

Oakstead Design Review Criteria

Community Standards – supplement to the Amended and Restated Declaration of Covenants, Conditions and Restrictions of Oakstead (recorded April 12, 2002) in the Public Records of Pasco County, Florida, in Official Records Book Number 4611 at Pages 1233 et al, as amended.

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INTRODUCTION

This Community Standards Document includes procedures and standards to assist the Oakstead Design Review Board (DRB), the community Property Manager, and property owners and residents in understanding and complying with deed restrictions, requirements, and alteration applications.

The document supports, clarifies, and amplifies the *Amended and Restated Declaration of Covenants, Conditions and Restrictions of Oakstead (recorded April 12, 2002) in the Public Records of Pasco County, Florida, in Official Records Book Number 4611 at Pages 1233 et al, as amended*, and other governing documents that bind each property owner. Establishing and enforcing these standards are essential: to create and preserve a community that is attractive and livable; to approach enforcement with as much consistency as possible; and to protect and enhance property values. The authority to create these standards can be found in the Declaration of Covenants, Conditions and Restrictions of Oakstead in Article IX C.

Hard copies of the current revision of the document were mailed in October, 2006 to each property owner of record with the Association. The full document will be available on the community web site in October, 2006 at www.oaksteadcdd.org.

Each property owner and resident is responsible for reading and understanding the contents of this document.

As of September 1, 2007, with the official mailing of this revision, each property resident will be held responsible for compliance with its contents.

If you have misplaced your hard copy and cannot access the document on-line, please contact the management company immediately for a replacement copy.

PROCEDURES FOR MANAGING PROPERTY ALTERATIONS

Quick Reference Lists – Common Issues

Two quick reference lists are included to highlight common issues that ALWAYS REQUIRE APPLICATION and common issues that ARE NEVER ALLOWED. These lists do not necessarily include every possible standard or alteration circumstance. Please refer to individual standards within this publication as well as master documents for additional detail. Reference is provided to *Amended and Restated Declaration of Covenants, Conditions and Restrictions of Oakstead (recorded April 12, 2002) in the Public Records of Pasco County, Florida, in Official Records Book Number 4611 at Pages 1233 et al, as amended.*

Always Require Application and Approval¹

These property alterations require the completion of a formal application approval process. The process requires a fully executed Application to be presented to the Association via the Property Manager, approval from the Association, and compliance with any conditions which may accompany the approval. Work may not begin until an official written approval from the Association, through its Property Manger, is received by the homeowner.

- Fencing (new, added, or replacement), privacy walls, and gates
- Construction of fountains, swimming pools, whirlpools, or other pools
- Lanais, sun rooms and screen enclosures or rear porches
- Exterior painting or other alteration of a dwelling (including doors, windows and roof)
- Play sets, trampolines and other allowable outdoor recreational equipment

- Decks, patios, pads, sidewalks, pavers
- Elevation changes
- Window replacement or changes, window tinting, installation of patterned or brightly colored internal window treatment
- Driveway reconstruction or resurfacing
- Conversion or alteration of garage area for other than vehicle parking use
- Awnings, exterior shutters including storm coverings, gutters
- Roofing modification or replacement
- Exterior landscaping including trees, shrubs, hedges
- Alteration of the landscaping or topography of the parcel including fountains, hard curbing, walls, statutes and other outdoor ornamentation
- Installation of solar panels or other energy-generating devices
- Antennas and satellite dishes

This list is not all inclusive, and only contains the most common alterations. If you are not sure whether you should submit an application, do so.

Never Allowed

Certain alterations / conditions are not allowed within the Master Covenants and include, but are not limited to, those in this category. They are considered to be in violation and subject to immediate action by the Homeowners Association.

- Signs except real estate signs as approved by the HOA Board and one small sign indicating a home alarm system²
- Sheds³
- Septic tanks⁴

- Screened enclosures at the home's front entry or front porch⁵
- Screened garage entries⁵
- Chain link fences⁶
- Aluminum-sided screen enclosures⁵
- Above-ground swimming pools⁷
- Basketball courts, standards or backboards⁷

All Applications sent for DRB review that require Pasco County or other governing agency permit approval, if approved by the DRB, and the required permit is not obtained prior to the commencement of any work, the DRB approval will be revoked.

Completion⁸. Approved projects must be commenced within a maximum of three (3) months after DRB approval and be completed within a maximum of (6) months of such approval. Specific projects may be subject to shorter time periods, and such changes will be noted with approval detail. All construction shall be completed in a timely and continuous manner. After three months, re-submittal and re-approval is required. The Property Manager and / or DRB may grant an extension due to extenuating circumstances brought to its attention.

COMMUNITY STANDARDS – DESIGN

General. Living Units shall be of an attractive and high quality architectural design that is compatible in external appearance, design and quality with existing structures. "Screened from public view" means using shrubs, trees or a pre-approved fence that will prevent an object from being seen from the street.

Drainage⁹. Roof gutters and downspouts are permitted and shall be compatible with the exterior design and color of the dwelling to which they are installed. Downspouts shall not direct water onto common areas or neighboring property and must drain according to building code. Application is required.

Driveways¹⁰. Any driveway material other than concrete slab construction (including artistic affects of content, style, sealant, color) or the addition of pavers must be approved by the DRB. Colors and styles will be considered on a case-by-case basis with the emphasis on compatibility with the exterior design and color of the dwelling to which it is attached. Any paver addition must leave the joint between the sidewalk and driveway level at the surface. ~~Driveway changes involving color additions/changes or pavers are not allowed in the sidewalk or apron (area between the sidewalk and paved street) portion of the driveway.~~ Circular driveways or other driveway configurations will be considered on a case-by-case basis.

Garages^{10,11}. Garage doors shall be of standard solid panel construction, which will conceal the contents of the garage. Garage doors shall be kept closed except when access or an activity requires them to be open. The structure shall relate to the dwelling in respect to character, material, and finish. Carports and unattached garages are not permitted.

Porches, Decks and Patios¹⁰. All porches, decks and patios shall have an appearance consistent with the dwelling and the community. Any porch, patio or deck shall comply with existing setback governances. Porches or

decks constructed above ground must be finished to the ground with materials compatible with the deck or the dwelling. Screened enclosure roofs must be of 3" insulated material rather than 'pan' roof³. Front porches may not be enclosed with screening or any other type of material⁵.

Exterior Finish and Colors^{1,3,12}. All exteriors shall be of first quality standard stucco compound with a knockdown finish. This shall apply to any parts or attachments to any structure on any lot, including barrier walls. All exterior colors must comply with the community color scheme; a pallet of approved colors (as supplied by the original builders) for each Village is available at the Clubhouse. All exterior painting requires Application and approval – whether repainting in existing color or a replacement color. All body colors shall be compatible with existing homes in the Village (Brenford, Keswick, etc). Accent colors must be compatible with the body color. These standards apply to doors, garage doors, all trim and any parts or attachments to any structure on any lot. Selected color must be visually different from first house on each side, in front and to the rear.

Roofs. All roofing replacement or modification requires DRB approval¹. Approved roofing materials are compound shingle, dimensional shingle, or cement or clay tile. Other materials will be judged on a case-by-case basis and must be submitted for material, color, and texture approval. Roofing color and hue, materials and configurations shall be compatible with existing homes within the Village³.

Play Equipment. All play sets, swing sets, trampolines or other playground equipment require DRB approval⁷. The overall allowable height and dimensions of this play equipment shall be determined based on location, lot size and placement, visibility, and intrusion on neighbor lines of sight. In no case shall this play equipment set exceed thirteen (13) feet in height. DRB approvals may include requirements for buffering the structure's visual impact to neighboring home sites and/or the street, with approved fencing, shrubbery or landscaping³.

- Applications for fencing buffers must be submitted prior to installation of the play equipment or fence. Fence buffers must meet current fencing standards.
- Play sets must be constructed of wood or recycled plastic. Aluminum or metal tubing is not permitted³.

Swimming Pools, Spas, Whirlpools, and Hot Tubs.

- Swimming pools must be below ground and either concrete body or one-piece fiberglass^{3,7}.
- Homeowners must fence or enclose the perimeter of the pool area to prevent access to such area. Please note Pasco County safety regulations.
- Pool service equipment, heating equipment, and propane/fuel tanks must be screened from public view with landscaping or approved fencing¹³.
- Freestanding hot tubs, spas, whirlpools must be fenced or the perimeter enclosed. View must be buffered from view from roads or adjacent property within Oakstead with shrubbery or an approved fence³.

Poles and Antennae^{3,14}.

- Exterior poles, antennae, and towers are subject to DRB review. Such items shall not be installed on an easement and shall be located at least five (5) feet from any property line.
- Freestanding flagpoles are subject to DRB review and will be limited to twenty (20) feet in height. Florida statute 720.304 shall govern appropriate flags and times to be flown.
- Satellite dishes of approvable size one (1) meter in diameter and smaller shall be mounted in a location that minimizes, as much as possible, visibility from any road or adjacent property within Oakstead. In no cases shall a satellite dish be mounted on the front of the house; nor, when mounted on a side of the house, within ten (10) feet from the front edge of the house.

- Free-standing bird houses shall not exceed twelve (12) feet in height; nor shall they be installed within five (5) feet of any property line.

Permanent Generators^{3,13}. Permanently installed electrical generators require DRB approval. They shall be placed to minimize noise to adjacent dwellings and shall be screened from view with approved shrubbery or fencing. Please note Pasco County safety and noise abatement regulations.

House Numbers³. House numbers must be clearly readable from the street and compatible with the overall design of the structure. The numbers should be similar in size as originally installed by the builder, but not to exceed four (4) inches in height. The numbers shall be horizontal on the fascia or above the garage and not illuminated.

COMMUNITY STANDARDS – LANDSCAPE

All Lots shall be landscaped in a manner that is harmonious and compatible with the overall landscaping policy. All homeowners, whether in-occupancy or not, shall maintain their property by exercising accepted garden management practices necessary to promote a high quality, healthy, weed free environment for optimum plant growth and control.

Trees and plants defined as Florida Friendly for the Pasco County area by the University of Florida are recommended.

Lawn Maintenance¹²

- Lawns shall be cut on a regular schedule, which maintains the lawn in a neat and appropriate manner. No owner shall allow any grass or weed on his or her lot to attain a height in excess of ten (10) inches over root mass.
- Edging shall be performed on a regular schedule, in line with mowing requirements. Clean edging is required for all lawn areas meeting curbing, sidewalks, driveways, house, garage, plant beds, pool equipment, porch/lanai foundations, utility boxes, fences, etc.
- Lawns will be kept disease free without bare, dead, brown, or burned spots. Insect and disease damages will be treated and mitigated immediately upon identification. Widespread disease damage or un-repairable disease damage will be addressed by re-sodding or other DRB approved method, within a reasonable period, e.g., 60 days from first treatment. All other causes of bare, dead, brown, or burned spots on lawns will be addressed in a similar timely fashion.
- No weed growth is permitted in expansion joints, curbs, driveways, and sidewalks. No weed growth or excessive grass growth is permitted around trees, up against any structure, etc. Lawns must be treated to eliminate weeds as they appear.

- Lawns shall be fertilized regularly to promote a healthy appearance.

Tree Maintenance^{1,12}

- Live Oak trees are the only trees approved for right-of-way planting. (The right-of-way is defined as the grassy area between the sidewalk and the street). Oaks in the right-of-way shall be pruned, not artificially shaped, to maintain a neat appearance. The trees shall be limbed to provide 7 feet of clearance for pedestrians and vehicles to pass under without hitting branches or leaves. They shall also be limbed to remove dead branches, when they become a hazard or when they become overgrown. Property owners are responsible for tree maintenance, and must promptly replace them should they become diseased, damaged, uprooted, or die. The homeowner shall remove any stump for any Oak tree that has been uprooted or removed at the time of the tree removal. Replacement Oak trees will be the same species as the tree replaced and shall have a minimum trunk diameter of one & one half inches (1 1/2") measured at four feet six inches (4' 6") from the ground. Any other species of tree that has been planted in the right-of-way shall be replaced with the specified Oak tree should it be removed or uprooted.
- Yard trees shall be pruned and maintained according to standard practices for the specific species and in accordance with standard neighborhood and common areas. The trees will be maintained at heights and widths compatible with the home and neighboring properties. Trees shall be properly fertilized to ensure good color and growth. Diseased, dead, uprooted or damaged trees shall be removed in accordance with standard practices. The homeowner shall remove any stump for any tree that has been uprooted or removed at the time of tree removal.

Palm Trees and Ornamental Palms¹²

- Palm trees shall be maintained to enhance the landscaping of the property and to present a neat appearance. Mature trees shall not be allowed to become so large as to overpower the yard landscape, overpower the yard, or block major portions of the home. Palm fronds shall be removed when they are dead and palm seedpods shall be removed after they have opened. Palms shall be fertilized to ensure good color, growth, and appearance. Diseased, dead, uprooted or damaged trees shall be removed in accordance with standard practices. The homeowner shall remove any stump for any tree that has been uprooted or removed at the time of the tree removal. Care should be taken when selecting palms for planting to ensure proper size upon maturity of trees and compatibility with the home site.
- Ornamental palms shall be maintained in a manner similar to palm trees, above. Care should be taken when selecting ornamental palms to ensure compatibility with existing landscaping.

Shrubs, Bushes, and Hedges¹²

- Free standing shrubs, bushes and hedges shall be fertilized and pruned to maintain a neat appearance and in accordance with standard gardening practices for the specific species. Height and width of hedges will be compatible with the home and neighboring properties, but shall not exceed six (6) feet in height. Shrubs, bushes and hedges shall not be allowed to become overgrown causing major portions of the home to be blocked.
- Food-producing and artificial plants are not allowed in the front yard or visible from Oakstead streets. Ornamental plants may be exempted³.

Plantings and Flower Beds¹²

- Beds shall be maintained in such a manner as to enhance the beauty of the home and neighborhood. Plantings shall be fertilized and maintained by trimming and pruning of plants to prevent overgrowth in accordance with the specific species and good gardening practices. Dead or damaged plants shall be promptly removed and properly disposed.
- All plant beds must be maintained to be weed-free and trimmed.
- Planting beds in the right-of-way require DRB approval. Right-of-way beds shall not exceed more than ten (10) percent of the area of the right-of-way.
- Plants shall not encroach on sidewalks, driveways, or streets.
- Residential unit front yards shall have at least 1/3 of the total non-concrete area in grass.

Irrigation¹²

- Lawns and other landscaping shall be watered as needed, and as permitted by ordinance, to maintain growth and a healthy condition. Irrigation may be by automatic sprinkler systems or manual/hand watering methods. If manual methods are used, the watering equipment must be removed immediately after watering is complete. The lack of an automatic sprinkler system is not sufficient grounds for non-watering.
- Automatic sprinklers shall be maintained to promote proper watering of the area to be watered and aimed in such a manner to avoid sidewalks and hindering pedestrian and vehicle traffic. Sprinkler systems shall be adjusted or expanded as required to ensure sufficient grass and landscaped areas after landscape changes or lot improvements.

Insect, Disease Control, and Fertilization¹²

- Each owner shall maintain lawns, trees, plantings and all landscaping with recommended agents to prevent and control insects, fungus and diseases.
- Lawns, trees, plantings and all landscaping shall be fertilized on a regular basis consistent with recommended standard gardening practices to promote growth and a healthy appearance.

Yard Ornamentation and Accent Lighting³

Any visible ornamentation may be subject to review and requests for removal from the HOA. Quality of yard ornamentation must be consistent with the community. Decisions regarding quality and excess are at the discretion of the HOA.

- Statuary shall not exceed two (2) feet in height.
- Planters larger than 30" in diameter and ornamental rocks larger than 36" in any one direction require specific DRB approval.
- Seasonal holiday decorations are exempt from the item above, but shall be installed no more than 45 days before the holiday and removed within two weeks after the holiday season ends.
- Arbors, trellises, pergolas, and benches in the front of the house require specific DRB approvals. Their construction must be compatible with the exterior design and color of the dwelling to which they are attached.
- Fountains (including bird baths), gazebos, and their location require DRB approval.
- Flag poles attached to the house are limited in the types of flags and the times to be flown by Florida statute 720.304. Flying of American flags are governed by Federal Flag Code and the Freedom to Display the American Flag Act of 2005.

- Ornamentation shall not be allowed in any right-of-way.
- Lawn furniture or other outdoor furniture at the front of the house is not allowed.
- Landscape lighting is permitted if it is not excessive and the lighting enhances the beauty of the home. Lamps shall be aimed in a manner that they not interfere with neighboring properties and traffic. Landscape lighting will not be allowed in the right-of-way, except that solar-powered tree lighting that adheres to the other limitations of this Guideline will be considered by the DRB¹⁵.

Mulching¹²

- All plant beds must be mulched and replenished as needed to maintain plants in a healthy manner consistent with standard gardening practices.
- Mulch shall consist of shredded natural tree products, stone or rubber. Acceptable colors draw from a color palette of whites, browns, tans, grays, and some reds. Black is not considered an acceptable color. Additionally, the colors are to be muted and flat in an emulation of the natural colors found in sand, dirt, and rocks.

Hard Bedding, Edging, and Curbing¹

- Hard surface edging or curbing includes landscape timbers, rock, block, brick, and poured concrete; all require DRB approval.

COMMUNITY STANDARDS – FENCING

Application and Approval^{3,6}

The set of specifications provided in this section is to be considered only as a guideline for fences. The DRB, prior to any installation, must approve all fences in writing, even if it meets these specifications.

Application for approval of a fence installation requires a survey or plot plan showing the owner's property and adjoining properties with all permanent structures (including existing fences) located on them. The survey must show the location of proposed fence(s), fence height(s), all transition points of fences, gate locations, distances from property lines, existing or proposed grades, all easements, drainage or utility structures, and a detailed list of specifications for all fences materials.

For homes on corner lots the fence on the side that faces the side street shall extend from that side's home rear corner toward the front of the house a distance not to exceed twelve (12) feet. The distance from the sidewalk or street to the fence shall maintain the set back distance as referenced in *Amended and Restated Declaration of Covenants, Conditions and Restrictions of Oakstead (recorded April 12, 2002) Article VIII, B*. Shrubs or other buffering along side street fences may be required at the sole discretion of the DRB.

No fence installation shall infringe upon any street intersection visibility as referenced in *Amended and Restated Declaration of Covenants, Conditions and Restrictions of Oakstead (recorded April 12, 2002) Article VIII, L*.

Fencing is unique in its great potential to alter line-of-sight, ventilation and restrict access. Therefore, when considering fence installation, residents are encouraged to consult with neighboring property owners. In many instances, adjoining lot owners may agree on a mutual fence style and share costs as well as maintain aesthetic integrity between the homes.

These requirements for fencing are to provide for consistent and appealing fences in the community. Other fences may be considered by the DRB at its discretion.

Any inconsistencies or conflicts in these standards will be settled at the DRB's sole discretion or at the Owners' request to exercise their right to an appearance as per the *Amended and Restated Declaration of Covenants, Conditions and Restrictions of Oakstead (recorded April 12, 2002), Article IX, Section D.*

Vinyl fencing materials and color.³

- Vinyl materials will be pure vinyl and not vinyl-clad wood or co-extruded material.
- Color of vinyl fencing will be shall be compatible with the exterior design and color of the dwelling to which they are installed.

Footnotes

All footnotes reference *Amended and Restated Declaration of Covenants, Conditions and Restrictions of Oakstead (recorded April 12, 2002) in the Public Records of Pasco County, Florida, in Official Records Book Number 4611 at Pages 1233 et al, as amended.*

1. Article IX Design Criteria and Review B. Construction Subject to Design Review. (page 34-35).
2. Article VIII Use of Property J. Signs. (page 28).
3. Article IX Design Criteria and Review D. (page 36).
4. Article VIII Use of Property Q. Water Supply and Sewerage. (page 29).
5. Article VIII Use of Property Z. Screened Enclosures. (page 31).
6. Article VIII Use of Property Y. Fences and Walls. (page 30-31).
7. Article VIII Use of Property FF. Recreation Equipment. (page 32).
8. Article IX Design Criteria and Review F. (pages 36-37).
9. Article VI Easements Section 7. Easements for Cross-Drainage. (pages 19-20).
10. Article VIII Use of Property B. Building Restrictions. (pages 25-26).
11. Article VIII Use of Property S. Garages. (page 29).
12. Article XI Covenants for Maintenance; Security Section 1. Maintenance by Owner. (page 40).
13. Article VIII Use of Property C. Service Yards. (page 26).
14. Article VIII Use of Property N. Antennas, Other Devices. (page 29).
15. Article VIII Use of Property DD. Outside Lighting. (page 32).