

CREEKSIDE HOMEOWNERS ASSOCIATION, INC.

11902 Race Track Road

Tampa, Florida 33626

Tel: (813) 855-4860 or (727) 771-7753

Fax: (813) 855-5692

ARCHITECTURAL GUIDELINES MANUAL

Effective July 1, 2007 the Florida State Legislature added a new Section 720.3035 to the Florida Statutes, which significantly changed the Architectural Control process of Homeowner Associations. This meant that CREEKSIDE HOA was required to create detailed architectural standards to further clarify the Architectural Controls currently existing in the Declarations. Section 2.12 Architectural Approval in the Declarations speaks to the requirement that additions and modifications require prior written approval of the Association before work may begin. The existing guidelines are general in nature and could be open to interpretation—the Legislature requires such general language be clarified. Without such definitive criteria, the Association may not properly enforce design guidelines within the community. These standards are intended to maintain a measure of quality and consistency throughout Creekside and, as a community, maintain a standard to which the community should always meet. This is not intended to stifle individual creativity, rather it provides a means to preserve the environment of Creekside HOA and property values.

The Architectural Guidelines is NOT an amendment to the Declarations and is considered a living document that can be modified or changed to meet the needs of the community. The Board of Directors has worked hard to include as much information as possible so that owners wishing to make changes or additions to their homes can refer to the Guidelines and find definitive information.

In addition to the Architectural Guidelines we have enclosed the Architectural Review form for your convenience. Should you be planning to make a change on the exterior of your home, lot or landscaping we ask that you complete the form with as much detail as possible so that the review of your project can be made without delaying your project.

Please carefully review the Architectural Guidelines and feel free to contact Cindy Panno, our Association Manager with any questions or suggestions you may have. Your comments and suggestions will aid the Board in maintaining the document to better aid homeowners wishing to make changes to home or landscape.

Sincerely,

Creekside Board of Directors

CREEKSIDE HOMEOWNERS ASSOCIATION, INC.
ARCHITECTURAL REVIEW GUIDELINES

November 7, 2008

Mission Statement and Adoption of Guidelines

The Florida Legislature made significant changes to the Homeowner Assn. statutes with respect to Architectural Control. They now require that specific, detailed standards be contained in the Declarations, or Rules and Regulations or Architectural Guidelines in order to regulate modifications, alterations and additions to properties by the Association.

In response to these legislative changes, the Board of Directors has developed and adopted detailed standards for location, size, type and appearance of structures, improvements and alterations. They are meant to help homeowners understand the required Creekside HOA architectural review process and are subject to change and expansion as and when needed. This is not intended to stifle individual creativity; rather, our intent is to maintain consistency and retain the high quality of homes in our community.

This document is an addition to the Architectural Control section of the Declaration of Covenants, conditions and Restrictions for Creekside Article II, Section 2.12. Enforcement of these design criteria is per those restrictions.

Approval of the Association is required for any improvement or structure of any kind, including, but not limited to, any building, fence, wall, swimming pool, screened enclosure, water or sewer lines, drain, mailbox, solar energy device, decorative building, landscaping, landscape object or other improvements planned to be started, built, placed, or maintained upon any dwelling unit in Creekside. Any addition, modification or alteration thereof or thereto may not be made unless and until the plans, specifications and location of the same shall have been submitted to and approved in writing by the Association.

Applicants are solely responsible for determining whether the completed improvements described in the approval comply with all applicable laws, rules, regulations, easements, codes and ordinances; including but not limited to, zoning ordinances, subdivision regulations and building codes. The Homeowners Association Board of Directors and Architectural Committee shall have no liability or obligation to determine whether such improvements comply with any such laws, rules, regulations, codes ordinances.

Please review the enclosed defined policies and procedures and refer to the respective policy and procedure when submitting requests for exterior changes, modifications or additions. We have tried to cover as many instances and options as possible regarding design, construction, renovation and modification of the exterior of homes but may not cover every situation.

GUIDELINES

1. Homes must follow the master site plan as placed on file with the building department.
2. Existing homes may not change the grade of their lot in any way in which to interfere or change drainage as originally designed for their particular lot. Any additions, pools, or other improvements must be designed to protect the original intent of the land planners.
3. Driveways, sidewalks, & entry walkways:

All driveways and walkways to be free of mildew, grass, weeds and stains. All driveways must be paved in their entirety either with concrete. All walkways (*walkways defined as sidewalks from driveways to residence*) may be concrete or pavers. Gravel, dirt, stepping stones, mulch, asphalt, grass or any other live ground cover, may not be used as paving materials. Driveways and sidewalks, including that portion that transects the driveway, may not be painted or concrete stained. Only natural concrete color is permitted on driveways and sidewalks. Driveways may only be as wide as the garage. Street sidewalks must be maintained as originally installed (five(5) ft wide) and entry walkways must be two to three (2 to 3) ft wide. Side yard property walkway(s) may be made of pavers or stepping stones. Side yard walkways shall not exceed half the width of the side yard or be greater than 4ft wide. Side yard walkways must also be maintained in a clean and weed-free condition.
4. Mailboxes:

Maintenance: All mailboxes and posts to be free of moss, mildew and water stains. Existing wooden posts to be free of rot, insect damage or yard equipment damage and repainted when needed. ***Our intent is to create a uniform mailbox for all homeowners in 2009. If you replace your mailbox and/or post prior written approval is required. Please contact the Association prior to installation.***
5. Additions:

Any addition to a house must have the following criteria: all materials, roofing, stucco, colors, fascia, trim, doors, windows, roof pitch, and wall height must be identical to the existing residence. It cannot be obvious that an addition was created. All additions that can be seen from the front street (and side street if on a corner lot) must follow all of the above criteria plus the following additional consideration: A second story addition on a one-story house may not create a "side heavy" or "lopsided" front elevation. If the addition is over the garage, the front upper wall of the addition must be pushed back from the front face of the garage at least 36". Upper floor additions are preferable if they are situated toward the rear of the home. All additions must be constructed of permanent materials with no pre-fabricated units such as carports, screen porches, or other rooms that are not site-built utilizing similar materials as the original home. This does not apply to screen cages that are for swimming pools and sun rooms which are addresses separately. Any additions to the front of a house that is not an upper floor addition on a one-story house must be in proportion to the existing residence and follow all of the guidelines as set forth in this section and section 9 of this manual and meet all setback requirements. Any replacement of materials in the course of routine maintenance shall be "like for like".

5(a) Additions-Sun rooms

All sun rooms must be only on the rear of the home. The wall height shall not be higher than the wall it is connected to, nor shall the roof be higher than the roof of the house. The sunroof must be manufactured and installed by a contractor licensed to conduct business in the state of Florida. The sun room must meet all hurricane requirements as set forth in the state building code.

6. Screen Enclosures (cages)/Pools:

Acceptable frame colors are black, bronze, and white. Screens must be black or charcoal. The screen enclosure wall height may not exceed the wall height of the house where it is attached and may not exceed the height of the house roof. Screen enclosures are permitted for pools, covered porches, and open patios in rear yards or in an internal courtyard area of the structure. All pools must have a screen cage constructed at the same time the pool is constructed. All screen enclosures for these purposes must attach to home. The screen enclosure must be manufactured by a contractor licensed to conduct business in the state of Florida. The screen enclosure must meet all hurricane requirements as set forth in the current Florida building code. Above ground pools are not allowed. Pool enclosures to be mildew free with screens in good repair.

7. Other screening:

Any portion of the front of a home that faces the street may not be screened except for a screened front door. Screened in front porches and garage doors are not permitted.

8. Roofing: All roofs must be mildew and stain free.

Acceptable roofing types include:

- a. Minimum thirty (30) year dimensional asphalt shingle.
- b. Barrel or "S" tile roof, either clay or concrete. High gloss glazed tile is not acceptable.
- c. Concrete or clay flat tile roof
- d. Pre-finished metal vertical panel and metal tile roofs that meet the Florida Building Code
- e. No other roofing materials, including but not limited to rubber, cedar shakes are allowed.
All flashing and drip edges are to be painted or pre-finished a matching color to the surface it is adjacent to. These materials are not to be left in their galvanized state. Wood trim to be free of rot or insect damage.
- f. Roofing Colors: Any color that complements to color of the house is acceptable. However, no bright, glossy, or pastel colors are acceptable. Blacks, browns and tans, reds, greens, grays, and whites are acceptable. Roofing material that has a mix of color is also acceptable, but there must be a distinguishable main color to the approved material.

9. Exterior ornamentation

a. Stone and Brick Accents: may be added to the home. They must not cover more than 50% of the front surface of a home (not including the surface of the garage doors). Man made stone and brick facing is acceptable. Stucco brick is not allowed. All facing must be installed by a licensed professional per the Florida Building Code. Colors are to compliment the existing or proposed colors of the home.

b. Banding, trim, and foam products: Additional banding and other foam trim and accents (brackets, dimensional bands, keystones, etc.) may be added to the home. Cultured stone trim products may also be used. No score lines in stucco are allowed unless the home was originally created with score lines as accents. All banding around openings (windows, doors, garage doors, archways, porch openings) may not exceed 8" in width and 4" in depth. All banding and other accents must be painted the trim color of the home, unless it is a cultured stone product, in which it can be left in its natural state.

- c. Glass block windows are not allowed on the front of any home.
 - d. Stained glass windows similar in color with those currently existing in the community are allowed.
 - e. Windows: Non-reflective UV Protective film is permitted to be applied on the inside of windows. All windows and their screens must be in good repair.
- f. Roof Utilities: Solar panels, skylights, pool heating panels, are must be located at the rear or side of the home least obtrusive from street view. Homeowner is required to provide written proof by cable contractor in the event solar panels must be placed elsewhere on the roof to function properly. No large exterior radio, television or electrical aerial or earth stations are allowed. Notwithstanding the previous, antennas, aerials, and similar devices may be maintained in the attic of individual homes so long as the antennas, aerials, or other devices are not visible from the exterior of the home.
- g. Satellite dishes exceeding 39.37 inches as measured across the widest part of the dish are prohibited unless approved by the Architectural Committee. Homeowners must comply with restrictions regarding dish placement, installation, safety, and maintenance. Homeowners are strongly encouraged to locate their dish out of view from the front of the house. Homeowner is required to provide written proof by the cable contractor in the event satellite signal is not obtainable except by installation of satellite on the front of house.
- h. Exterior lighting: Garage pillar lighting (coach lights), garden accent lighting and entry walkway lighting is permitted. Ornamental lanterns in front yard (post light) or similar is restricted to one only. Fencing lighting is not permitted on top of fences; however it is acceptable if lighting is mounted onto inner fence (the side facing the home). A driveway motion activated spotlight is permitted but must be adjusted to shine on the individual homeowner property only. These guidelines allow for seasonal decorative lighting, as long as the lighting is removed within fifteen (15) days after the holiday. All light bulbs used for outdoor lighting (except seasonal lighting) must be white.
- i. Awnings: Canvas awnings are allowed in rear of house only, with no other material being approved. Prefab, retractable awnings are permitted on the rear of the home only and must be properly anchored or completely removed during high wind events. Color, proportion, and size must complement the home and be maintained in a clean and undamaged condition.
- j. Shutters: Faux (e.g. vinyl) or genuine wooden shutters (not stucco, score lines, or foam) are permitted. Color, proportion to window, and size must complement the home and be maintained in a clean and undamaged condition
- k. Signs: No advertising signage is permitted. Only one For Sale sign or For Rent sign is permitted on the lot and may not be installed in the area between the sidewalk and roadway. Only one campaign sign is permitted per lot 30 days prior to election day and may not be displayed between the sidewalk and roadway. Campaign signs must be promptly removed after election day. In accordance with Florida Statutes, owners may display a sign provided by their security company within ten (10) feet of any entrance. Under no circumstances can any sign be larger than 24" x 24". Lots with invisible fencing for dogs must prominently display one "Invisible Fence In Use" sign of size 8.5"x11" when front yard invisible fence is activated. All approved signs must be professionally made.
- l. Service Units: Air Conditioner units, pool equipment, water softeners, generators, above ground propane tanks and other similar equipment shall be screened from street front view by use of approved fencing or landscaping.

- m. Flagpoles: Permanent freestanding flagpoles are not permitted. A single portable wall mounted flagpole is allowed.
- n. Colors: A pre-approved color wheel and instructions on how to use is available from management. All house color combinations must coordinate (roof, fascia, soffit, wall, trim, window, and door colors). See Exhibit "A" and A-1"
- o. Balustrades, Railings & Columns: Balustrades and railings are permitted. Design must complement the home, be proportional to the home, and be maintained in a clean and undamaged condition. Aluminum, iron, faux stone, or real stone are all acceptable. The railings must meet the applicable section of the Florida Building Code. Column size shall be at least 12" square or round, and may be tapered. Columns are to be in proportion to the structure they are supporting. Columns that are skinny and out of proportion to porch are not allowed.
- p. Entrance Doors: Wood, fiberglass, or steel doors are permitted. Glass inserts are allowed. Wood doors may be stained or clear coated. Fiberglass doors may be stained.
- q. Gutters and downspouts: All gutters and downspouts shall be seamless aluminum white or painted the color of the body of the house or fascia against which it is installed.
- r. Garage doors: Garage doors may be painted the approved body color or trim color (or white). Garage doors may have a single row of glass near the top of the door only.

10. Construction

All contractors must be licensed to conduct the work on which they are completing. All permits as required by the local building jurisdiction shall be obtained. All construction shall meet the current building code as required. No advertising signs of the contractors are allowed during or after construction.

11. Landscaping

- a. Street(s) visible landscaping curbs and edging: brick, concrete, metal, heavy plastic, or stone may be used as edging material to create an edge between planting beds and grass or adjacent to paved areas (driveway/walkways) if part of a planting bed. The edging material must be continuous from one end of a planting bed to the other end. They must be maintained in good and neat condition and any broken or otherwise damaged or discolored edging has to be removed or replaced. Originally installed and/or existing beds may not be altered in size without approval.
- b. Homes bordering preserve and berms: Rear yard landscaping includes up to the fence of the Brooker Creek Preserve. Homes bordering berm must maintain berm area up to the tree/shrub line. No landscaping may obstruct access to the easements.
- c. Arbor and Trellis: A single wall trellis or arbor in side yard only is allowed per lot. The wall trellis or arbor can be made from pressure treated wood or metal. If it is painted, it must be kept in good condition. Any rotting, rusting, or otherwise unsightly wall trellis or arbor is not allowed. If plants are growing on the wall trellis or arbor, they must be kept trimmed close to the trellis. The largest wall trellis allowed in a side yard is four (4) feet wide by seven (7) feet tall; largest arbor same and by three (3) feet deep. The wall trellis or arbor must be level and properly secured to the ground or adjacent wall. No free standing trellis is permitted.
- d. Statues and yard ornaments: Large thematic statues and fountains are not allowed in front or side yards. The largest yard ornament allowed in a front or side yard is three (3) feet wide by three (3) feet deep by four (4) feet tall. No home may have more than a total of five (5) yard ornaments on the visible portion of the property. No ornament that is of questionable taste (i.e. nudity) or otherwise offensive to religious, racial or other social issues is allowed.

Large potted plants (i.e. trees, large palms) are considered yard ornaments and are included in these requirements. Pots of plants that can be easily picked up and moved are permitted on front or rear porches only. All yard ornaments to be level, secured in place, and kept in clean working condition. This section does not exclude seasonal decorations; however as per the seasonal lighting guideline all seasonal decorations must be removed 15 days after the holiday.

- e. Mulch: Cypress mulch, cedar mulch, pine bark or pine straw, lava rock or red or white stone can be used for mulching plant beds. Sea shells and rubber mulch is not permitted. Mulch types cannot be mixed within the same yard. The mulch beds have to be kept weed free. Mulch that has been reduced due to erosion, rotting, or other factors, must be replenished in a timely manner.
 - f. Trees, shrubs and hedges to be trimmed and disease free. Dead plant materials shall be removed immediately from the premises and properly disposed. Dangerous, nuisance trees and limbs, or trees that are damaging property that need to be removed may be done so per building jurisdiction procedures. All stumps to be removed and remaining depressions leveled and landscaped. Dead trees and vegetation must be replaced within 30 days. Branches and palm fronds to be trimmed to 12' above roadway as mandated by East Lake Fire Dept. Queen palms are the only landscaping alteration permitted within the Common Area between the sidewalk and the street. All Queen palms must have a 10" diameter mulched ring at their base that is free of grass and weeds.
All plantings at mailboxes/posts must be kept in good condition and trimmed so as not to impede mail delivery.
 - g. Retaining walls: If a retaining wall was created with the initial development of a house, it cannot be removed, and must be kept in good repair. No retaining walls may be added at any time. However, if a retaining wall is required to be added in the rear yard to create a level surface for pool construction, one may be added that is only as large as the area of the screen enclosure. All retaining walls must not impede or otherwise change the drainage of the property.
 - h. Irrigation systems are required and they must be maintained in good working order.
 - i. Artificial vegetation of any type is not allowed.
 - j. All grass is to be St. Augustine or Floritam varieties throughout all yards. All dead, diseased or weed-filled grass is to be treated in a timely manner and replaced when needed to cover bare or permanently damaged areas. All grass around walkways, driveways, and landscape beds to be edged on the same schedule that the grass is mowed. A minimum 50% of each front yard lot must be grassed.
12. Hurricane Shutters: Hurricane shutters and covering, or a combination of shutter types, can be used that meet the 2002 Florida Building Code or later revisions applicable to Pinellas County. Other products, materials and types of hurricane protection will be considered on their own merit by the Board of Directors or ACC. They may be in place 72 hours prior to an impending storm and must be removed 72 hours after the all clear is broadcast. The only visible piece of a hurricane shutter allowed to remain in place is anchoring bolts or trackings to the house and those bolts and/or trackings must be painted the same color of the house they are adhered to. Any covering must be stored out of sight by the homeowner.

13. Detached structures and storage sheds: (generally all separate structures are not permitted)
 - a. Storage sheds permitted only if they are within a screen enclosure out of public view and no larger in size than 6'x4'x4' and one side of the shed must abut or touch the house.
 - b. No other outdoor storage is permitted including cupboards or other storage receptacles, ladders, wheelbarrows, yard maintenance equipment, bicycles, children's toys, etc.
 - b. Guest houses and detached garages are not allowed.
 - c. Decorative gazebos, large trellis structures, pool cabanas not permitted unless within a screen enclosure.

14. Play equipment and structures, Playhouses and Trampolines
 - a. Play equipment such as swing sets, play structures, playhouses, trampolines and jungle gyms are not permitted in front yards or side yards on corner lots. They are permitted at the rear of the home but must not be placed within any drainage or other easements that exist on the property. The equipment must be in compliance with the safety regulations at the time of purchase and installation, and be maintained in such a manner. Landscaping or fencing may be required and/or necessary to obscure equipment if it can be seen from the front of the property. A waiver to exclude Association liability shall apply during the approval process for these units.
 - b. Playhouses: playhouses are not permitted in front yards. They are permitted at the rear of the home except not in drainage or other easements that exist on the property. The equipment must be compliant with the safety regulations at the time of purchase, and maintained in such a manner. Landscaping or fencing shall be required and/or necessary to obscure playhouses if it can be seen from the front of the property. It is recommended and preferred that playhouses be within a screen enclosure if one exists on the property. The equipment must be compliant with the safety regulations at the time of purchase, and maintained in such a manner.
 - c. Tree houses are not allowed.
 - d. Skateboard ramps: All ramps must only be used within the confines of a driveway and must be removed from public view when not in use. Skateboards are not permitted on the common area streets or sidewalks.
 - e. Basketball hoop: One portable basketball hoop is permitted per lot with the following stipulations: they must not be located to promote play in the street or impede sidewalk access or pedestrian traffic. Portable basketball hoops, nets, poles and bases must be maintained in like-new condition at all times and must be stored away during the time of an imminent severe storm.

15. Fences:
 - a. Location: Set back at least ten (10) feet from front of house and must be installed flush with the back of the 2 corners of each side of the house. Setback must be the same as the adjacent home. Fences must be five (5) feet away from drainage easements. Fences cannot be constructed within platted conservation easements or inside drainage easement even if they are on your property. Fences may be up to six (6) feet high.
 - b. Fencing Material: Wood fencing and chain link fencing is not permitted. PVC (vinyl) only is allowed. Color to be white or off white only. PVC fencing must be of the following types: (See Fencing Exhibit "C"):
 1. Privacy with lattice or stake accents .
 2. Semi-Privacy with vertical shadow box or with lattice top
 3. Alternating picket, wide picket dog-ear cap, wide picket convex or wide picket.
 4. Contemporary narrow picket, alternating picket, wide space picket or narrow stake.Fences must be maintained free of mildew and water stains. Fences must be maintained free of damage and in a plumb and visually appealing condition.
 - c. The structural cross-pieces of the fence must face inward toward the home.
 - d. Applicant must get written approval of owner of existing fence prior to making a connection to their fence.

16. Miscellaneous

- a. Portable barbecues must be stored out of public view after use.
- b. Window air conditioning units not allowed at any time.
- c. House numbers to be placed above the center of the garage visible from the street in compliance with the 911 Street Number Ordinance. The color of the numbers to be in contrast to the house/trim paint. House numbers must also be displayed on the mailbox or post.
- d. Roadside obstacles: at no time can any home place any object adjacent to their home at the street that can cause traffic to be blocked or have to enter the on-coming lane to divert around it. This can include but not limited to: landscape materials, construction materials, deliveries of items, unused vehicles or machinery of any type, or debris of any type.
- e. Firewood must be stored out of public view.
- f. RV, trailer, boat storage: not permitted unless confined within a closed garage.
- g. All exterior equipment, such as water softeners, pool pumps, filters, propane tanks shall be shielded from view with shrubs or other approved barrier.
- h. Outdoor clothes lines must be kept out of public view. Clothes lines must be portable or collapseable by one person within 5 minutes. Said clothes must be stored away when dry.
- i. Garbage cans are to be kept inside the garage or stored completely out of public view behind an approved utility wall except for the day of scheduled pickup. If the trash contractor does not pick up an item let at the curb (i.e, over-sized items, or improperly bundled items) the homeowner is required to remove the items from the curb and have them hauled away.
- j. Yard debris to be bundled or bagged according to trash contractor standards and reasonably obscured from view no more than 2 days prior to day of scheduled pick-up (i.e., placed to side of dwelling).

CREEKSIDE HOMEOWNERS ASSOCIATION, INC.,
11902 RACE TRACK ROAD; TAMPA FL 33626
TEL: (813) 855-4860 OR (727) 771-7753
FAX: (813) 855-5692

COLOR WHEEL INSTRUCTIONS

The color wheel may either be viewed at The Property Group office(address above) or if one of the color wheels is available, you may take one home for a period of one week. To take one home will require a \$25 deposit and your signature on a sign out sheet. Your check made out to Creekside HOA will be returned to you upon the return of the wheel within the specified period.

Please note that although this is a Sherwin Williams color wheel it is not mandated that Sherwin Williams paint must be used – as long as the color is mixed to match, any brand may be used.

ALL THE COLORS MARKED WITH "X" ARE NOT APPROVED

THE COLORS WHICH ARE WITHIN BLACK SOLID LINES ARE "HOUSE TRIM" COLORS ONLY AND MAY ONLY BE USED AS A TRIM COLOR FOR A BODY COLOR CHOSEN OFF THE SAME PAGE.

ALL OTHER COLORS ARE APPROVED "HOUSE BODY" COLORS

COLORS ON PAGES B & C AS WELL AS ALL WHITE COLORS ARE APPROVED TRIM COLORS FOR ANY BODY COLOR

PLEASE COMPLETE AN APPLICATION FORM STATING THE NUMBER AND DESCRIPTION OF THE PAINT COLOR SELECTED FOR THE BODY AND TRIM. INCLUDE THE EXPECTED DATE OF COMMENCEMENT AND SUBMIT YOUR CONTRACTOR'S LICENSE AND INSURANCE INFORMATION.

FOR ANY COLOR WHICH IS NOT INCLUDED IN THE APPROVED COLOR WHEEL THE APPROVAL PROCESS WILL APPLY AND INCLUDE THE REQUIREMENT TO PAINT A 2'X2' SECTION ON THE SIDE OF YOUR HOME FOR COMMITTEE VIEWING.

We most appreciate your contribution towards beautifying the neighborhood and for maintaining your home.

CREEKSIDE HOMEOWNERS ASSOCIATION, INC.

11902 Race Track Road
Tampa, Florida 33626
Tel. (813) 855-4860 or (727) 771-7753
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**'EXHIBIT "A" OF ACC GUIDELINES
PRE-APPROVED COLORS**

All of the following color numbers are based upon *Sherwin-Williams* color palette.

You are NOT required to utilize this brand of paint.

As long as you can show that whatever color you ultimately choose from any brand of paint closely resembles the colors that have been chosen from this palette, then your color will be allowed.

All colors must coordinate in a pleasing combination. This includes: walls, roof, soffit, fascia, trim, front door, shutters and other applied accents, and stone or brick, and driveway/walkways.

Body and Trim Color:

The body color is the main color of the walls of the house.

| | | |
|-----------|-----------|-----------|
| 6000-6004 | 6182-6186 | 6399-6400 |
| 6007-6011 | 6189-6193 | 6406-6408 |
| 6014-6018 | 6196-6200 | 6413-6314 |
| 6021-6025 | 6203-6207 | 6420-6422 |
| 6028-6032 | 6210-6214 | 6427-6430 |
| 6035-6039 | 6217-6221 | 6434-6436 |
| 6042-6046 | 6224-6228 | 6441-6443 |
| 6049-6053 | 6231-6235 | 6455-6456 |
| 6056-6060 | 6238-6240 | 6462-6463 |
| 6063-6067 | 6245-6249 | 6469-6470 |
| 6070-6074 | 6252-6255 | 6476-6478 |
| 6077-6081 | 6273-6276 | 6490-6492 |
| 6084-6088 | 6322-6324 | 6511-6513 |
| 6091-6095 | 6329-6332 | 6518-6519 |
| 6098-6102 | 6336-6338 | 6616-6617 |
| 6105-6109 | 6343-6345 | 6637-6638 |
| 6112-6117 | 6350 | 6644-6645 |
| 6119-6123 | 6357-6359 | 6658-6659 |
| 6126-6130 | 6364-6365 | 6672-6673 |
| 6133-6138 | 6371-6372 | 6679-6681 |
| 6140-6144 | 6378-6380 | 6686-6687 |
| 6147-6151 | 6385-6387 | 6700-6701 |
| 6154-6158 | 6392-6394 | |
| 6161-6165 | | |
| 6168-6172 | | |

Trim Color:

The trim color is the color of the window and door banding, frieze, fascia, soffit and freestanding columns of the house. The columns can be the wall color if the trim at the top and bottom are the trim color. Garage doors can be painted the trim color or the wall color. Railings are to be painted the trim color, or white or black. The fascia and soffit must be the same color. Trim color and the body color cannot be the same color.

Accent Color:

The accent color is the color of the front door, shutters, vents, or similar decorative applied ornamentation. The accent is not meant to be a dominant color in the overall color scheme. It can be any color within the Sherwin Williams color palette, except for the *Energetic Brights Collection*, or they can be stained if the product is designed to be stained.

**CREEKSIDE HOMEOWNERS' ASSOCIATION
REQUEST FOR EXTERIOR ADDITION OR MODIFICATION**

****PRIOR APPROVAL MUST BE OBTAINED BEFORE WORK MAY COMMENCE****

NAME: _____

DATE: _____

ADDRESS: _____

PHONE: _____

OFF-SITE ADDRESS: _____

LOT #: _____

DOCUMENT CHECKLIST (provide all necessary information with this proposal so that upon review by the ACC your project can be clearly understood. Details to include but not limited to: diagram of lot showing site of project, dimensions, materials and any other information that will define all aspects of the work being proposed)

- | | |
|--|---|
| <input type="checkbox"/> Specifications/dimensions | <input type="checkbox"/> Building Plans / elevations / drawings |
| <input type="checkbox"/> Details/description of materials | <input type="checkbox"/> Vendor Information |
| <input type="checkbox"/> Painting – requires samples of paint* | <input type="checkbox"/> Photos <input type="checkbox"/> Other |
- **(SEE DEFINED PALETTE OF COLORS)*

DESCRIPTION OF REQUEST(S) (Number if more than one) Attach all documentation necessary to define project

Contractor: _____

Address: _____

Certificate of Insurance: _____

Occupational License #: _____

HOMEOWNER'S AFFIDAVIT

I HAVE READ THE DEED RESTRICTIONS AND POLICIES OF CREEKSIDE HOMEOWNERS' ASSOCIATION AND AGREE TO ABIDE BY THE SAME. **NO WORK WILL COMMENCE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ARCHITECTURAL CONTROL COMMITTEE OR THE BOARD OF DIRECTORS ACTING AS THE COMMITTEE.** I UNDERSTAND THAT NO CONSIDERATION OF APPLICATION CAN BE MADE UNTIL THE ACC OR THE BOARD OF DIRECTORS RECEIVES IT. ***BE ADVISED THAT THIS REVIEW BY THE ASSOCIATION DOES NOT RELIEVE THE HOMEOWNER FROM COMPLYING WITH ALL THE REQUIREMENTS OF ANY GOVERNMENTAL AGENCY HAVING JURISDICTION PERTAINING TO THE PROPOSED WORK. THIS INCLUDES, BUT IS NOT LIMITED TO, THE BUILDING DEPARTMENT AND THE ZONING DEPARTMENT, INCLUDING ALL PERMITS REQUIRED BY THOSE AGENCIES.***

Owner's Signature

Date

Approved as submitted

Insufficient information; please resubmit

Not approved – SEE ATTACHED

Conditional approval – SEE ATTACHED

Signature: _____

Please Print Name: _____

Signature: _____

Please Print Name: _____

Signature: _____

Please Print Name: _____

DATE: _____

PLEASE MAIL YOUR REQUEST TO:

CREKSIDE HOA, c/o The Property Group of Central Florida, Inc., 11902 Race Track Rd., Tampa, FL 33626
(727) 771-7753 OR (813) 855-4860 OR Fax (813) 855-5692

CREEKSIDE HOMEOWNERS ASSOCIATION, INC.

11902 Race Track Road

Tampa, Florida 33626

Tel: (813) 855-4860 or (727) 771-7753

Fax: (813) 855-5692

(<http://www.elwcreekside.org>)

July 22, 2011

The following are revisions to the Creekside HOA Architectural Guidelines. Please be sure to read and then file with your Architectural Guidelines.

Section 11 - Landscaping

- k. Florida Friendly Landscaping: Applications for Florida Friendly Landscaping shall be submitted to the Board for review (use the HOA approved forms), and such review shall utilize the guidelines as described in the ***Guide to Florida Friendly Landscaping: Florida Yards & Neighborhoods Handbook*** available at www.FloridaYards.org or ***The Florida-Friendly Landscaping Guide to Plant Selection & Landscape Design*** at www.WaterMatters.org. Information is also available from University of Florida/IFAS/ Extension at: <http://solutionsforyourlife.ufl.edu>.

Section 11 - Landscaping

- l. Trees, shrubs and any other landscape materials planted BY THE ASSOCIATION in the common areas will be maintained by the Association. Maintenance, the cost of removal and removal permits for any other trees and landscape materials (shrubs, grass, etc) in the common areas, is the current homeowner's responsibility.