

**PANTHER TRACE
ARCHITECTURAL
REVIEW
CRITERIA**

ADOPTED BY

as Developer under the Declaration
Of Covenants, Conditions and Restrictions
of Panther Trace

**PANTHER TRACE
BUILDING STANDARDS**

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INTRODUCTION

It is the intent of this manual to assure each Builder and Homeowner that PANTHER TRACE will be developed and constructed as a community of quality homes and buildings; that are of tasteful and aesthetically pleasing architectural design; long-lasting materials and high-construction standards; that are harmonious with surrounding structures and topography; and, that have landscaping and other site improvements consistent with the aesthetic quality of PANTHER TRACE as a whole.

The Declaration of Covenants, Conditions and Restrictions for the PANTHER TRACE HOMEOWNERS ASSOCIATION, INC. (the "CCRs"), establishes an Architectural Review Committee (the "ARC") whose function is to review (and approve or disapprove) plans for any proposed construction or alteration within PANTHER TRACE. The ARC shall be the Committee responsible for approving all new construction and modifications as defined in the CCRs. The ARC's approval powers govern the aesthetic impact of design, construction and development including architectural style, colors, textures, materials, landscaping, overall impact on surrounding, and other aesthetic matters. It shall not be the intent of the ARC to impose a uniform appearance within PANTHER TRACE, nor to discourage creativity on behalf of Builders and Homeowners. The intent is to promote and assure that all improvements are aesthetically compatible with each other; incorporate a unique yet pleasing and discriminating character; and, are constructed to reflect a community of quality and permanence.

This Manual has been prepared as a guideline only for Builders and Homeowners in their selection of concepts for construction within PANTHER TRACE. This Manual does not include all building, use and other deed restrictions associated with PANTHER TRACE and, accordingly, each Builder and Homeowner should familiarize themselves with the provisions of the CCRs and other applicable covenants, rules and regulations. The inclusion of any recommendation in this Manual shall **not** preclude the right of the ARC to disapprove or approve any proposed matter for any reason.

II. REVIEW PROCESS

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GENERAL INFORMATION



II. REVIEW PROCESS AND GENERAL INFORMATION

A. GENERAL:

Except for construction approved pursuant to Package Approval described in paragraph C. below, the design and construction review process is a two-step process: (1) submittal and review, resulting in resubmittals as necessary and a final approval or disapproval ("Plan Approval"); and (2) final review and final inspection of improvements for compliance with approved plans ("As Built Approval"). Thorough and timely submission of information as well as adherence to the design standards, set forth in the Manual, will prevent delays and minimize frustration of all parties involved. Questions concerning the interpretation of any matter set forth in this Manual should be directed to the Chairman of the appropriate Committee.

The "Application Form" (available from the ARC) shall be used as a transmittal record of the submission and the ARC's response as to the submission.

B. CONCEPT APPROVAL:

Any Builder or Homeowner may submit preliminary or conceptual drawings and specifications or other information to the ARC for Concept Approval prior to the preparation and submission of detail plans and specifications for Final Approval. A Concept Approval is not mandatory, but is provided for convenience of Builders and Homeowners in order that they may accomplish a timely and thorough preparation and ultimately receive Final Approval of their construction, landscape or hardscape plans and other submittals.

The ARC shall review the information and indicate its approval, disapproval or recommendations as to the plan. Concept Approval given by the ARC shall **not** constitute approval for the commencement of construction, but only approval of the conceptual information being reviewed.

C. PACKAGE APPROVAL:

For those builders who intend to build more than one house in the Property, the ARC shall establish a procedure whereby it may review the building plans and specifications and a typical plot plan for the several different types of houses the builder plans to build, and based upon said review, the ARC may approve such plans and specifications and typical plot plans and such builder may thereafter construct houses based on such plans and specifications and typical plot plans on any of its Lots and shall not be required to have plans and specifications and a plot plan approved on a Lot by Lot basis.

At least one (1) complete set of final plans and specifications ready for permitting, defined as front, side and rear elevations; floor plans, foundation plan, typical site plan with irrigation, color of house, brick, trim and roof are required by the ARC (including all such detail as the ARC shall request) and shall be submitted to the ARC for approval or disapproval. A letter indicating either approval, disapproval, or

needed items for approval shall be sent to the Homeowner or his designated representative. If found not to be in compliance with these Guidelines, the ARC shall provide the Owner with a reasonable statement of items found not to be in compliance. Any modification or change to the approved set of plans and specifications must again be submitted to the ARC for its inspection and approval. The approval or disapproval of the ARC shall be in writing and must be obtained prior to the requested act or occurrence.

If the ARC fails to approve or disapprove such plans and specifications within thirty (30) days after the date of submission, then said plans shall be deemed approved. In the event of disapproval, Builder or Owner may resubmit revised plans and specifications within thirty (30) days after disapproval. If the ARC fails to approve or disapprove resubmittal within fifteen (15) days after the date of submission, then said plans shall be deemed approved.

D. FINAL APPROVAL:

No construction of a building or structural improvement; no landscaping or other site improvement; and no alteration or addition to any existing structure or site improvement shall be made on any property until the plans and specifications showing the proposed design, nature, kind, shape, size, color, materials, and location of same, shall have been submitted to and shall have received Final Approval by the ARC. Builders or Homeowners requesting Final Approval of an improvement, shall submit sufficient exhibits to demonstrate compliance with standards and requirements of these Guidelines. A Builder must commence construction for each model approved within ninety (90) days from date of Final Approval or Final Approval is void. If Final Approval is granted subject to conditions, the conditions shall be satisfied during construction or Final Approval shall be void.

Submittals for Final Approval of any New Home Construction shall include, at a minimum, four (4) sets of the following, and shall be designed by a Registered Architect or person of similar competency or builder who has demonstrated an ability to construct custom homes of consistent quality:

1. Site Plan at a minimum scale of 1" = 20' showing:

A clearing and grading scheme with proposed and existing land contours, grades and flow of the site drainage system; location and size of any trees having a diameter of three (3) inches or more, proposed to be removed from the site; and, the dimensions and locations of all buildings, access drives, parking, utilities (water, power, telephone, cable, etc.), street pavement location, and all other proposed improvements to the site.

2. Landscape and Irrigation Plans at a minimum scale of 1" = 20' showing:

The size, type and location of existing and proposed tree location; the location of all planting areas including existing plant materials incorporated into the plan; the species and size of all stock at the time of planting; and, an irrigation plan including the source of water supply.

3. Plans at a minimum scale of 1/4" = 1'0" for all floors, cross sections and elevations including projections and wing walls (floor plans should also show total square feet of air conditioned living area).

4. Plans, elevations, types of materials and other information associated with any other site improvement or ornamentation, including mail boxes, exterior lighting, walls, fencing and screening, patios, decks, pools, porches and signage.
5. Samples and color chips of all exterior finishes and materials to be incorporated into the plan.
6. Such other information, data and drawings as may be reasonably requested by the ARC.

With respect to Final Approval, subparagraphs 1 through 6 shall not apply to homes approved as part of a Package Plan. In the case of Builders planning to construct multiple homes of varying types, such Builder may submit plans for each such type or model and obtain one final approval which shall apply to all homes in that category, provided, however, that each such home constructed shall conform to the conditions of the single approval. Any deviation shall require the approval of the ARC as if it were an original submittal.

If, after the initial New Home Construction, a Builder or Homeowner desires Final Approval for an alteration or addition, sufficient information shall be submitted to the ARC to allow it to fully understand the proposed alteration or addition. Such information could be as simple as a letter with a material sample or picture, or as complex as the above-stated submittals.

The ARC may require a rough stakeout of the proposed New Home Construction or Major Alteration or Addition prior to rendering its Final Approval on any matter.

E. INSPECTION:

Builders and Homeowners are forewarned that the CCRs have granted to the ARC and the Board of Directors of the Panther Trace Homeowners Association, Inc., broad discretionary powers regarding the remedy or removal of any non-complying improvement constructed within PANTHER TRACE. In this regard, if the ARC finds that any improvement was not performed or constructed in substantial compliance with the submittals receiving Final Approval, the Board of Directors of the Panther Trace Homeowners Association, Inc., or the ARC may remedy or remove the non-complying improvement, and charge the action to the Builder or Homeowner.

F. CONDUCT:

All Builders and Homeowners shall exercise their best efforts, to the extent permitted under the law, to ensure that the acts of their employees, subcontractors, suppliers and any other persons or parties involved in construction or alteration of a homesite accomplish the following:

1. Ensure the construction site is kept clean and free of all debris and waste materials, and that stockpiles of unused materials are kept in a neat and orderly fashion.
2. Prohibit the consumption of alcoholic beverages, illegal drugs or other intoxicants on the site or affect the quality of workmanship.
3. Assure that the aforementioned are properly insured.

4. Assure the aforementioned do not commit any violations of the rules and regulations of the Panther Trace Homeowners Association, Inc. or the ARC.

G. APPEAL:

If an application for Concept Approval or Final Approval has been denied; or if an approval is subject to conditions which a Builder or Homeowner feels are harsh or unwarranted, or if there are disputes to any other matter related to actions of the ARC, the Builder or Homeowner may request a hearing before the full ARC. At the hearing, the Builder or Homeowner will be allowed to present its position on the matter and make requests or recommendations as to an alternative action. Within ten (10) days after the hearing, the ARC will review the information presented and notify the Builder or Homeowner of their final decision on the hearing. The decision of the ARC regarding the matter may be appealed to the Board of Directors of the Association pursuant to the CCRs. If the Builder or Homeowner has resubmitted plans pursuant to paragraph C., no appeal shall be permitted until a decision has been reached on such resubmittal.

III. SITE IMPROVEMENT STANDARDS

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A. GENERAL:

The following Site Improvement Standards shall apply to all improvements in Panther Trace. The ARC has the discretion to modify these Site Improvement Standards as appropriate to accomplish the objectives of these Guidelines.

B. SITE PLACEMENT:

All buildings and other improvements shall be placed as approved by the ARC. The existing topography and landscape shall be disturbed as little as possible, such that the maximum number of desirable trees and other natural features will be preserved.

C. BUILDING SETBACKS:

The minimum setbacks are :

Front:	Lots less than 60'	15'
	Lots 60' and over	20'
Side:	5'	
Rear:	Lots less than 60'	15'
	Lots 60' and over	20'

Where a homesite fronts on more than one street (such as a corner homesite), the minimum front setback shall apply to the frontage on all such streets. The direction in which any dwelling units front elevation shall face on a homesite shall be approved by the ARC.

The ARC may grant an exception for minimum setbacks in a case where a homesite would be rendered unbuildable due to its size, shape or topography, and to save existing trees. The ARC may, at its sole discretion, impose more stringent setback requirements as to the location and positioning of any building.

D. DRIVEWAYS:

Parking spaces, garages, and the driveway to a garage shall be planned and executed in an attractive and functional manner and shall consider the location of existing trees, topography, streetscape and compatibility with surrounding improvements. The driveways shall also be designed to accommodate drainage from the Lot as specified by the ARC.

All homesites shall have a paved driveway of stable and permanent construction of at least twelve (12) feet in width. Unless prior approval is obtained from the ARC, all driveways must be constructed of brick, concrete, colored concrete (which shall be no more than 20% gray), stone or brick pavers. When curbs are required to be broken from driveway entrances, the curb shall be repaved in an orderly fashion in such a way as to be acceptable to the ARC.

All concrete driveways shall have a light broom finish or stamped decorative design, and joints shall be provided to control surface cracking.

E. STREET FRONT IMPROVEMENTS:

The Builder or Homeowner shall install and maintain street trees, sod, and irrigation along the street frontage of the homesite regardless of the size of the homesite or the amount of street frontage. The ARC shall review the landscape and site plan to check that street tree spacing is in accordance with applicable government regulations and the attached plan.

Sod shall be provided to the back of the edge of pavement and shall be St. Augustine ("Floritam", "Plamette" or "Bitter Blue") or Argentine Bahia grass.

The Builder or Homeowner shall be responsible for maintaining the street trees, and sod in an acceptable manner.

F. DRAINAGE AND GRADING:

All grading and all drainage improvements shall be in accordance with a grading plan approved the ARC that complies with all governmental rules and regulations.

G. GAMES AND PLAY STRUCTURES:

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All fixed games and play structures are subject to approval by the ARC and shall be located at the rear of the building not visible from the street, or on the inside portion of the corner homesites within setback lines. Tree house or platforms of a like, kind or nature, shall not be constructed. Playground equipment shall not be permitted unless approved by the ARC. Portable recreational equipment shall be permitted under the terms and conditions in the Declaration.

H. SWIMMING POOLS:

Any swimming pool to be constructed upon any homesite shall be subject to review by the ARC. The design must incorporate, at a minimum, the following:

1. The composition of the material must be thoroughly tested and accepted by the industry for such construction.
2. Pool cages and screens must be of a color and material approved by the ARC.
3. Pool screening shall not be placed within three feet from the side yard boundary.
4. Pools shall be in-ground only.

I. SIGNS:

No signs whatsoever, (including, but not limited to, commercial, political and similar signs), shall be erected or maintained on the homesite except such signs as may be required by law and such signs as may be approved by the ARC.

J. LIGHTING:

All exterior lighting shall be consistent with the character established in PANTHER TRACE and be limited to the minimum necessary for safety, identification, and decoration. Exterior lighting of buildings for security, and/or decoration of buildings or landscaping shall be limited to concealed uplighting or downlighting or decorative lights and the style and type of lighting shall be compatible with the building design and materials. Except for holiday decorations, the source of lighting shall not be visible from streets and other common areas and no color lens or lamps are permitted.

~~**K. FENCES AND WALLS:**~~

~~The construction of any fences or walls, regardless of material, shall be subject to the prior approval of the ARC. Where a fence or wall is deemed to be unnecessary or unsightly and detracting from the visual value of lots and common areas, a landscape screen in lieu of a fence or wall shall be required. Board on board or shadowbox construction is permissible. No fence or wall over five (5) feet in height shall be permitted except for tennis courts and other special conditions as approved by the ARC. In general, fences or walls are not encouraged within PANTHER TRACE; hedges, berms, or other landscape alternatives are preferred. All installations under this paragraph shall be consistent with the CCRs. Fences in the rear of the Lots abutting ponds or wetlands shall be limited, from the rear of the house back, to four (4) feet in height, provided, however, that such fence shall require ARC approval; such fences may be black vinyl-coated chain link.~~

L. MAIL BOXES:

All mail boxes shall be of a design approved by the ARC consistent with the Architectural style of the community; shall include only the surname and house number of the resident; and, shall be located at the street front of each homesite as prescribed by United States Postal Service. The homesite owner shall provide, install and maintain the mail box as specified by the ARC.

M. LAWN FURNISHINGS:

No bird baths, frog ponds, flag poles, lawn sculpture, artificial plants, bird house, rock gardens or similar types of accessories and lawn furnishings are permitted on any homesite without prior approval of the ARC.

N. REFUSE AND STORAGE AREAS:

Garbage containers and refuse collection areas for residences shall be enclosed in such a manner that they are inaccessible to animals. The containers shall be screened from view of surrounding property and

**AMENDMENT TO PANTHER TRACE
ARCHITECTURAL REVIEW CRITERIA
DATED NOVEMBER ____, 2003**

RRG Big Bend, as developer under the Declaration of Covenants, Conditions and Restrictions for Panther Trace, hereby amends the Architectural Review Criteria for Panther Trace as follows:

Article III, Section K, is hereby deleted in its entirety and replaced by the following:

“K. FENCES AND WALLS:

The construction of any fences or walls, regardless of material, shall be subject to the prior approval of the ARC. Where a fence or wall is deemed to be unnecessary or unsightly and detracting from the visual value of lots and common areas, a landscape screen in lieu of a fence or wall shall be required. Board on board or shadowbox construction is permissible. No fence or wall over six (6) feet in height shall be permitted except for tennis courts and other special conditions as approved by the ARC. In general, fences or walls are not encouraged within PANTHER TRACE; hedges, berms, or other landscape alternatives are preferred. All installations under this paragraph shall be consistent with the CCRs. Fences in the rear of the Lots abutting ponds or wetlands shall be limited, from the rear of the house back, to four (4) feet in height, provided, however, that such fence shall require ARC approval; such fences may be black vinyl-coated chain link.”

Date: 3 DEC. 2003

RRG Big Bend

By: 

shall be located to be as inconspicuous as possible. The design of all containers or collection bins are subject to approval by the ARC.

P. STORAGE TANKS

No storage tanks, including but not limited to, those used for storage of water, gasoline, oil, other liquid or any gas, shall be permitted outside a building except as approved by the ARC, provided, however, that propane tanks for heating swimming pools, if buried or landscaped so as to be shielded from view, shall be permitted.

IV. BUILDING CONSTRUCTION STANDARDS

IV. BUILDING CONSTRUCTION STANDARDS

A. GENERAL:

The following Building Construction Standards shall apply to all improvements in Panther Trace except as otherwise approved in an individual application or in a Package Plan Approval as described in Section I. C. above. The ARC has the discretion to modify these Building Construction Standards as appropriate to accomplish the objectives of these Guidelines.

B. MINIMUM BUILDING SIZE:

See Addendum for specific areas.

C. EXTERIOR MATERIALS:

Finish building materials shall be applied consistently to all sides of the exterior buildings. Recommended materials shall be brick, stone, stucco, cultured stone, wood (not plywood or similar material), or other approved neutral material. Simulated brick and stone shall be permitted. Aluminum or plastic siding is specifically prohibited.

D. EXTERIOR COLORS:

Finish colors shall be applied consistently to all sides of the exterior of buildings. Color selections shall be harmonious with each other and with natural materials, and shall be compatible with colors of the natural surrounding and other adjacent property. All exterior wood must be painted or stained.

E. EXTERIOR TRIM AND DECORATION:

Exterior window and door trim and similar decorations shall all be of the same color and material, unless otherwise approved, and shall be either of the same material as exterior walls or directly compatible.

Facia, gutters and downspouts, shall blend in and be directly compatible with the color of the exterior walls.

All windows, sliding glass doors and patio doors facing the street shall have Colonial or Traditional Style mutton or lite patterns and shall be white or other light color unless other alternatives are specifically approved by the ARC. Reflective glass is prohibited.

Front doors shall be a minimum of six feet, eight inches in height.

F. DRAPES, CURTAINS AND SHUTTERS:

Any shutter, awning or other similar elements shall be compatible in color and style with the exterior of the building.

G. BUILDING HEIGHTS:

Heights of buildings shall not exceed two (2) stories.

H. ROOFS:

Flat roofs shall not be permitted on the main portion of the structure provided, however, the ARC shall have discretion to approve such roofs on the main body of a building, if modern or contemporary in design. No built-up roofs shall be permitted, except on approved flat surfaces.

The composition of all pitched roofs is recommended to be slate, concrete, tile, asphalt dimensional shingles (20 year three tab or 25 year dimensional minimum standard) or other composition approved by the ARC.

I. WINDOW AIR CONDITIONING:

No window air conditioning units shall be permitted.

J. SIDEWALKS:

Sidewalks are to be installed by the Owner/Builder to Hillsborough County specifications and shall be maintained by the Owner.

V. BUILDER RULES

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REGULATIONS



V. BUILDER RULES AND REGULATIONS

The Builder Rules and Regulations are promulgated to insure the highest caliber of appearance, the maintenance of Security, the well being of, and to otherwise maintain a clean and orderly condition within the grounds.

A. TIME:

No contractor, subcontractor or their employees, shall be permitted within Panther Trace except between the hours of 7:00 a.m. and 6:00 p.m., Monday through Saturday. Hours other than those listed above are available with the confirmation and approval by the ARC. These hours may be changed by the ARC at any time.

B. ACCESS:

Access points to Panther Trace shall be determined by the ARC and all Builders shall enter and exit only at such points only after a permit and permission have been obtained. Only authorized persons will be permitted entry.

C. PARKING:

A construction trailer may be located on a lot while the actual construction is being carried out, by approval of the ARC only. However, the trailer will not be placed within fifteen feet of the front lot line.

All construction employee's and equipment will be restricted so as not to interfere with the free passage of traffic through the property. The established speed limit within PANTHER TRACE is 20 miles per hour for construction vehicles, including light trucks and automobiles.

D. CONVENIENCES:

1. Port-A-John:

No construction shall occur on any lot until such time as a portable toilet facility has been located on or reasonably accessible to the construction site.

2. Refuse Collection:

No construction on any lot shall occur without the presence of a dumpster or other refuse collection bin or area approved by the ARC (the "dumpster") for the purpose of collecting all trash and debris generated by construction and all subcontractors and their employees at the building site. The dumpster shall be emptied on a regular basis so as to avoid its being in a "full" condition for an extended period of time.

E. SITE CONDITIONS:

1. Construction materials and storage shall be contained strictly within the lot. No material shall be stored or allowed to exist on the roadway or its shoulder. No material or storage shall be placed outside of the construction lot except for temporary staging of roof trusses which may be placed on an adjacent lot for a period of no more than five (5) days.
2. All debris shall be removed from the lot and adjacent lots and placed into the dumpster at least daily. Contractors shall not allow any debris, rubbish, cans or bottles to be discarded, blown off the lot, or exist in the area except in the dumpster located within the lot.
3. No dogs, cats or other domesticated animals or wildlife, will be permitted at or on a work site without permission from the Panther Trace Homeowners Association, Inc..
4. Any radio, television, tape player or similar device, if in use on a construction site, must have the volume adjusted so as not to disrupt other operations or peace within PANTHER TRACE.
5. The builder shall, at all times, be responsible for all persons having business at his construction site. Any employee of the contractor, the subcontractor, or any employees of the subcontractor, may, at the discretion of PANTHER TRACE be denied entry to, temporarily or permanently, for a violation of any of the rules and regulations of the Builders Rules and Regulations.
6. Contractors are required to keep their job sites as neat and clean as possible. Trash and discarded material will be collected daily. There will be no stockpiling or dumping on adjacent lots or on streets. Trash not removed will be removed by the Declarant or ARC and billed to the responsible contractor or subcontractor, or the job will be shut down until a lot is brought up to standards.
7. Any damage to streets and curbs, drainage inlets, street lights, street markers, mailboxes, cables, lines, trees, walls, etc., will be repaired or replaced as needed by the Declarant or ARC and such costs billed to the Builder or responsible contractor, after notice to the Builder and a failure to repair or replace such damage within thirty (30) days of the notice.
8. There will be no washing of any truck on the streets. Any concrete delivery truck washed out must be on your construction site.
9. Operators of vehicles are required to see that they do not spill any damaging material while within PANTHER TRACE. If spillage occurs, operators are responsible for clean up. Any clean up done by the Declarant or the ARC will be billed to the responsible party. Any spills must be reported to the ARC as soon as possible.
10. If you cut any telephone, cable TV, electrical, water, etc., lines, it is your responsibility to report such accident to the ARC immediately.
11. No vehicles, trucks, vans, cars, etc., may be left on site overnight without approval. Construction equipment may be left on the site while needed, but must not be kept on the street. Vehicles so left will be towed away at owners expense.

12. Possession or consumption of alcoholic beverages or narcotics on PANTHER TRACE property is prohibited; violators will be immediately escorted off the premises and not allowed to return.
13. No signs are permitted on PANTHER TRACE property without approval.
14. Builders are required to install erosion protection to prevent sediment from washing into streets, ponds and wetlands. Builders are responsible for sweeping or removal of such material if it should result from rains or vehicles.
15. Builders who fail to comply with the above Rules and Regulations will be subject to having their access pass to PANTHER TRACE restricted.
16. Failure by Builder to comply with all applicable state and local ordinances and building regulations shall be grounds for a default under any pending contract with the Developer, or otherwise authorize Developer to terminate Builder's privileges to construct residences within Panther Trace.

F. AMENDMENTS:

The ARC has the discretion to modify these Rules and Regulations as appropriate to accomplish the objectives of these Guidelines.

VI. PANTHER TRACE DESIGN

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DEVELOPMENT GUIDELINES

VI. PANTHER TRACE DESIGN AND DEVELOPMENT GUIDELINES

A. GENERAL:

These Design and Development Guidelines shall apply to all improvements in Panther Trace except as otherwise approved in an individual application or in a Package Plan Approval as described in Section I. C. above. The ARC has the discretion to modify these Design and Development Guidelines as appropriate to accomplish the objectives of these Guidelines.

1. KEY DESIGN GUIDELINES

The following list summarizes those design elements which the ARC requires, recommends and/or encourages in the master planned development known as Panther Trace (the "Development"):

- A. Preservation of the natural character of the site.
- B. Use of certified professionals qualified in the fields of architecture, engineering and surveying, and graphics/signage design.
- C. Emphasis on the aesthetics of exterior architectural theme/detailing and landscape design, including the use of specific theme trees and shrubs.
- D. Overall, high-grade, superior quality construction.
- E. Compliance with the CCRs and other covenants and restrictions.
- F. Use of plant material in conformance with these guidelines.
- G. Strict signage control. All signs must be approved by the ARC.
- H. Requirement for automatic irrigation systems/time-clocks for irrigation purposes as described herein.
- I. Conformance with required setbacks as found in the Declarations.
- J. Bright colors (other than white) are prohibited as the dominant color. All colors must be approved by the ARC.
- K. Location and details for fences, screen enclosures or walks must be approved by the ARC as well as conform to codes and setback requirements.

2. DESIGN CRITERIA

The following architectural design criteria are to be followed:

- A. Setback/Area/Yard Requirements - All setbacks must conform to codes as setback requirements provided in the Declarations.

B. Exterior Materials - Certain materials and finishes and combinations thereof are more appropriate than others. Materials not listed or new building materials, as they are developed or become available, will be given special consideration, provided their use harmonizes with the community appearance. The following materials are appropriate:

1. Wood - timbers, boards, wood siding (not Plywood), rough sawn lumber, wood shingles and shakes (Cypress and cedar are recommended).
2. Stucco - texture and finish will be considered on individual merit.
3. Masonry - tile, bricks, concrete, decorative concrete blocks (in limited application).
4. Metals - factory finished in durable anodized aluminum or baked on enamel colors, or wrought iron or copper.

C. Exterior Colors and Finishes

1. Exterior colors that, in the opinion of the ARC, would be inharmonious, discordant and/or incongruous to Panther Trace shall not be permitted. Bright colors (other than white) as the dominant colors are prohibited.
2. Milled timbers, board, wood siding and peeled logs shall receive paint or stain.
3. Non-reflective finishes shall be used on exterior surfaces with the exception of hardware items.
4. Painted or stained surfaces shall be well maintained. All aluminum windows and doors are to be anodized or otherwise pre-finished in a permanent color.

D. Roof Structures

1. Roof structure and composition shall conform to the provisions of Section IV.H. above.
2. Other roofing materials will be reviewed only as to their individual merit and are subject to rejection.
3. Flashing shall be aluminum or copper or galvanized metal and shall match the color of the roof.

E. Glass (Windows and Sliding Doors)

Energy conservation is encouraged and therefore, smoked or gray tints are encouraged to match the exterior design and color.

F. Utilities

No lines, wires or other devices for communication purposes, including telephone, television, data and radio signals, or for transmission of electric current or energy, shall be constructed or placed on any homesite unless the same shall be in or by conduits or cables constructed, placed and maintained underground or concealed in, under or on building, or other approved improvements. Above ground electrical transformers and other equipment may be permitted if properly screened and approved by the ARC. Notwithstanding the foregoing, satellite dish antennae eighteen inches (18") in diameter or smaller may be installed in the rear yard with landscape screening, all of which shall be subject to the prior approval of the Architectural Review Committee.

In addition, all gas, water, sewer, oil and other pipes for gas or liquid transmission shall also be placed underground or within or under buildings. Nothing herein shall be deemed to forbid the erection and use of properly screened satellite dishes no more than eighteen (18) inches in diameter, and temporary power or telephone services incident to the construction of approved improvements.

G. Driveways

All driveways should be concrete or of other materials which require low maintenance.

H. Awnings and Shutters

Awnings, canopies and shutters-cannot be affixed to the exterior of dwellings without prior approval of the ARC. Hurricane storm shutters shall not be stored on the exterior of dwellings.

I. Mailboxes/Signs

The size and design of all signs, house numbering, outside lamp posts, mailboxes and other such materials shall be approved by the ARC and shall display continuity and conformity throughout Panther Trace.

All mailbox structures must be enclosed in some type of architectural element. With respect to lots measuring 40 and 50 feet in width, two mailboxes may share the same pole.

J. Swimming Pools

Swimming pools shall be in-ground and enclosed by a natural barrier, retaining wall, screened enclosure, fence or other structure constructed or installed so as to obstruct unauthorized access. All enclosures must be approved by the ARC as to materials, size and location.

3. LANDSCAPE AND IRRIGATION

A. Design Guidelines

It is the purpose of this section to establish certain requirements and regulations that shall ensure a minimum standard for functional and aesthetic landscape treatment for Panther Trace. This proposed treatment of the landscape is composed of living and non-living elements which, properly and effectively combined, will greatly enhance the total man-made and natural environment. Builders intending to construct two or more homes may obtain landscape approvals pursuant to Section I D. of these Guidelines.

It is recognized that, among many benefits the use of the landscape elements can most effectively provide shade and cooling control and modulate views and at the same time contribute to air purification, oxygen regeneration, noise absorption, glare reduction, wind and heat abatement and increased water absorption into the soil due to the reduction of water run-off.

In summary, the landscape treatment will achieve two highly desirable attributes in community development, the implementation of a high level of community aesthetics and the preservation of the best characteristics of the natural environment.

B. Acceptable Landscape Materials and Practices

1. Plant quality/size:

- a) Plant material used for landscaping in conformance with the provisions of this section shall equal or exceed the standards for Florida No. 1 as given in the latest edition of Grades and Standards for Nursery Plants, State of Florida, Department of Agriculture and Consumer Services, Tallahassee. Standards for sizing and measurement of plant materials shall also be in accordance with this document. The sizes for plant material given in this chapter shall be the minimum size at the time of installation.
- b) Shrubs classified as a "spreading type" shall be in a minimum one (1) gallon container, those classified as an "upright type" shall be in a minimum three (3) gallon container at time of planting.
- c) Vines - Vines shall be in a minimum of three(3) gallon containers and placed at a maximum of ten (10) feet on center. Vines may be used in conjunction with fences, screens and walls.
- d) Ground Covers - Ground covers shall be in a minimum of one (1) gallon pots of pips and planted at a minimum of six (6) inches on center, or twelve (12) inch maximum depending on genus. All such plantings shall conform to Hillsborough County landscaping standards.
- e) Hedges - Hedges shall be planted a maximum of three (3) feet on center. Shrubs used in hedges shall be the minimum size of twenty-four (24) inches at planting.

2. Minimum Landscape Requirements: The following landscape materials shall be provided and installed on each single-family lot thirty (30) days after substantial completion of the dwelling.

- a) Conform to all landscaping requirements imposed by Hillsborough County.
- b) The immediate area in front of each house shall be provided with shrubs and/or hedges sufficient in size and quantity to provide an effective foundation planting and screening of services.
- c) Each lot shall also be provided with sufficient shrubs, hedges and/or ground covers to provide partial screening, seasonal color and intermediate scale to the lot.
- d) All areas of the lot landscaped in planting beds shall be sodded with St. Augustine (Floritam, Palmetto or Bitter Blue) or Argentine Bahia grass, provided, however, that rear lots sodded with Bahia need not be irrigated.
- e) Except as provided in the preceding paragraph, all landscaped and sodded areas shall be automatically irrigated. Areas consisting of retained woodlands or native vegetation shall not require irrigation.
- f) Each lot shall include a 2" caliper shade tree (8'-10' height x 4'-5' spread) Florida Grade No. 1 or better and shall be planted within the right-of-way (meeting applicable governmental specifications). All trees are required to be maintained in good health until the lot is sold to a third party.

3. Workmanship:

- a) All plant material shall be installed in accordance with the standards as established by the American Association of Nurserymen and Horticultural Industry. Maintenance of same shall become the responsibility of the homeowner after sale and closing of a residence.
- b) Replacement of any dead material must be accomplished within thirty (30) days of notification by the ARC.
- c) All major and minor trees with root systems which are likely to cause damage to public roadways or underground utility lines shall not be planted so as to damage such public works.

4. Native vegetation:

- a) In instances where plant material exists on a site prior to development, such plant material may be used, with the approval of the ARC, as credit toward meeting the minimum landscape requirements set forth in this section. Trees and hammocks for credit consideration shall be in a general healthy condition, free from disease, injury, harmful funguses and insects and shall have a minimum measured caliper of four (4) inches at one (1) foot above ground level at breast height.
 - b) Substitution of two (2) palm trees for each canopy tree will be permitted of up to thirty (30) percent of the required number of trees.
5. Prohibited space and materials:
- a) The following plant species are prohibited in Panther Trace:
 - Malaleuca Ouinguenervia (punk tree or cajeput tree)
 - Schinus terebinthefolius (Brazilian peppertree)
 - Pasnalum sp. (Bahia grass), except as specifically provided above.
 - b) Synthetic plant material - No synthetic or artificial plant material in the form of trees, shrubs, vines, ground covers or lawns shall be used toward fulfilling the minimum landscape requirements of this section.
6. Inorganic materials:
- a) Use of indigenous inorganic materials (i.e., rocks, gravel) to function as ground cover or paving substitutes shall be allowed only with the ARC approval and shall be used only when governed by a strong design concept or in areas where organic material will present maintenance or logistics problem.
 - b) All major and minor trees shall have a mulch bed that has a minimum radius of two and one-half (2 ½) feet measured from the center of the tree trunk(s). Each shrub shall have a mulch bed that has a minimum radius of twelve (12) inches measured from the center of the plant. Shrubs planted in mass shall have a continuous mulch bed. All vines and ground covers shall be minimum two (2) inches in depth.
7. Recommended plant material/palette:
- a) The plants listed in this section are permitted for use in landscaping. Exceptions to this list must be approved by ARC in writing.
 - b) Some general recommendations for effective landscaping include:

Relate the number of different plants used to the size of the lot and dwelling, keep planting simple;

Make groupings of the same plant - avoid the variegated look of alternating plant types;

Consider the ultimate size of each plant and its mature scale, cold hardiness; and

Plan for proper maintenance.

C) Recommended plant material/palette:

Plant material marked * are recommended for street right-of-way planting. All major trees used in the project (except rights-of-way) shall be 3" minimum caliper.

Major Trees

Camphora Tree (*Cinnamomum Camphora*)

10-12' ht. x 4-6' sp.

Chinese Elm (*Ulmus parvifolia sempervirens*)

10-12' ht. x 4-6' sp.

* Laurel Oak (*Quercus laurifolia*)

10-12' ht. x 4-6' sp.

* Live Oak (*Quercus virginiana*)

10-12' ht. x 4-6' sp.

Slash Pine (*Pinus elliotti*)

10-12' ht. x 4-6' sp.

* Southern Magnolia (*Magnolia grandiflora*)

10-12' ht. x 4-6' sp.

* Sweet Gum (*Liquidambar styraciflua*)

10-12' ht. X 4-6' sp.

* Sycamore (*Platanus occidentalis*)

10-12' ht. x 4-6' sp.

Bald Cypress (*Taxodium distichum*)

10-12' ht. X 4-6' Sp.

Minor Trees

American Holly (*Ilex opaca*)

- * Varieties: East Palatka (*Ilex* spp.)
8-10' ht. x 3-5' sp.
- River Birch I (*Betula nigra*)
12-14' ht. x 3-5' sp.
- Chinese Tallow Tree (*Sapium sebiferum*)
8-10' ht. x 4-6' sp.
- Crape Myrtle (*Lagerstroemia indica*)
- Glossy Privet (*Ligustrum lucidum*)
6-8' ht. x 6-8' sp.
- Golden Rain Tree (*Koelreuteria* spp.)
8-10' ht. x 6-8' sp.
- Loquat (*Eriobotrya japonica*)
8-10' ht. x 4-6' sp.
- Weeping Willow (*Salix babylonica*)
8-10' ht. x 4-6' sp.
- * Dogwood (*Cornus florida*)
- * Loblolly Bay (*Gordonia lasianthus*)
- * Wax Myrtle (*Myrica Cerifera*)
- * Red Bud (*Corcic Canadensis*)
- Citrus (*Citrus* spp.)

Palms

- Paurotis Palm (*Acoelarrhaphé Wrightii*)
- Chinese Fan Palm (*Livistonia Chinensis*)
- King Sago (*Cycas revoluta*)
- Pigmy Date Palm (*Phoenix roebelenii*)
- Queen Palm (*Arecastrum romanzoffianum*)
- * Cabbage Palm (*Sabal palmetto*)
- Canary Island Date Palm (*Phoenix canariensis*)

Lady Palm (*Rhapis Excelsa*)
Senegal Date Palm (*Phoenix reclinata*)
Washington Palm (*Washingtonia Robusta*)
Windmill Palm (*Trachycarpus fortunei*)
Pindo Palm (*Butia capitata*)
European Fan (*Chamaerops humilis*)

Shrubs and Hedges

All plant material used for hedges and screen shall be planted to create an 80% opaque screen at 24" of height at planting.

All designers must be aware of cold conditions and hard pan areas that can exist in the Development.

Japanese Boxwood (*Buxus microphylla*)

- * Abelia (*Abelia grandiflora*)
- Azalea (*Rhododendron spp.*)
- * Reeves spirea (*Spirea cantoniensa*)
- Bird of Paradise (*Strelitzia reginae*)
- Blue Plumbago (*Plumbago capensis*)
- * Oleander (*Nerium Oleander*)
- * Firethorn (*Pyracantha coccinea*)
- * Heavenly Bamboo (*Nandina domestica*)
- India Hawthorn (*Raphiolepis indica*)
- Barberry (*Berberis spp.*)
- Bottle Brush (*Callistemon spp.*)
- Trumpet Vine (*Allamanda neriifolia*)
- Camellia (*Camellia spp.*)
- Spider Lily (*Crinum asiaticum spp.*)

- Ixora (Ixora spp.)
- * Pittosporum (Pittosporum tobira spp.)
- Junipers (Juniperus spp.)
- Yew (Podocarpus spp.)
- Silver Thorn (Eleagnus purgens)
- * Viburnum (Viburnum spp.)
- Thryallis (Thryallis glauca)
- Gardenia (Gardenia spp.)
- Hydrangea (Hydrangea spp.)
- Jasmine (Jasminum spp.)
- Star Jasmine (Trachelospermum)
- * Privet (Ligustrum spp.)
- Miniature Holly (Malpighia spp.)
- Boxthorn (Sarcocolla buxifolia)
- Cape Honeysuckle (Tecomaria capensis)
- Coontie (Zamia floridana)
- Cardboard Palm (Zamia furfuracea)
- * Pineapple guava (reihoa selloviana)
- Coral Ardisia (Ardisia crenata)
- * Holly (Ilex spp.)
- Cleyera (Cleyera japonica)
- * Wax Myrtle (Myrica Cerifera)

Ground Covers - Vines

Agapanthus (Agapanthus spp.)

Bugleweed (*Ajuga reptans*)
African Iris (*Iris venosa*)
Asparagus Fern (*Asparagus spp.*)
Boston Fern (*Nephrolepis exaltata spp.*)
California Daisy (*Gnaphalium chrysanthemoides*)
Cape Honeysuckle (*Tecomaria capensis*)
Cast-Iron Plant (*Aspidistra elatior*)
Climbing Fig (*Ficus repens*)
Confederate Jasmine (*Trachelospermum jasminoides*)
Day Lily (*Emerocallis spp.*)
Downy Jasmine (*Jasminum multiflorum*)
English Ivy (*Hedera spp.*)
Japanese Honeysuckle (*Lonicera japonica*)
Lily Turf (*Liriope muscari*)
Oyster Plant (*Rhoeo discolor*)
Juniper (*Juniperus spp.*)
Mondo Grass (*Ophiopogon spp.*)
Purple Heart (*Setcreasea purpurea*)
Society Garlic (*Tulbagia fragrans*)
Wandering Jew (*Zebrina spp.*)
Wedelia (*Wedelia trilobata*)
Carolina Yellow Jessamine (*Gelsemium sempervirens*)

Grasses

St. Augustine (*Stenotaphrum secundatum*); all varieties except FX-10

Bermuda Hybrida 419 or Emerald

Centipede (*Evermochoa ophiuroides*)

8. Buffers and Screening:
 - a) The ARC shall determine at the initial review, the location of areas required to be buffered and/or screened. It shall be the responsibility of the applicant to prepare a landscape and/or screening plan which shall achieve the directives set forth by the ARC.

9. Earthen Berms:
 - a) Berm's shall be smooth flowing natural forms. Smooth flowing natural berm's must be carefully formed and finely graded to blend into the surrounding landscape. Architectural berm's with straight lines, uniform slope and crisp angular change in direction are discouraged. The height of berm's should vary to avoid a monotonous appearance. No berming shall impede or cause surface drainage problems.

10. Irrigation:
 - a) All landscaped areas shall be provided with a permanent underground automatic irrigation system. Rain shut-off sensors shall be installed with each system installed. The system shall be capable of providing 100% head to head coverage and adequate precipitation for all plant material.
 - b) Where isolated raised planters are used, hose bibs or quick couplers shall be installed so as to permit watering by a standard fifty (50) foot garden hose.
 - c) All irrigation installation shall comply with Hillsborough County Code requirements.

VII. DESIGN REVIEW APPLICATION



PANTHER TRACE

DESIGN REVIEW APPLICATION

TO: _____

FROM: _____

LOT/BLK: _____ SUBDIVISION: _____

DATE: _____

_____ A. New Home Construction - the original contemplated alteration of a homesite from its natural state into a residential dwelling.

_____ B. Major Alteration or Addition - a structural or site modification taking place after the original construction which is significant enough to warrant the issuance of a building permit by a governmental authority.

_____ C. Minor Alteration or Addition - structural or site modification of a relatively insignificant matter.

_____ D. Changes to, or resubmission of Plans - whenever a submission for which the ARC previously granted final approval is resubmitted for final approval due to a change in the originally approved plan, or whenever a submission whose approval was previously denied by ARC is resubmitted for final approval.

_____ E. Concept - whenever plans are submitted for preliminary comments only by the ARC.

NEW HOME CONSTRUCTION INFORMATION

Air Conditioned Area (1st Floor): _____ sq.ft.

Air Conditioned Area (2nd Floor): _____ sq.ft.

Total Air Conditioned Area: _____ sq.ft.

Covered Porches/Decks Area: _____ sq.ft.

Garage Area: _____ sq.ft.

OWNER:

Name

Street

City

State

Zip

Phone

BUILDER:

Name

Street

City

State

Zip

Phone

ARCHITECT:

Name

Street

City

State

Zip

Phone

LANDSCAPE
DESIGNER:

Name

Street

City

State

Zip

Phone

**RESIDENTIAL EXTERIOR
MATERIALS & COLORS**

DRIVEWAY: Concrete: _____ Brick: _____ Stone: _____
Type: _____ Type: _____
Color: _____ Color: _____

WALLS: Brick: _____ Stone: _____ Stucco: _____
Type: _____ Type: _____ Type: _____
Color: _____ Color: _____ Color: _____
Wood: _____ Vertical: _____ Horizontal: _____
Type: _____
Color: _____

**WINDOWS/
DOOR TRIM:** Material: _____ Color: _____

ROOF: Cedar Shake: _____ Slate: _____ Concrete: _____
Color: _____ Color: _____ Color: _____
Tile: _____ Shingles: _____
Color: _____ Color: _____

CHIMNEY: Brick: _____ Stone: _____ Stucco: _____
Type: _____ Type: _____
Color: _____ Color: _____ Color: _____

**POOL
ENCLOSURE:** Type: _____ Roof Style: _____
Color: _____

VII. PANTHER TRACE SET-BACKS/MINIMUM SQUARE FOOTAGES

<u>TYPICAL LOT WIDTH</u>	<u>MINIMUM SQ. FEET*</u>	<u>SETBACKS</u>		
		Front	Side	Rear
40'	1,000	15	5	15
50'	1,400	15	5	15
60'	1,900	20	5	20
70'	2,350	20	5	20

*Refers to air conditioned square feet.