

SUNCOAST POINTE DESIGN STANDARDS

(ADOPTED AS ALLOWED UNDER THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF SUNCOAST POINTE ARTICLE VI SECTION 2)

The Suncoast Pointe Homeowners' Association's Board of Directors, hereby referred to as HOA, will utilize the following guidelines to maintain the visual character of the Suncoast Pointe community as established by the Declaration of Covenants, Conditions, and Restrictions of Suncoast Pointe Article II- Property Rights, Article IV- The Association, Article VI- Architectural Committee, Article VII- General Covenants and Restrictions, and Article VIII- General Provisions. Violations of these guidelines or any of the Declaration of Covenants, Conditions, and Restrictions of Suncoast Pointe are subject to fines imposed by the HOA. All homeowners are required to submit the Architectural Change Request Form/Application and receive approval prior to commencing their modification or repair. Starting work prior to receiving approval of such application or failure to submit the required application will result in a violation. A change request submitted with incomplete documentation and/or if your Suncoast Pointe Homeowners Association dues are past due will result in the request denied. A \$100 fee will be assessed for beginning work prior to receiving HOA approval.

*****Please note it is the responsibility of the homeowner to ensure all county codes and permit requirements are met. The HOA does not assume any liability for damages occurred by the homeowner as a result of any approved architectural change. It is the responsibility of the homeowner to follow all local, state and federal laws.*****

Home Exterior

In addition to the maintenance requirement of Article II Section 10, these additional Design Standards are in effect as allowed under Article VI Section 2:

- Driveway colors, coatings, pavers, epoxies and similar treatments shall be permitted with prior approval of the HOA. Color sample and style must be submitted along with the Architectural Change Request Form.¹
- Correction or replacement of driveway material that has multiple cracks, indentations or rust, broken pieces, large oil stains or any other large stain or discoloring may be required. Oil leak collection pans, or covering stains with cat litter or sand is not acceptable. Pavers, coatings, epoxies and similar treatments must be maintained.²
- All exterior stucco, trim and doors should be fully painted with colors as approved by the HOA and be free of lines, holes, blemishes, cracks, or peels.
- The HOA must approve all exterior house painting. Color sample must be submitted along with the Architectural Change Request Form.
- Decorative stone colors should be natural earth-toned colors and must be approved by the HOA.
- Roof should be replaced with shingles in natural earth-toned color and style as approved by the HOA.

Landscaping, Decorations and Lawn Ornaments

In addition to the maintenance requirement of Article II Section 10, these additional Design Standards are in effect as allowed under Article VI Section 2:

- All lawns should be fully sodded acceptable Florida grass varieties or turf. Any change to the grass variety must be approved by the HOA. All approved turf must be maintained to be aesthetically appealing in the opinion of the HOA.²
- No lawn shall contain bare spots.

- Landscape lighting shall require HOA approval. *String lights are considered seasonal/holiday decoration.*
- All landscaping beds shall be covered with decorative mulch, bark, or stone/rock in the original color as purchased. Any variety of mulch, bark or stone/rock sold at the Home Depot, Lowes and Walmart are acceptable.
- All homeowners must edge grass along curb area adjacent to the road and remove weeds from all visible concrete and plant beds.
- Approval is required for landscape curbing. Curbing may be installed around flower beds, utilities and mail boxes. Colors should be natural earth-toned as approved by the HOA.
- Cement decorative curbing is allowed with prior of the HOA. Color sample, style and design plan must be submitted along with the Architectural Change Request Form.
- Grass height should not exceed 6 inches. Any overgrowth due to reseeding must be pre-approved by the HOA.
- Trees planted adjacent to or in close proximity to homes should be properly pruned and have no branches, palm fronds, or limbs touching the home or lying on the roof surface. Shrubs in front of home should be evenly trimmed and be no taller than 52 inches. Shrubs or bushes on houses with porches shall be no taller than the porch railing.
- All lots in Suncoast Pointe should be landscaped in such a manner as to conform to the community standards.
- The homeowner will remove or replace at their own expense any landscape item that is unappealing to the community as determined by HOA.
- Statues/lawn ornaments (bird baths, fountains, garden decorations) are permitted, but must be approved.
- Fall/Winter Seasonal decorations will be allowed beginning October 1st and should be removed by January 31.
- Flags must be displayed in accordance with Florida Statute 720.304. Flagpole placement must be approved by the HOA.
- Statues or any type of decoration, sign or flag displaying nudity, profanity, racism, or messages of hate are not allowed.
- Specifically for existing flower beds, changing flower bed plants, shrubs, flowers and mulch and rock elements does not require pre-approval. However, new and existing plants, flowers and shrubs in existing flowerbeds cannot exceed the lesser of 52 inches in height or the height of the porch railing for houses with porches.
- Approval by the HOA is required for the addition of new flower beds or the removal of existing flower bed.
- Approval by the HOA is required for pavers. Pavers may be used to create walkways upon approval. Colors should be natural earth-toned as approved by the HOA.

***The homeowner is responsible for repairing or replacing any landscaping element damaged on a utility easement designated area of the same homeowner's lot. ***

Windows, Doors, Screening, Pools and Spa Enclosures

These elements are allowed under Article VII Section 6 and are further restricted as allowed under Article VI Section 2:

- Commercially manufactured screen/storm doors are permitted on the front door of a dwelling with prior approval of the HOA.
- Screening of front porches or garages is permitted upon approval of the HOA.

- Doors, screen/storm doors and screen framing shall be painted only in colors as approved by the HOA.
- All window, porch, door and garage screening require approval of the HOA as for color and style.
- No window air conditioning units are permitted in view from the front of the dwelling.
- Hurricane shutters/plywood are acceptable as long as they are removed and placed out of sight when there is not a hurricane/tropical storm alert.
- Rollup hurricane shutters will be considered, but application must be made to the HOA for approval.

Pools and Spa Enclosures

These elements are allowed under Article VII Section 6 and are further restricted as allowed under Article VI Section 2:

- Screen enclosures and swimming pools must meet county code and other building requirements as required by law.
- Screen enclosures be constructed with either white or black aluminum framing and not exceed the roof line of the house.
- Screen enclosures and pools must be located to the rear of the home.
- Both in ground and above ground swimming pools are allowed with prior approval of the HOA.
- All swimming pools must meet county code fencing requirements.
*Pasco County Land Development Code Article 500 Section 530.4

Fences

Fence guidelines are established as allowed under Article VI Section 2 and Article VII Section 10 Paragraph e and are further restricted as allowed under Article VI Section 2:

- All fencing must be approved by the HOA before installation.
- Fences may not exceed six feet in height.
- Vinyl fences may be a color other than white with prior approval of the HOA. ³
- Fences shall be made of wood or polyvinyl. Wood fences are to be of natural wood tone.
- Crossbeam structure shall not be visible from any street. Bracing must be on the inside.
- Wood and PVC fences shall be installed and maintained to be as vertically plumb as possible. This may require sections of warped fence to be replaced or may require fence posts to be dug deeper or installed in concrete.
- All sections of fence shall be maintained by the homeowner in the same make and style.
- Wood and PVC fences shall be cleaned regularly so they are not stained or discolored.
- Fencing that may obstruct any drainage structure is not allowed on any easement. ⁴

Trash Bins, Water Softeners, Basketball Hoops, Outdoor Play Sets and Other Items

In addition to the restrictions allowed under Article VII Sections 1, 5, 6 and 12, these additional Design Standards are in effect as allowed under Article VI Section 2:

- Except for regular curbside collection and disposal, no rubbish, trash, garbage or other waste material or accumulations may be kept, stored or permitted anywhere within the property, except inside a dwelling, or in sanitary containers completely concealed from view. ⁵

- Trash shall not be set out for collection more than 24 hours before pickup and shall be removed from the curb within 24 hours of pickup. ⁵
- A satellite dish antenna of not more than one meter in diameter may be allowed. The satellite dish should not be visible from the street ⁶
- Solar electric or water heating systems must be approved by the HOA. ⁶
- No permanent clotheslines are permitted. ⁶
- A standard mail box and post has been approved for use throughout the property. ⁷
- No sign of any kind shall be displayed to public view within the Property except for one lot sign not to exceed 6 square feet, advertising the property for sale or No Trespassing, No Soliciting, Beware of Dog or similar signs not to exceed ½ square foot in size and approved as to style and color by the HOA. No signs shall be lighted. ⁸
- Each lot may have one commercially manufactured storage shed in the rear yard behind a fence. ⁶

The following items are considered an “other attached or detached structure” under Article VII Section 6 and are further restricted as allowed under Article VI Section 2:

- A flag wall mount is permitted. Flag wall mount location must be approved by the HOA.
- Homeowners should position water softeners with at least a 10 foot setback from the front line of the house and shall erect plant hedges, fencing or lattice to conceal said items from the street.
- Portable basketball hoops may not be stored upon any street, right-of-way, sidewalk, entryway.
- Basketball hoops may not be mounted to any structure (i.e. over garage).
- Permanent basketball hoops are not permitted.
- Commercially manufactured play sets are generally allowed but require prior approval from the HOA. Approval will be made based on height and other factors that will determine if the play set interferes with the comfort, privacy and appeal of the community in the opinion of the Board.

Parking, Pets and Miscellaneous

In addition to the restrictions allowed under Article VII Sections 3, 4 and 7, these additional Design Standards are in effect as allowed under Article VI Section 2:

- No major auto repairs shall be performed except in the garage. ⁹
- No vehicle, motorcycle, trailer, boat, jetski, wave runner, any other self propelled vehicle or machinery, is permitted to be parked or stored on any lot, sidewalk, public or private right of way, or Common Area within Suncoast Pointe. ⁹
- Approved vehicles may be parked in driveways. An approved vehicle shall mean a licensed motor vehicle which is (i) a passenger automobile or van (including a high-top conversion van or sport vehicle with oversized tires, but excluding a motor home or recreational vehicle), (ii) a motorcycle, or (iii) a pickup truck, whether or not the bed has been enclosed, and (iv) vehicles with commercial logos shall be allowed only if (a) they do not exceed one-half ton Maximum Allowable Weight, (of the vehicle), (b) does not exceed two (2) axles (c) does not exceed four (4) tires and (d) any visible verbiage on the vehicle is not offensive in nature and provided in each instance that any such vehicle has a current license tag and is in daily use as a motor vehicle on public rights-of-way Parking on the grass, easements and other areas of your property are strictly prohibited. ⁹
- Street parking is not allowed per Pasco County Ordinances Sec. 106-32. - Class I parking violation. (a)(5)(b)(c)(d)

- Additional street parking for guests and private events requires a Street Parking Permit obtained from Pasco County. <https://www.pascocountyfl.net/4111/Parking-on-Street>
- No animals, poultry, or livestock shall be raised, kept or bred anywhere on the property, except that no more than 4 in the aggregate, dogs, cats, or conventional household pets may be kept on any lot, if for no commercial purpose.¹⁰
- No animal is to run at large and pet owners are to pick up and dispose of their animals' waste on Common Areas and others' private property.¹⁰
- No trade, manufacturing business, or profession of any kind may be conducted on any lot. This includes the dwelling's garage and driveway.¹¹

The Architectural Change Request Form can be downloaded at suncoastpointehoa.com under HOA Documents/ARC Application.

¹ Declaration of Covenants, Conditions and Restrictions of Suncoast Pointe, Article VII Section 8 as amended 4/27/2009, Pasco County Official Records, BK 8091 PG 696

² Declaration of Covenants, Conditions and Restrictions of Suncoast Pointe, Article VII Section 10 Paragraph g as amended 4/27/2009, Pasco County Official Records, BK 8091 PG 697

³ See article VII Section 10 paragraph g as amended April 27, 2009

⁴ Declaration of Covenants, Conditions and Restrictions of Suncoast Pointe, Article II Section 3, Pasco County Official Records, BK 5405 PG 143

⁵ Declaration of Covenants, Conditions and Restrictions of Suncoast Pointe, Article VII Section 5, Pasco County Official Records, BK 5405 PG 159

⁶ Declaration of Covenants, Conditions and Restrictions of Suncoast Pointe, Article VII Section 6 as amended 4/27/2009, Pasco County Official Records, BK 8091 PG 694

⁷ Declaration of Covenants, Conditions and Restrictions of Suncoast Pointe, Article VII Section 12, Pasco County Official Records, BK 5405 PG 161

⁸ Declaration of Covenants, Conditions and Restrictions of Suncoast Pointe, Article VII Section 1, Pasco County Official Records, BK 5405 PG 158

⁹ Declaration of Covenants, Conditions and Restrictions of Suncoast Pointe, Article VII Section 7 as amended 4/27/2009, Pasco County Official Records, BK 8091 PG 695

¹⁰ Declaration of Covenants, Conditions and Restrictions of Suncoast Pointe, Article VII Section 4, Pasco County Official Records, BK 5405 PG 159

¹¹ Declaration of Covenants, Conditions and Restrictions of Suncoast Pointe, Article VII Section, Pasco County Official Records, BK 5405 PG 159

Declaration of Covenants, Conditions and Restrictions, Articles of Incorporation and By-Laws of Suncoast Pointe Homeowners' Association, Pasco County Official Records, BK 5405 PG 139 – 186

Amendments 1 – 4 to the Declaration of Covenants, Conditions and Restrictions of the Suncoast Pointe, Pasco County Official Records, BK 8091 PG 693 – 697

First Amendment to the By-Laws of Suncoast Pointe Homeowners' Association, Pasco County Official Records, BK 7994 PG 1726 - 1727