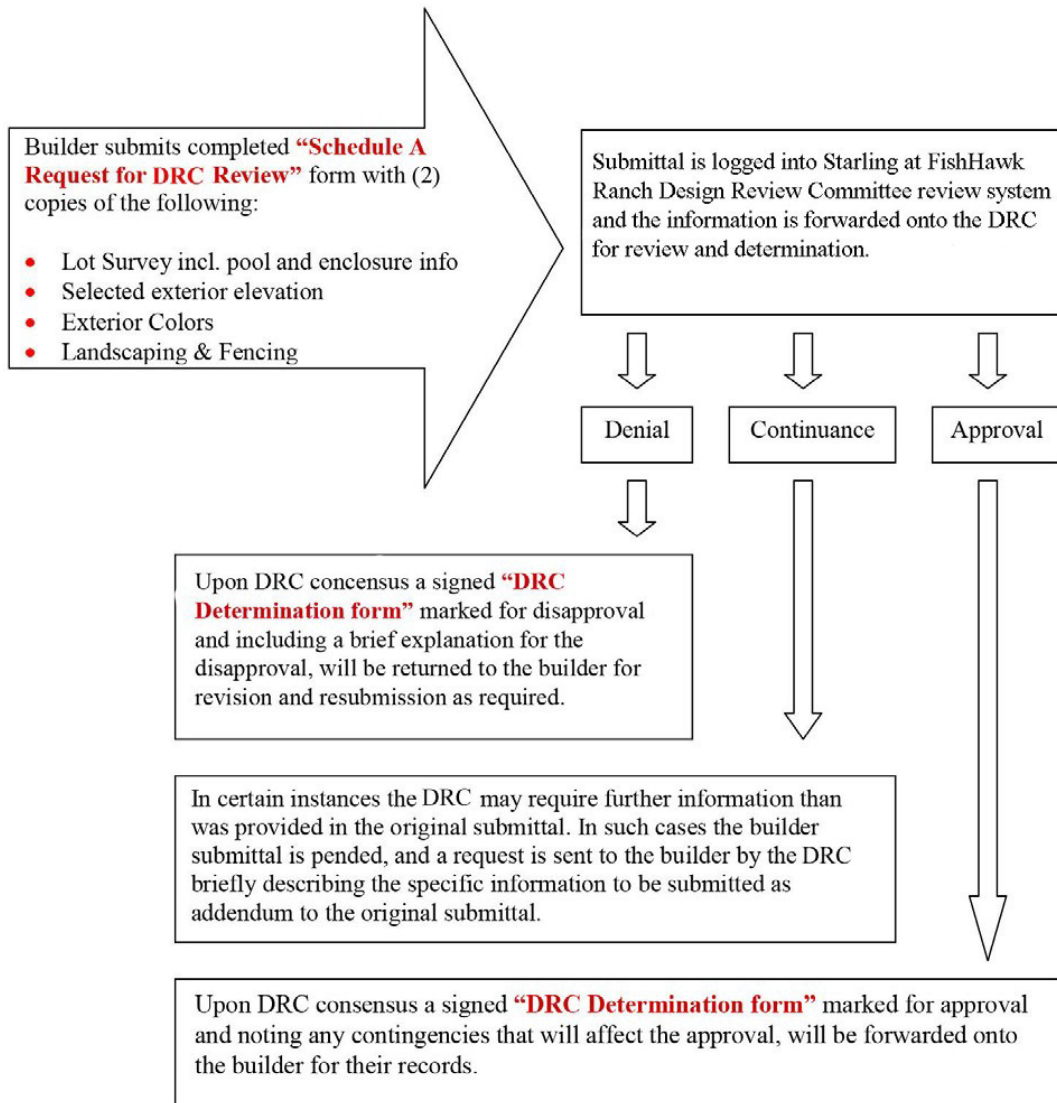
NOTE: PRELIMINARY APPROVALS MAY BE GRANTED AT THE DISCRETION OF THE STARLING AT FISHHAWK RANCH DESIGN REVIEW COMMITTEE. HOWEVER UNTIL FINAL SIGNED APPROVAL HAS BEEN GRANTED BY THE STARLING AT FISHHAWK RANCH DRC ALL SUBMITTED ITEMS ARE DEEMED "UN APPROVED" FOR USE WITHIN STARLING AT FISHHAWK RANCH AND IN VIOLATION OF THE STARLING NEIGHBORHOOD GUIDELINES.

Submittals For Custom Home



NOTE: PRELIMINARY APPROVALS MAY BE GRANTED AT THE DISCRETION OF THE STARLING AT FISHHAWK RANCH DESIGN REVIEW COMMITTEE. HOWEVER UNTIL FINAL SIGNED APPROVAL HAS BEEN GRANTED BY THE STARLING AT FISHHAWK RANCH DRC ALL SUBMITTED ITEMS ARE DEEMED "UN APPROVED" FOR USE WITHIN STARLING AT FISHHAWK RANCH AND IN VIOLATION OF THE STARLING NEIGHBORHOOD GUIDELINES.

Site Specific Submittals (Models Previously Approved For Standardized Use)



NOTE: PRELIMINARY APPROVALS MAY BE GRANTED AT THE DISCRETION OF THE STARLING AT FISHHAWK RANCH DESIGN REVIEW COMMITTEE. HOWEVER UNTIL FINAL SIGNED APPROVAL HAS BEEN GRANTED BY THE STARLING AT FISHHAWK RANCH DRC ALL SUBMITTED ITEMS ARE DEEMED "UN APPROVED" FOR USE WITHIN STARLING AT FISHHAWK RANCH AND IN VIOLATION OF THE STARLING NEIGHBORHOOD GUIDELINES.

5.31 Homebuilder Application Forms

BUILDER PLAN SUBMITTAL <i>(This does not replace the Schedule A that is required for each submittal)</i>

BUILDER : _____ **SUBMITTAL DATE:** _____

TYPE OF SUBMITTAL: ☐ **NEW PLAN** ☐ **RESUBMITTAL**

☐ **PLAN REVISION** ☐ **OTHER** _____

(PLEASE GIVE DETAILED EXPLANATION)

COMMUNITY NAME: _____

NEIGHBORHOOD SECTION: _____

BLOCK: _____ **LOT:** _____ **ADDRESS:** _____

HOME CONSTRUCTION INFORMATION
--

MODEL/PLAN: _____

ELEVATION: _____

LOT SIZE: _____

☐ **Single Story** ☐ **Single Story with Bonus** ☐ **Two Story** ☐ **Two Story With Bonus**

SQ. FT. (Air Conditioned Space): _____

SENT CONFIRMATION TO BUILDER: _____ **DATE:** _____
Initials

NOTE: Under no circumstances is construction to begin until such time that an approval has been provided to Builder through the Design Review Committee. Builder shall perform all construction and development substantially in accordance with the approved plans. Additionally, any and all modifications to the plans are also subject to such review and approval.

Builder Submission Checklist

- ☐ House Plan & Proposed Footprint
☐ Plot Plan
☐ Certified "As Built Survey"
☐ Landscape Plan
☐ Fence Plan
☐ Pool & Enclosure Plan

☐ **MODIFICATION TO PREVIOUSLY
SUBMITTED "SCHEDULE A"
BRIEF DESCRIPTION**

Date: _____

SCHEDULE "A" DESIGN REVIEW APPLICATION

BUILDER: _____ DATE Submitted: _____

SUBDIVISION SECTION: _____ SUBDIVISION NAME: _____

BLOCK: _____ LOT: _____ ADDRESS: _____

HOME CONSTRUCTION INFORMATION

MODEL/PLAN: _____ ELEVATION: _____ Inventory Home ☐ To Be Built: ☐

Home Construction Start Date: _____ Estimated Completion Date: _____

☐ **Single Story** ☐ **Single Story with Bonus** ☐ **Two Story** ☐ **Two Story With Bonus**

NUMBER OF BEDROOMS _____ NUMBER OF BATHROOMS _____ MASTER BEDROOM LEVEL _____

SQ. FTG (Air Conditioned Space): _____

FRONT ELEV. MATERIAL: ☐ Hardy Siding ☐ Hardy Shake ☐ Stucco ☐ Stone ☐ Other _____

REAR ELEVATION MATERIAL: ☐ Hardy Siding ☐ Hardy Shake ☐ Stucco ☐ Stone ☐ Other _____

BRICK OR STONE: Type _____ Color _____

House Scheme Color #: _____ BODY COLOR: _____ FASCIA/TRIM COLOR: _____

SHUTTER COLOR: **(If different from approved Color Palette)** _____

MAIN ENTRY DOOR COLOR: _____

DRIVEWAY: ☐ Right ☐ Left GARAGE: Single _____ Double _____ Triple _____

PLACEMENT: Front _____ Rear _____ Rear/Alley _____ Side _____ GARAGE COLOR: _____

ROOF: ☐ Shingle ☐ Tile ☐ Metal Color _____

☐ **LANDSCAPE PLAN ATTACHED: TYPE: _____ (MUST INCLUDE FOLLOWING ITEMS)**
 Quantity / Sizes & Species of All Plants, Trees & Shrubs

☐ **FENCE PLAN ATTACHED: (MUST INCLUDE FOLLOWING ITEMS WITH DIMINSIONS)**
 Type of Fence (Material & Color), Height of Fence, Proposed Fence Layout, Fence Setbacks

☐ **POOL AND POOL ENCLOSURE PLAN ATTACHED: (MUST INCLUDE FOLLOWING ITEMS)**
 Layout, Location of Pool Equipment, Dimensions, Setbacks, Screened Enclosure Material/Color

NOTE: Under no circumstances is construction to begin until such time that an approval has been provided to Builder through the Architectural Review Committee. Builder shall perform all construction and development substantially in accordance with the approved Plans. Additionally, any and all modifications to the Plans are also subject to such review and approval. UPDATED: 9/28/10

SENT CONFIRMATION TO BUILDER: _____ DATE: _____



FishHawk Ranch Design Review Determination Form
Site Specific Review Determination Form

DATE SUBMITTED: _____

BUILDER: _____ LOT _____ BLOCK _____ SECTION _____

PLAN _____ ELEVATION _____

(Previously approved for FishHawk Ranch)

The "FishHawk Ranch Architectural Guidelines" must be strictly adhered to. Should any contradictory information arise between the construction documents approved by this form and the "Architectural Guidelines" the "Architectural Guidelines" will take precedence UNLESS a separate written "Request for Variance" has been submitted to and approved by the FishHawk Ranch Design Review Committee (DRC).

Select one (1) only:

	APPROVED	DISAPPROVED	NOT SUBMITTED	
SITE PLAN - Without Pool				
SITE PLAN - With Pool				N/A (circle)
ELEVATION (SPACING REQUIREMENT)				
CUSTOM ELEVATION				
SCREEN ENCLOSURE				N/A (circle)
COLORS (SCHEME #)				
FENCE PLAN				
LANDSCAPE PLAN #				

NOTE: DISAPPROVED ITEMS MUST BE REVISED, CORRECTED, CLARIFIED, AND RE-SUBMITTED FOR WRITTEN DRC APPROVAL PRIOR TO CONSTRUCTION. PLEASE RE-SUBMIT DISAPPROVED ITEMS FOR ADDITIONAL REVIEW AND WRITTEN APPROVAL.

COMMENTS -

APPROVED / DISAPPROVED BY:

DATE

APPROVED / DISAPPROVED BY:

DATE

Appendix

Revision History

REVISION DATE	SECTION	CHANGES
4/22/2025	Cover Page	Updated Revision Dates on front cover to put newest at top
	0.1	Preface Added verbiage to explain that DRC may be referred to as ARC and updated Starling and Preserve images
	2.1	Clarified the application requirements, removed the alteration form and refer to Starling FishHawk Ranch Homeowners Association webpage for alteration form
	2.4.1	Removed height specification and replaced with requirement to not block sightlines of roadway
	2.4.2	Removed height specification and replaced with "to maintain a neat appearance and not block sightlines on any roadway;"
	2.4.4	Removed "and/or hedges" from the height requirement
	2.10	Revised first sentence to "Applications for permanent generators must include appropriately landscaping to screen the hardware from view;"
	2.11	Added requirement for downspout locations to be included in applications
	2.14	Added "whether permanently installed or removable (e.g., metal shutters or fabric panels);"
	2.16	Added requirements for permanently installed architectural (holiday) lighting in soffit/fascia
	2.19	Clarified that applications are not required to repaint same colors/color placement and updated application requirements. Removed references to color book and approved color schemes
	2.20	Updated verbiage
	2.21	Updated name of section, changed "dumpster" to "garbage can," and clarified side screening of cans stored on side of home
	2.24	Added "Vegetable Gardens;"
	2.26	Clarified application requirements
	2.27	Added Jungle Gyms information
	2.29	Clarified requirement for application to address buffer landscaping
	3.1	Updated website link for Florida-Friendly Landscaping Program
	3.4	Added tree requirements for corner lots to Side Yard section

REVISION DATE	SECTION	CHANGES
4/22/2025	3.6	Updated to remove prohibition on fruit trees in the ground, include vegetable, and provide requirements for those installations
	3.7.2	Removed any metal street tree edging
	3.8	Returned to the requirements as in previous versions of the guidelines
	3.9	Clarified use of pine straw mulch
	Exhibit 3.B	Added “Shade” to section title
	Exhibit 3.C	Removed non-tree plant from list
	Exhibit 3.D	Added note to clarify how palms can be substituted to meet minimum tree requirements, removed non-palm plant from list
	Exhibit 3.G	Minor updates to common names, removed Podocarpus from list
	4.1	Identified website and spelled-out abbreviation
	4.7	Removed prohibition and referenced section 2.27
	4.9	Removed reference to mildew and added specification about tile roofs
	4.17	Updated timeframe for can placement and removal
	Appendix	Added Revision History
4/28/2026	Exhibit 3.D	Added verbiage to allow for 1:1 replacement for certain palms. Removed Sabal Palm
9/22/2026	3.6.3	Updated section to include restrictions for use of artificial plantings.
9/22/2026	3.7.3	Corrected photo labels for plastic and metal edging.