



INSTR # 2005398167

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PAT FRANK CLERK OF COURT
HILLSBOROUGH COUNTY
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**CERTIFICATION OF BOARD OF DIRECTORS SITTING AS THE
ARCHITECTURAL REVIEW COMMITTEE RESOLUTION OF
PANTHER TRACE HOMEOWNERS' ASSOCIATION, INC.**

The undersigned, as Secretary of the Board of Directors sitting as the Architectural Review Committee of the Panther Trace Homeowner's Association, Inc. hereby certifies as follows:

That on the 12th day of August, 2005, the Architectural Review Committee of the Panther Trace Homeowners Association, Inc. by a unanimous vote, when a quorum was present, passed the following resolution:

WHEREAS, Article IX (J) of the Declaration of Covenants, Conditions and Restrictions for Panther Trace, recorded at OR Book 11719 Page 0001, et seq, of the public records of Hillsborough County, Florida, allows the Architectural Review Committee to promulgate rules and regulations pertaining to architectural control, and;

NOW, THEREFORE, be it resolved as follows:

1. That the following criteria shall be added to the Architectural Review Criteria Manual.
2. That in the event the following criteria are inconsistent with the original Architectural Review Criteria or with any previous amendments or changes thereto, then the following shall control.

FENCES:

1. A copy of a lot survey must be submitted which indicates the placement of the fence, including setbacks from lot boundary lines, if applicable.
2. The acceptable materials are wood and white PVC vinyl. Colors other than white may be installed but only with the written approval of the ARC. Approved fence types are board on board and shadowbox. Lots that border conservation areas or have water views may have vinyl coated black chain link fences.

BEST IMAGE(S)

3. The maximum fence height is 6 ft. with the exception of lots that border conservation areas or lots with water views. For lots with conservation areas and/or lots with water views, all rear fences are limited to 4 ft. in height and all side yard fences must transition from 6 ft. to 4 ft. beginning at the rear corners of the house.
4. Fence posts shall be installed as close as possible to the property line without encroaching any neighboring property.
5. Fences must adjoin any existing fences; no double fencing is permitted.
6. On interior lots, fences shall be set back a minimum of 10 ft. from the front facing corners of the house. On corner lots, fences shall be set back a minimum of 15 ft. from the front corners of the house and 10' in from the top of the sidewalk on the street side so as not to obstruct visibility.
7. Fence finials are permitted with approval.
8. Fences must be installed with the good side facing out, if applicable. All fence posts and stringers must face into the lot.
9. No lattice is permitted.
10. The owner is responsible for compliance with all County codes.
11. All fences must receive ARC approval prior to installation.

SCREEN ENCLOSURES:

1. Screen enclosure frames may be white or bronze. Aluminum pan roofs and insulated roofs are permitted.
2. Front screen enclosures are permitted with approval.
3. Screen doors are permitted with approval.
4. All screen enclosures, whether installed to the front or the rear, must receive ARC approval prior to installation.

SUN ROOMS:

1. Sun Rooms (glass/aluminum enclosures) are not permitted in the community.

EXTERIOR PAINTING:

1. Prior to painting the exterior of a home, a lot owner must obtain the approval of the ARC. Color samples must be provided, specifying on each sample the wall, trim, and door color. A lot owner must wait for ARC approval before painting.

STORAGE SHEDS: Storage sheds are not permitted in the community.

A \$25.00 Review Fee check made payable to the Panther Trace Homeowners Association must accompany all alteration applications for fencing and any alteration that requires a Building permit.

WITNESSES

Sign *Kimberly Werth*
Print Kimberly Werth

Sign *[Signature]*
Print Eric Dorsty

PANTHER TRACE HOMEOWNERS' ASSOCIATION, INC.

By: *[Signature]*
Print Name: Maurice Pelaez
Its: Secretary

(Seal)

STATE OF FLORIDA
COUNTY OF ~~HILLSBOROUGH~~ Broward

The foregoing instrument was acknowledged before me this 12th day of August, 2005, by Maurice Pelaez, as Secretary of Panther Trace Homeowners' Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.

Kimberly Werth
NOTARY PUBLIC SIGNATURE
STATE OF FLORIDA AT LARGE

Kimberly Werth
Printed Name of Notary Public

My Commission Expires:

