

**ARCHITECTURAL CONTROL POLICY  
REGARDING WATER SOFTENER UNITS  
IN PANTHER TRACE TOWNHOMES**

In an effort to accommodate the homeowners desiring to install water softener units while also maintaining the overall aesthetics of Panther Trace Townhomes, the Board of Directors have developed installation criteria to allow for the future installation of water softener units.

Beginning July 9, 2008, all applications for the installation of a water softener unit shall be approved by the Board of Directors and/or Architectural Review Committee (ARC) as long as the following criteria are met:

1. Owner shall complete an ARC application prior to installation.
2. Owner shall forward the application, a description of the water softener unit to be installed (including make and model), and a photograph of the water softener unit to the Panther Trace Townhomes Association, Inc, c/o McNeil Management Service, Inc., PO Box 6235, Brandon, FL 33508.
3. The water softener unit shall be installed:
  - a. In-ground with only eight inches (18") of the unit above ground;
  - b. Placed in the landscape bed in front of the townhome;
  - c. With no portion of the unit extending beyond any lot line.
4. Appropriate landscaping shall be installed around the unit so it cannot be seen from a neighboring lot or street. The owner shall contract with the landscape contractor for the HOA to install any required shrubs at the owner's cost. As the HOA will be responsible for maintaining this shrubbery, installation by the HOA contractor will insure that the shrubbery installed is of like kind, size and quality as other landscaping in the community. The warranty on the required plant material will also be honored by the contractor and HOA. Currently, the landscape contractor is Raymow Landscape Contractor at 813-855-3790.
5. The water softener unit must be tied directly into the sanitary sewer connection in front of the home and therefore shall not backwash into the landscape bed.
6. The electrical connection for the unit must be drilled directly into the exterior front stucco wall of the townhome and connected to an interior outlet inside of the home. Use of extension cords to an outside outlet or wires running through a window to the interior of a home shall NOT be permitted. Work shall be done by a licensed electrician.
7. Should a unit owner have any questions regarding such installation, they may feel free to contact a licensed plumber and/or electrician. Any charges by a plumber or electrician for assistance shall be borne by the owner of the townhome unit and not the Association.
8. All work is to be completed by a licensed, bonded and insured contractor.
9. This policy shall apply to existing and future installations of water softeners. For those units not in compliance with the above criteria a notice of non-compliance will be sent to the homeowner and they will be given sixty (60) days to comply with the above criteria. Otherwise, the homeowner will be required to remove the water softener in a timeframe designated by the Association.

Effective this 9<sup>th</sup> day of July, 2008.