

AC/LC=Architectural and Landscape Committee

MINIMUM STANDARDS FOR THE PENNINGTON VILLAGE HOMEOWNERS ASSOCIATION:

These minimum standards do not supercede the By Laws, Declaration of Covenants and Restrictions or any other laws and regulations governing activities in Pennington Village.

Any improvements made without prior committee approval are subject to removal at the owner's expense.

1. Structures.

No structure shall be erected nearer than 25 feet from street line or side street line. No structure shall be erected nearer than six (6) feet from a side yard line or nearer than ten (10) feet from a rear yard line. A swimming pool may not be located in the front yard of any lot. Above ground swimming pools are prohibited. Fences are not considered to be a "structure".

2. Accessory Structures.

Other than the dwelling and its attached garage, no tent, shack, barn, utility shed or building ("Accessory Structures") shall, at any time, be erected and used on any lot temporarily or permanently, whether as a residence or any other purpose. No recreational vehicle may be used as a residence or for any other purpose on any of the lots.

3. Flags.

Banners and flags may be temporarily displayed on a single pole attached to the front facade of the house. All banners and flags must be properly maintained. Any display would be subject to AC/LC approval.

4. Mailboxes.

The common standard mailbox as originally provided by the builder must be maintained and the support post/box must be painted with the original colors. Any replacement must comply with original height and resemble the original mailbox provided by the builder and must be submitted to the AC/LC for approval, along with a picture, prior to installation. If the original colored plastic mailbox cannot be found, a white metal or white plastic mailbox, with a red flag, is acceptable. Mailboxes and their posts are to be free of mildew.

5. Solar Pool Water heater.

Exposed pipes extending up the sides of the home shall be painted the same color as the walls of the residence. Any installation is subject to AC/LC approval.

6. Garden Ornaments.

Garden ornaments, that is, sculptures, figurines and the like, must be of natural color or material (excluding wood) including, but not limited to, stone, terra cotta and clay. Neither plastic nor rubberized material is allowed. The color of the material must either blend with the existing color scheme of the residence or the shrubs, or be an earth tone (such as gray, brown, black, or green). There should not be an excess of statuary, as determined by the AC/LC.

Garden ornaments used in back yards that are not open to public view are permitted. Garden border or boundary ornaments, which are visible from the public streets or other lots, are subject to approval by the AC/LC. Decorative benches or plastic benches, picnic tables or the like are not permitted in the front or side yards.

7. Driveways and Sidewalks

Driveway and sidewalks cannot be altered in any way. Driveways and sidewalks cannot be painted or stained and must be cleaned as needed.

8. Driveway oil (or other) stains are not permitted and must be immediately cleaned and removed.

9. Screened Enclosures, Patios, Porches and Screened Doors.

All enclosures, regardless of design, materials, size and locations must be approved by the AC/LC. Screened enclosures must have a white aluminum frame with charcoal screen unless otherwise permitted.

No screened enclosures or porches/ patios are permitted on the front of the home. Screened doors are prohibited on entranceway doors.

10. Spas.

All spas and mechanical equipment shall be approved by the AC/LC and screened from neighbors or public view by approved fencing or approved vegetation. Spas must be located in the back yard of the property.

11. Swimming Pools.

Swimming Pools are to be in-ground and in the back yard of the property, with prior approval for location, size and screening. All swimming pools are to adhere to all county requirements. Swimming accessories, such as ladders, slides, waterfalls, etc. must not be over six (6) feet in height.

12. Air Conditioning, Propane Tanks and Mechanical Equipment.

All exterior air conditioning, pool or spa filtration, and mechanical equipment must be located in a side or rear yard and must be screened from public street view by landscaping which is mature enough at planting to provide a substantial screening effect, or by a proper fence. Propane tanks (except for barbecue grills) must be underground. Water treatment/softeners must be located inside the home or garage.

13. Children's Play Structures.

Permanent structures shall be made of quality wood construction. Properly maintained plastic structures are allowed. A properly maintained metal structure is allowed. No part of the structure shall be higher than 10 feet from the original grade. The structure must not be visible from the front of the property.

14. Basketball goals.

The only allowable residential basketball goal is a portable goal, which must be placed on or next to that portion of the driveway between the sidewalk and house. All shall be maintained in good repair.

15. Barbeque Pits are prohibited.

16. Landscape Maintenance.

All landscaped areas (front, side and back) shall be properly maintained. Landscape maintenance shall include care of trees, shrubs, ground cover, flowers, turf grass and irrigation systems.

17. Lawns need to be cut on a regular basis so that the height of the grass does not exceed six (6) inches. Curbs, sidewalks, driveways, shrub beds, home foundations and fencing should be edged at every cutting.

18. Shrubs should be trimmed to an even height, to remove excessive growth, and should to be weed-free.

19. Lawn, plant beds, curbs and sidewalk cracks should be weed free.

20. All plant trimmings and grass clipping need to be swept from the curbs, walks, streets and driveways each time the lawn is cut.

21. Mulch should be turned and top-dressed at least twice a year.

22. Lawns should be fertilized at least four (4) times a year and plants at least once a year to promote the health and color of the lawn and landscaping.

23. Yards should be kept free of debris.

24. No cement, sand, pebbles, pavers, etc. are permitted for use or substitution for shrubs, ground cover or grass lawn. (Except within 20 inches of the foundation.) Pathways of pebbles, gravel or pavers, but not cement, and no wider than 3 feet are permitted provided that they are not located between the front house line and the sidewalk that is parallel to the front house line, and in the case of corner lots, not located further than fifty-six inches (56") from the side house line.
Pavers are not permitted for the use of landscape borders.

25. No bare ground is acceptable.

26. If a Bahia lawn needs to be resodded, it must be replaced with St. Augustine type sod.

27. Grass clippings, animal waste, fertilizer and other items should not be thrown into the pond, as they will cause algae blooms and damage to the environment. Waste products must be disposed of properly.

28. Parking of vehicles on lawn areas is prohibited. Overnight parking of vehicles on the street is prohibited.

29. No water gardens/ponds or birdbaths are allowed.

30. Trees.

The owner must perform the normal and customary trimming and pruning of all trees. The bases or trunk of trees, which are located between the sidewalk and street, must be trimmed so that branches are not lower than 7 feet from the ground. Trees must be allowed to grow in height and width unless they interfere with building or structures. ***They are NOT to be pruned into ornamental shapes.***

31. Trees should be maintained such that dead or dying limbs, fronds, etc. are promptly removed and discarded. Dead trees in the front yard should be replaced with the same type oak. Only oak trees are allowed between the sidewalk and the street.

*Trees should be regularly fertilized to promote growth and maintain a healthy green color.

*Palms with yellow colored fronds should be promptly treated with fertilizer containing the appropriate minerals.

Any changes or additions to your current landscape must be approved by the AC/LC.

32. All fences, hedges should be constructed and maintained to a maximum height of six (6) feet and must be kept in good condition and repair. All new fences must be approved by the AC/LC.

33. No fence, wall or hedge may be constructed or maintained no more than 50% the distance from the back of the house to the front dwelling line. The front of the fence (or the more attractive side) must face outward toward the neighbors property.

34. Proper maintenance of fencing must include, at a minimum, an annual cleaning and or preservative treatment.

*Any fence installed along a drainage area should maintain and allow for free-flowing, continuous drainage.

35. Irrigation.

Sprinklers should be properly maintained to provide for consistent public attractiveness.

36. Residence Maintenance.

Residences should be properly maintained to provide for consistent public attractiveness.

*Residences should not have any surfaces covered with mildew. *Painted surfaces must be maintained such that no cracks, voids, chipped paint, excessive fading, etc. are visible.

37. The original paint scheme (body and trim, including exterior doors) must be maintained, upon repainting, with the same color and type as provided originally by the builder, except as otherwise approved by the AC/LC. All door hardware must be kept in good condition. An approved color palette is available for review for a total of 10 days. If it is kept longer than 10 days, there is a \$100 fine. You can contact Rich Taylor at 15517 Granby Place, 960-1288 if you would like to borrow the color palette.

38. The use of solar/hurricane film is allowed, subject to approval. Draperies/window treatments must be visible through the film. No solid black, or other colors is permitted. A sample of the film and information as to the location of the windows to be treated must be submitted with the request prior to installation.

39. Residence Curb Appearance.

* Toys, bicycles, skateboards, etc. should be properly stored, after each use, out of public view.

*Garden hoses must be coiled and tools should be properly stored after each use, out of public view.

*Patio furniture is not permitted in the front or side yards or in public view on a permanent basis.

*Permanent placement of barbeque grills in the front or side yards is prohibited.

40. An excessive number of planters/pots (nursery containers) is not permitted, within public view. What constitutes an excessive number of planters and/or pots will be determined by the AC/LC. Hanging plants are permitted but only at the rear of the home, providing they are silent. A wind chime, or any other noisemaking devices, is not permitted.

41. Sidewalks must be kept clear at all times, including, but not limited to, furniture, potted plants, figurines, light fixtures, garbage cans, pet food dishes, etc. **IMPORTANT: If you sidewalk is being pushed up by the oak trees, you must contact Hillsborough County Maintenance at 554-5006 ext. 707. They will fix it for free, but it can take up to two years for them to repair it.**

42. Garbage cans and other similar items must be stored in a concealed area.

43. Garage Sales. *Garage sales are permitted. *Appropriate signs are allowed in the entranceway. All signs must be removed the same day.

44. Vehicles.

*No motor vehicles shall be parked on the common areas.

*No motor vehicles, which are primarily used for commercial purposes, other than those present on business, nor any trailers, may be parked on the streets, common areas or lots. Vehicles must be stored inside a garage and concealed from public view.

*Boats, boat trailers, campers, commercial trucks, commercial vans, motorcycles and other recreational vehicles shall be parked inside of garage and concealed from public view.

45. Signs.

*No signs shall be erected or displayed in public view unless written approval of the size, shape, content and location, thereof, has been obtained from the AC/LC.

*Every owner has the right, without prior consent of the AC/LC, to place upon his property one (only one) professionally made real estate sign, which shall not be larger than six (6) square feet.

*Neighborhood Watch window stickers are allowed.

46. Satellite Dishes

*Satellite dishes are allowed.

*Current FCC regulations provide a maximum diameter of 39.37 inches (one meter) and a maximum pole height of 12 feet.

*All cables must be painted to match color of house. It is recommended that, if feasible, a dish should be placed as inconspicuously as possible.

*Any placement of a satellite dish on a pole in a backyard is subject to AC/LC approval.

47. Outdoor clotheslines are prohibited.

48. Pets.

*Any animal waste MUST be promptly picked up and disposed of properly. Animals must be properly leashed, in accordance with County ordinance. Exterior pet dishes are allowed at the rear of the house and must be removed as promptly as possible. No overnight feeding is allowed.

49. Holiday Decorations.

*End of year holiday lights, figurines, fake snow, and other such decorations are permitted with restrictions. Such items may not be set out prior to Thanksgiving Day and must be removed by January 10th of the year immediately following. *Decorations for other holidays (such as Halloween) are also permitted with restrictions. Such decorations may be placed outside no more than fourteen (14) days before the actual start date of the holiday and must be removed by the Seventh (7th) day following the holiday.

*Any hooks used to hang lights or ornaments will be considered part of the holiday decoration. Therefore, they must be removed when not in use.

*Complaints will be reviewed by the AC/LC, which may then request removal of excess or annoying lights, fixtures or other holiday decorations.

50. Fireworks

For the safety of the neighborhood, all fireworks are prohibited.

51. To report a malfunctioning streetlight, contact Tampa Electric at 223-0800. You will need to supply them with the 6-8 digit ID number located on the light pole and the nearest street address.