

AVONDALE GROVE HOMEOWNERS ASSOCIATION

P. O. Box 5091
Plant City, Florida
33563-5091

Guideline Standards Set by Architectural Committee 2011 **Amendments Below**

Article III

SECTION 1 Use of Lots.

- Each lot may be improved and used for residential purposes only.
- Only single-story, single family units, approved in accordance with Article VII may be constructed thereon.
- Trade, business, professions (of any kind), or any activity other than that of a single family residence is strictly prohibited.
- No billboards or advertising signs shall be erected or displayed thereon, except for the business of the Developer and its transferees in developing the Properties and advertising signs in furtherance thereof.
- No building or other improvements on a Lot shall be rented or leased separately from the rental or lease of the entire Lot.
- No part of any Dwelling may be used for the purpose of renting rooms or for transient accommodations.
- No duplex, garage apartment, or apartment house shall be erected, converted, or allowed to remain on any lot.

SECTION 3 Dwellings.

Dwelling

-Only one single-story family dwelling may be constructed on any Lot.

-It shall be at least 1200 square feet exclusive of garages, carports, porches and breezeways.

-All driveways and sidewalks shall be of masonry or brick and must be approved by the Architectural Committee.

-All roofs shall be shingled and steel roofs may be allowed if building codes change and steel roofs become a requirement.

-Attached carports, wood decks, patios covers, and other improvements must be approved by the Architectural Committee.

-Additional non-habitable structures may be constructed on the Lot providing the structure is of the same materials as the existing Dwelling or is in harmony regarding colors and conforming to the existing Dwelling and is approved by the Architectural Committee.

Outbuildings

-Outbuildings may be constructed of steel, wood or concrete and have a 1600 square foot maximum.

-The structure is to be of single story and no taller than the existing single family dwelling.

-The outbuilding must be consistent and uniform with existing colors of the house and roof.

-The outbuilding must be maintained by the homeowner, as stated in Section 17, and remain in pristine condition.

-The outbuilding may only be used for storage; not for purposes such as a habitat or business.

SECTION 4 AC SCREENING

- Any screening of AC units must be created via landscaping, fencing, or an approved method by the ARC.
- AC screening is noted as not applicable (OR NECESSARY) due to the fact that it was not part of the original construction by builder when houses we sold.

SECTION 7 Vehicular Parking.

- Guests of Occupant shall be permitted to park in street when the Occupants driveway is full to capacity.
- Street parking shall not block the ingress or egress of the roadway and shall never be permitted in the following areas; within 50 ft of the neighborhood entrance, within 50 ft of any intersections, within 20 ft of any driveway, and within 20 ft of any traffic control device.
- Vehicles shall be parked facing the traffic flow direction with passenger side tires within 6 inches of the concrete curb.
- In event street parking is not convenient or practical, than as a temporary solution guests may be allowed to park on the lawn of the Occupant. Under all circumstances the Owner/Occupant shall be responsible for the parking of their guests.
- No overnight parking is permitted on the Common Areas, including streets and Occupants lots.

SECTION 9 Window Air Conditioners, Fans and Solar Devices.

- No window air conditioners, window fans or exhaust fans shall be installed.
- Solar devices are allowed and encouraged but must be approved by the Architectural Committee.

SECTION 12 Satellite Dishes

- Satellite dishes smaller than 1 meter (39 inches) are permissible upon approval of the ARC.
- Satellite Dishes are not allowed on front lawns, front of the house, or the front slope of the roof of the home.
- Satellite dishes can be located on the side of the home or side slope roof not closer than 12 ft from the front of the residence.
- All satellite dishes must be physically mounted to the dwelling.

SECTION 17 Maintenance

- Each owner must Repair, replace and maintain exterior improvements and attachments i.e. wells, water softeners, ac units, and other like equipment attached or detached from the residential structure.
- Lawns should be maintained to include mowing, weed eating, and edging. Homeowners will be responsible to weed eat around the fence line, perimeter or residence and other structure within the lawn of the residential lot.
- All driveways and walkways will be edged and kept clear of grass and vegetation. An environmentally safe weed/grass killer product may be used in times vegetation is growing from the driveway. Grass clippings and refuse from mowing, weed eating, and edging shall be removed from driveways, walkways, and the roadway by the homeowner or their designee after mowing is completed.
- If grass, shrubs, bushes, trees, and other vegetation die or become unsightly they shall be replaced by the homeowner.
- Lawns and landscaping should be maintained in an attractive manner which conforms to the appearance of other neighboring lots in the community.
- Each Owner Must Repair, replace and maintain the roofs, gutters, down spouts, lawns, shrubs, landscaping, walks, fencing, exterior building surfaces, windows, doors, trim members, driveways, and other exterior improvements and attachments i.e. wells, water softeners, ac units, and other like equipment attached or detached from the residential structure.
- Each Owners duty of maintenance includes any and all easement areas upon such Owners Lot as set out in Article II, Section 3.

- No Owner may permit any waste to the exterior portions of such Owner's Lot.
- Each Owner must make all repairs, maintenance and replacements necessary to attachment and appurtenant driveways, if any, in a safe, sanitary and attractive condition.
- All exterior surfaces shall be kept clean and free of all mildew. Should an Owner fail to meet the minimum standards for maintenance, then the Association may perform the necessary required maintenance and thereafter specifically assess such Owner for such costs pursuant to Article VI, Section 4 hereunder.
- Lawns should be maintained to include mowing, weed eating, and edging. Homeowners will be responsible for weed eating around the fence line, perimeter or residence and other structure or item within the lawn of the residential lot.
- Grass will be trimmed to the same height of mowing or be eliminated by the use of an environmentally safe weed/grass killer product.
- All driveways, walkways, and roadway in front of lot will be edged and kept clear of grass and vegetation.
- Grass clippings and refuse from mowing, weed eating, and edging shall be removed from driveways, walkways and the roadway by the homeowner or their designee after mowing of the lot is completed.
- In the event that grass, shrubs, bushes, trees and other vegetation die or become unsightly they shall be replaced by the homeowner.
- Lawns and landscaping at all times should be maintained in an attractive manner which conforms to the appearance of other neighboring lots.
- Grass clippings, tree branches and yard waste shall not be stored curbside for pick up until the evening prior to pickup.
- Yard waste must be concealed from street and neighboring view until it is placed curbside the evening prior to scheduled pick up.
- No grass clippings, tree branches, yard waste or trash may be stored or dumped near, around or into retention-detention ponds, ditches or any Wildlife Preservation Ponds, as stated in Article IV of Ponds and Ditches.

SECTION 21 Fences

- Only fences permitted with the approval of the Architectural Committee shall be installed.
- All fences shall comply with County regulations.
- Six foot fencing made of PVC, Wood (Redwood or Cedar), Board on Board, Shadowbox, or Scalloped is permissible upon approval of the ARC.
- PVC fencing in colors White or beige only
- All fencing must surround the entire property and must be no closer than 15 feet from the front most corner of the dwelling, unless it interferes with the septic system.
- Fencing must conform to the existing material and style of the neighborhood. Partial fencing and gaps are not permitted.

Required set back of yard fencing:

- Must not be installed closer to the street than the front wall of immediately neighboring house
- Must be installed closer to the street than the front wall of existing house on the lot where the fence is being installed
- Fencing may be placed on the property line, if both owners consent as to share a fence between properties. If one owner is not in agreement, then the fence must be placed 6" within the property of which the fence is to be installed.
- Chicken wire, Chain link, or Ranch Style fencing is not permitted anywhere on the property and may not be used as a fence or decoration.
- Gates of fenced properties are to remain closed at all times as to shield visibility of undesirable clutter behind fencing, which would be visible without fencing to street and neighboring lots.

Each continuous straight run of fence must be constructed of similar materials, and:

- A side lot of fence constructed of a different material than a front fence is acceptable.
- Concrete columns separating sections of wood or PVC is not acceptable.
- Metal vertical support posts for wood or PVC fencing is allowed if said support posts are hidden from view from the street and hidden from neighboring lots.

Section 24 Basketball/Recreation Hoops & Equipment

- All exterior recreation and play equipment, including but not limited to basketball goals, swing sets, jungle gyms, tennis courts, soccer goals, trampolines, etc. shall not be permitted without written approval of the Architectural Committee.
- Owners shall ensure that the materials of said equipment shall be of solid color or clear and be void of advertisement and not an unattended hazard.
- Any approved or non approved equipment be removed if it disturbs or becomes a nuisance to the neighbors, said equipment must also be removed if it becomes non-functional, broken, undesirable looking or in need of repair.
- If any recreational equipment (ex. Trampoline, jumping gyms, kiddies' equipment, water slides), approved or unapproved, is a hazard or could impose injury while unattended then said equipment may only be permitted if it is secure behind a fenced yard and not visible from street or neighbors view and must be approved by the Architectural Committee prior to assembly or installation.

Section 26 Swimming Pools

- In-ground swimming pools may be constructed or installed on any lot with the approval of the Architectural Committee (ARC).
 - In-ground pools must be fully enclosed with a screened structure or located behind a fence (per Section 21) conforming to the existing styles and materials of the neighborhood and which fully encloses the area of the property.
- Above ground pools may be constructed or installed on any lot with the approval of the ARC.
 - Above-ground pools must be located behind a fence (per Section 21) conforming to the existing styles and materials of the neighborhood and which fully encloses the area of the property. Lattice fencing is not sufficient to hide form view and is not permitted.
 - No screened structures or enclosures are permissible for use with above-ground pools.
- Any pool installed must be equipped with a water circulation and purification equipment for sanitary and pest control purposes.
- Inflatable/ kiddie pools are not permitted unless secured by fencing that encompasses the property (as per section 21) as to not ever be in view of front or neighboring lots for esthetic and safety reasons.

Article IV

Privately Owned Ponds & Drainage Ditches

PONDS-

- Privately owned ponds are to be maintained by the owner of said pond.
- No additions or modifications or alterations to their structures are permitted as per Southwest Florida Water Management District.
- Fountains are permissible and encouraged but must be installed and maintained by the owner of said pond.
 - Electric supply must be by the owner of said pond unless pre approved by the board of Directors.
 - Approval of fountains must be received by the Architectural Committee prior to installation.
- Floating and banking vegetation must be maintained by the owner of said pond.
- No waste materials including grass clippings, dog droppings or playing around ponds are permitted near, in or around ponds. These cause an imbalance of the ecosystem and can ruin the ponds natural balances, vegetation and wildlife that would inhabit or use the pond.
- If Ponds are not maintained by said owner then it will be maintained by a private contractor at the owner's expense.

DITCHES

- Ditches behind each residence must be kept free and clear of vegetation so proper drainage of water is permissible.
- Drainage ditches must never be filled in with dirt or cut off of its natural flow by being damned.
- Each resident is responsible to maintain their own rear drainage ditch as to not permit flooding. If ditches are maintained then flooding of our development should not occur.
- If vegetation is not removed by said owner then it will be done so by a private contractor at the owner's expense.

-No grass clippings, tree branches, yard waste or trash may be stored or dumped near, around or into retention-detention ponds, ditches or any Wildlife Preservation Ponds, as stated in Article IV of Ponds and Ditches.

Article VII

ARCHETECTURAL CONTROL

Section 1 Authority

- No Dwellings, buildings, parking or patio cover, driveway, walk, shed, carport, dock, planter box, structure, fence, outbuilding, irrigation system, color change, addition, exterior alteration or substantial attachment, or construction or erection of any kind may be erected, placed, reconstructed or permitted to remain on any Lot unless and until approved by the Architectural Committee.

-Such approval will not be unreasonably withheld for replacements or reconstruction that conforms in design, material, appearance and quality to that of the original work.

-All approvals shall be completed by completion date that it was approved for.

-If work is not completed by approval completion date, then approval becomes null and void and new approval must be submitted prior to commencement of any work.

-If work is begun and not completed by completion date, it will be enforced to be completed in a timely matter and legal action will be taken and enforced for completion at owner's expense including legal fees.