



TRANSEASTERN HOMES

Live Oak
P R E S E R V E

Master Development Design Guidelines

- Developer -

Live Oak Development 1, LLC

**MASTER
DEVELOPMENT
DESIGN
GUIDELINES &
COMMUNITY RULES
& REGULATIONS**

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1. **INTRODUCTION**

1.1 **Live Oak Preserve Community Overview**

Live Oak Preserve (“LOP”) is a family oriented residential community offering a wide selection of housing types and price categories ranging from townhomes to large semi-custom Units. Live Oak Preserve offers a variety of amenities including a multi-million dollar community center with athletic courts and water park, an extensive natural conservation area and an expansive park and walk way system. Live Oak Preserve is located in north central Hillsborough County and is a part of the thriving area known as “New Tampa.”

1.2 **Statement of Purpose**

These Master Development Design Guidelines (the “Guidelines”) supplement the Master Declaration for Live Oak Preserve (“Master Declaration”) to provide minimal standards for development or the construction of modifications or improvements within Live Oak Preserve. Failure to comply with these Guidelines is a basis for disapproving a proposed modification or construction plan and may result in enforcement proceedings, including but not limited to an action for injunctive relief and the imposition of a fine. Approval of a proposed modification or construction plans under these Guidelines by the Live Oak Preserve Design Review Committee (the “DRC”), however, does not relieve an owner from the responsibility of complying with any laws, ordinances, rules, regulations, or restrictions of any governmental entity or any parcel association. Unless otherwise specified, these Guidelines apply to all Lots within Live Oak Preserve. Certain provisions of these Guidelines, however, may be limited by their terms to specific Parcels within Live Oak Preserve.

These Guidelines apply prospectively to any development or construction within Live Oak Preserve after the effective date of these Guidelines. Existing alterations, additions, or improvements to the exterior of residential structures or Lots in Live Oak Preserve that were approved before the effective date of these Guidelines will be permitted to remain in place provided they are maintained in compliance with Master Declaration, Article 6. In the event any proposed structure, improvement, modification, addition, or alteration, is not specifically addressed or permitted in the Master Declaration or these Guidelines, then such proposed structure, improvement, modification, addition, or alteration shall be deemed prohibited by the Master Declaration and these Guidelines and shall not be made, erected, constructed, or installed on any Unit.

Grandfathering is granted as to any accessory structures described in the paragraph above, except as otherwise provided in this paragraph to the extent that the Association has an approved DRC application or the improvement was installed by original

Developer or Builder. If a Lot requires seventy-five percent (75%) or more of the structure or any improvement to be replaced, it will require the entire structure to meet current Guidelines. However, fences will require replacement of the entire fence with a complete fence when fifty percent (50%) or more of an entire fence requires replacement. Any structure or improvement which has been destroyed must meet current Guidelines for rebuilding. Seventy-five percent (75%) or more of the value of a structure or improvement destroyed will require the entire replacement to meet current Guidelines. As used herein, percentage shall be based upon the cost of repair or replacement of the size, whichever is found to exist. If less than seventy-five percent (75%) of the structure of any improvement needs to be replaced, owner shall replace with like kind unless product is not available. If the like kind product is not available, then the structure or improvement must meet Guidelines.

1.3 **Definitions**

All terms not defined herein shall have the meaning set forth in the Master Declaration. All definitions pertaining to the maintenance, modification and/or the construction approval process within Live Oak are to be found within the Master Declaration.

a. Association

This term shall mean and refer to the Live Oak Preserve Association, a homeowner's association as defined by Chapter 720 of the Florida Statutes.

b. Approved Paint Color Schemes

This term shall refer to the adopted and approved paint color schemes contained in the Association's Paint Books originally selected by the developer. The Association may amend these paint color schemes from time to time. Current Approved Paint Color Schemes are identified in Exhibit D to these Guidelines.

c. Builder

This term refers to an original entity that built the Unit, is a licensed contractor or owner who acts as contractor in the construction of any structure.

d. Common Areas

This term shall mean any property, whether improved or unimproved, or any easement or interest therein, which now or hereafter (i) owned by or lease to the Association, (ii) dedicated to the Association on any recorded plat; (iii) required by an recorded plat or other recorded document to be maintained by the

Association; (iv) declared to be a Common Area by the Master Declaration, or (iv) intended to be a Common Area by the Developer. Common Areas may include but are not limited to parks, open areas, conservation areas, nature preserves, lakes and other waterways, recreational facilities, road, entranceways, and other similar properties.

e. Community Development District or CDD

This term shall mean and refer to a local unit of special-purpose government that has been or may be created in accordance with Chapter 190 of the Florida Statutes to provide certain community services to the area in which the Properties (as that term is defined in the CCR) are located.

f. Composite Board

This term shall mean any non-solid wood structure building product, wood fiber or wood strapping board which is a product or by-product of wood, including any product consistent with Masonite™, oriented strand board (OSB), Texture T-111, or any wood composite board which may resemble wood's appearance which is not solid wood deck or wood sheeting.

g. Improvement

This term shall refer to any building, fence, wall, patio area, road, driveway, walkway, landscaping, antenna, sign, mailbox, pool, tennis court, recreational facility, berm, lake, pond, canal, or other structure or improvement which is constructed, made, installed, placed, or developed within or upon, or removed from any property; any change in, alteration of, addition to, or removal of all or any portion of any such structure or improvement that affects the exterior appearance thereof, other than normal maintenance and repair that does not materially alter or change the exterior appearance, condition, and color of same; and any change in the ground elevation of any property.

h. Grandfathering

This term shall refer to the original construction and/or a modification which was approved by LOP that is no longer a legal modification.

i. Leadwalk

This term shall refer to the path from the driveway or sidewalk to the front entry of a Unit or other structure.

j. Public View Screening

This term shall refer to all screening from public view shall require a hedge and/or vegetation screening which at the time of in ground planting is a minimum height of four (4') feet if the yard is not otherwise fenced.

k. Rear Yard Set Back

This term shall refer to all accessory structures will be located a minimum of ten feet (10') from any rear lot line or five feet (5') from any side lot line.

l. Variance

This term refers to a modification which is approved by the DRC, although it does not conform to current guidelines or the Master Declaration.

m. Wood Composite

This term refers to any wood or recycled wood product which is not one-hundred percent (100%) wood but which contains at least fifty percent (50%) wood or recycled wood product. This product shall be used in accessory structures only.

n. Yard

a. **Front Yard:** The front yard includes that portion of the yard between the edge of the sidewalk, or the edge of the street pavement if there is no sidewalk, to the front foundation of the Unit exclusive of the garage, unless otherwise specified in Individual Neighborhood Section Guidelines (INSG). The "front foundation" means that portion of the foundation fronting the street, regardless of the location of the front door. The area between the edge of the street pavement and the edge of the sidewalk (including the sidewalk), if any, in the front yard may be subject to an easement in favor of or owned by Hillsborough County or the CDD, but it is the Owner's responsibility to maintain said area in the same condition as the Owner is required to maintain the Unit and other portions of the Owner's property.

b. In the case of a corner lot, which is a lot with two or more adjacent streets, the front yard is defined in accordance with the above, except that the front foundation shall be determined by the location of the front door, and the corner yard shall mean that portion of the yard other than the front yard between the edge of the sidewalk, or the edge

of the street pavement if there is no sidewalk, to the side foundation(s) of the Unit exclusive of the garage. The area between the edge of the street pavement and the edge of the sidewalk (including the sidewalk), if any, in the corner yard may be subject to an easement in favor of or owned by Hillsborough County or the CDD, but it is the Owner's responsibility to maintain said area in the same condition as the Owner is required to maintain the Unit and other portions of the Owner's property.

- c. Side Yard: Any portion of a Unit's yard extending from the front yard to the rear yard except in the case of a corner lot when the side yard on the flanking street shall extend to the rear property line.
- d. Rear Yard: Any portion of a Unit's yard which extends across the full width of a Lot, and from the rear line of a Unit to the rear property line.

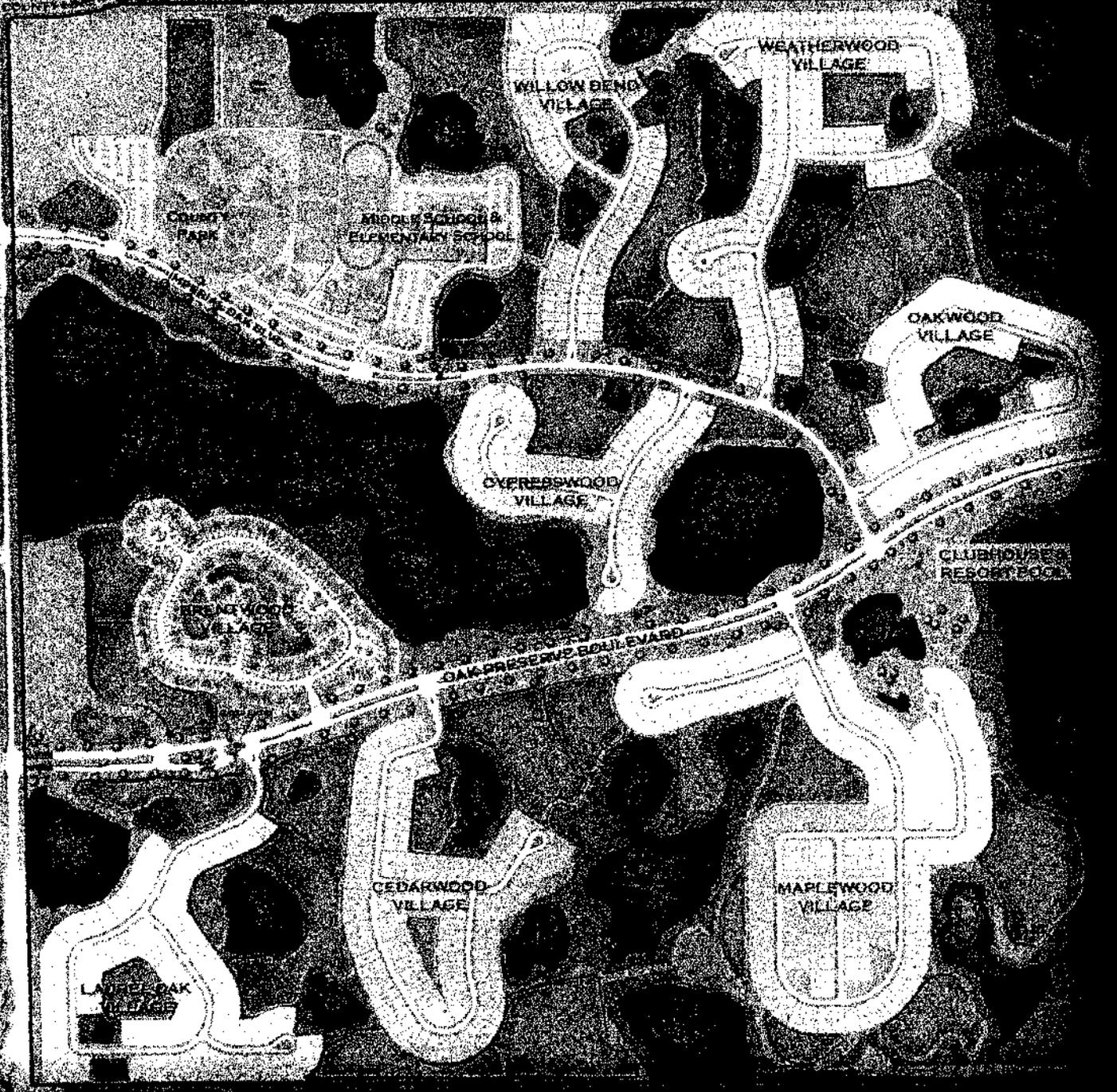
1.4 Live Oak Community Map

This plan is subject to change without notice. The Association reserves the right to change the village boundaries at any time.

TRANSEASTERN HOMES

Live Oak

PRESERVE



Master Site Plan - Phase 1

1.5 Design Review Committee

The DRC is a committee duly adopted and created by the Live Oak Preserve Association's Board of Directors to review all request for improvements/modifications. It ensures that any changes are in keeping with the Master Declaration and the Guidelines. The DRC is made up of no more than five volunteers (but no less than three) that are appointed by the Association's Board of Directors to serve at the pleasure of the Board of Directors. These volunteers may contact the Association's Community Manager to express their interest, who in turn will submit their names for consideration to the DRC and provide the prospective volunteer with a copy of the Design Review Process Overview. The DRC may make recommendations on the different individuals expressing the desire to volunteer. The Board of Directors will consider the DRC's recommendations, if any, and make the desired the appointments. The Board of Directors is not bound by the recommendations of the DRC.

1.6 Functions of the Committee

1. The DRC has exclusive jurisdiction over modifications, additions, or alterations made on or to existing Units or structures containing Units and the open space. As such, the DRC approves or denies requests based on completeness and compliance with the established Guidelines and the Association's governing documents.
2. The proposed design for any exterior modification or improvement to an existing Unit, completed lot or structure on a lot shall be submitted in writing to the DRC for review prior to commencement. Under no circumstances, may an Owner (or Parcel Association)¹ make a modification/improvement should be made to any existing Unit or its open space unless the Owner first submits a modification application and receives approval from the DRC to proceed.
3. Any items including, but not limited to, all exterior improvements including exterior painting or repainting in the same color, significant landscape additions including tree removal or new planting, items placed on a Lot which are visible from public view or any other lot are subject to the Master Declaration and these Guidelines.
4. Prior to installing such features, owners are encouraged to review these Guidelines, the Master Declaration, and any Parcel Association restrictions. The LOP Community Association Manager is available to assist Owners in procedures or to answer questions regarding the application and approval process.
5. Upon receipt of an application for approval of a DRC application, the LOP Community Association Manager will forward the application to the DRC for consideration at its next meeting. All meetings are noticed and any Owner is permitted to attend.
6. Outlined in Section 2 is the Design Review Process for all Live Oak residents. In the event that the DRC fails to approve or reject a properly submitted application or to request additional information within thirty (30) days after submission, the

¹ Hereinafter the term "Owner", when appropriate, shall also include Parcel Association.

application shall be deemed approved (Section 5.4 of the Declaration).

2. **DESIGN REVIEW PROCESS**

2.1 **Submission Requirements**

1. Any request for approval by the DRC of any improvement/modification must be in writing and shall be accompanied by plans and specifications or other details as the DRC may deem reasonably necessary in connection with its determination as to whether or not it will approve the same.
2. The Design Review Committee Form (“DRC Form”), a copy of which is attached as an exhibit to these Guidelines must be completed by the Owner, accompanied by a copy of the lot survey and a copy of the contractor’s proposal or plan or any other documentation.²
3. The plans and specifications submitted for approval shall show the nature, kind, shape, height, materials, color, and location of all proposed improvements/modifications. Any alterations or additions to the exterior of your Unit or its ground should be clearly indicated on the survey.
4. If the DRC deems the plans and specifications deficient, the DRC may require such further detail in the plans and specifications as the DRC deems necessary including, without limitation, floor plans, site plans, drainage plans, elevation drawings, and descriptions or samples of exterior materials and colors, and until receipt of the foregoing, the DRC may postpone review of any request submitted for approval.
5. The DRC shall have the right to charge a reasonable fee to any Owner requesting DRC approval, including where applicable the fee of any architect or engineer hired by the DRC to review any plans or specifications.
6. The DRC is not obligated to review or approve any plans or specifications until such fee is paid.
7. The DRC shall not withhold in a discriminatory manner or in a manner that unreasonably prohibits the reasonable improvement of any property, but may be withhold due to aesthetic considerations.
8. Under no circumstances may a proposed modification/improvement infringe upon the CDD’s ability to maintain its property.

2.2 **Submission of DRC Form**

1. The DRC Form may be downloaded from <http://liveoakvillages.com/lopdocs.html>,

² Submissions by tenants or relatives of Owners are inadequate.

and should be completed in the manner set forth in the Design Review Submittal Requirements section of these Guidelines.

2. All completed DRC Forms must be submitted along with the refundable deposit, if required, by certified mail return receipt requested to the Live Oak Preserve Association, Inc., c/o Community Association Manager, 4131 Gunn Highway, Tampa, Florida 33618, or by email (the receipt of which has been acknowledged by the Community Association Manager) to the Community Association Manager by the designated deadline, which is the Tuesday of the 1st week of the month to be reviewed. The completed DRC Form may also be hand delivered to the Community Association Manager.

2.3 Meeting of the DRC

1. The DRC meets monthly. If a submittal is untimely, a request will not be reviewed until the following month's DRC meeting. No request will be deemed received until the DRC acknowledges receipt of the request.
2. All DRC Forms will be forwarded to the DRC, which shall consist of no more than 5 volunteers but no less than 3 volunteers, all of whom shall be appointed, and shall serve at the discretion of the Board of Directors. The DRC will meet on the scheduled date following each deadline to process all requests received.

2.4 Evaluation of DRC Request

The DRC will evaluate each of the improvements/modifications, additions, or alterations made on or to existing Units or structures containing Units and the open space to assure conformity with the design criteria, performance and quality standards set forth in the Guidelines as well as compatibility with the adjoining sites and common spaces.

2.5 Conflicts

If conflicts arise between the submitted DRC Forms and the Guidelines, the DRC shall have sole discretion to interpret the Guidelines and render a decision. Notwithstanding, if the Declaration or Guidelines provides options for the use of material, the size of the structure or improvement, the design of the structure or improvement, or the location of the structure or improvement on the parcel, the DRC shall not restrict the right of an Owner to select from the options provided.

2.6 Notifying Owner

Within five (5) business days following each meeting, the Community Association Manager will notify the Owner of the DRC's decision and will retain the original copy of the completed DRC Form in each Owner's file.

2.7 Denial & Re-submission

If the DRC request is denied, the Owner may resubmit the request and requesting a variance. If a subsequent review is required, the DRC reserves the right to charge a \$200.00 Design Review Fee payable to Live Oak Preserve Association, Inc. for review of the subsequent submission and an additional \$200.00 fee for each subsequent submission thereafter.

2.8 Variances

The DRC has the right to grant variances from the Guidelines as long as the granting of the variance would not be in violation of the requirements of all public agencies having jurisdiction and failure to grant the variance would result in undue hardship. The granting of a variance shall remain in the sole discretion of the DRC. The failure to obtain DRC approval beforehand is not a basis for the granting of a variance.

2.9 Additional Information Required

The DRC shall review and notify each Owner of its approval or disapproval, or that the DRC requires additions to the plans and specifications or other materials, by written notice within 30 days after request for such approval is made in writing to the DRC, and all documents, plans and specifications, and other materials required by the DRC in connection with such approval have been submitted to and received by the DRC. All approvals shall be in writing.

2.10 Deadline to Respond to Owner

In the event that the DRC fails to disapprove any request within such 30 day period after proper delivery and acknowledging to receipt by the DRC, the request shall be deemed approved and upon request the DRC shall give written notice of such approval, provided the party requesting such approval pays any fee charged by the DRC in connection with such approval.

2.11 Conditional Consent

In consenting to any proposed DRC request, the DRC may condition such consent upon changes being made and any such approval shall be deemed a disapproval unless and until the party requesting the approval agrees to the changes.

2.12 Action May Be Taken Upon Notification of Approval

If the DRC approves, or is deemed to have approved a DRC request, the Owner requesting the approval may proceed to make the improvement/modification in strict conformance with the plans and specifications approved subject to any conditions required by the DRC.

2.13 Requirement to Comply with Municipal Code or Governmental Regulations

Any changes required in order to comply with applicable municipal codes or zoning requirements that are subsequent to the DRC's final approval must be resubmitted to

the DRC for its approval. The DRC may request a meeting to discuss modifications of the drawings or specifications.

3. **ALL SINGLE FAMILY AND TOWNHOME NEIGHBORHOODS**³

3.1 **Accessory Buildings**

1. Greenhouses, playhouses and other freestanding structures must be approved in writing by the DRC prior to construction. No storage sheds are permitted.
2. Information Required with DRC Submission:
 - a. Two copies of a final survey indicating the location of the house and the proposed accessory building in relationship to the existing house and all adjacent property lines.
 - b. A color photo, brochure or scaled drawing showing what the new facility will look like.
 - c. A description of the exterior of the building specifying roofing, siding and trim materials and colors.
 - d. Two copies of a landscaping plan indicating the specific evergreen plants proposed as the landscaping screening, including height and spacing at installation, the height at maturity, quantity, and species. Also, the final survey shall indicate plant location.

3.2 **Additions**

1. As long as the shape of the house does not change, additions to the existing dwelling structure are permitted and require approval by the DRC before construction can commence. All applicable permits and approvals from governmental agencies, including any applicable CDD, must be obtained and included as part of the DRC application for review.
2. Additions are permitted only in the rear yard or side yard where setbacks can be maintained and must be attached and contiguous to the existing structure. Additions must meet all applicable set-backs and be built within the side walls of the dwelling so that it is not visible from the street in front of the house. Additions must be constructed of concrete block and stucco with a roof line matching the existing structure roof line and shingle or tile type and color. The addition must be finished with the same stucco texture, finish, and paint colors as the main structure. Windows and doors must match the style and type as the windows and doors on the main structure.
3. Use of community Common Areas for access during any addition requires pre-approval by the Board of Directors. Prior to use of Common Areas during

³ The information provided in Section Three covers standards for all single family and townhome neighborhoods in Live Oak Preserve. For additional information concerning specific neighborhood standards, please consult with the DRC.

construction, written permission needs to be obtained from the Association. Any damage to Common Areas or right of way areas such as sidewalks, curbs, grass, sod, shrubs or other areas shall be the responsibility of the owner of the lot constructing the addition and any such damage shall be repaired immediately without demand by the Association. If not addressed by the owner, the Association, at its discretion, may undertake the repairs to the Common Areas and assess the owner for the costs or may require a Damage Deposit in advance of approving access. At no time shall debris, materials or equipment from improvements be stored in any Common Area.

3.3 Antennas & Satellite Dishes

1. All exterior antennas and all satellite dishes in excess of one meter in diameter are prohibited in Live Oak Preserve.
2. For satellite dishes less than one meter in diameter, prior to installation, Owners shall submit detailed plans to the DRC for all proposed installations, properly scaled and dimensioned, for review and approval.
3. The DRC approval shall be consistent with FCC rules implementing Section 207 of the Telecommunications Act. The requirements in Exhibit C will guide the DRC and Owners in planning and reviewing the siting of all satellite dish and microwave antenna installations, and are established to assure the safest possible location and operation of satellite dishes while preserving and enhancing reasonable and consistent aesthetic standards.

3.4 Artificial Vegetation

No artificial grass, plants or other artificial vegetation, or rock or other landscape devices, shall be placed or maintained upon the exterior portion of any Lot unless approved by the DRC.

3.5 Clotheslines

Clotheslines are not permitted in any open area but retractable clotheslines are permitted behind fenced areas that are not visible to the other Lots; provided, however, that, when not in use, the clothesline will be stored out of public view.

3.6 Deck/Patio Installation Specifications

1. All proposed deck/patio installations must be submitted to and approved by the DRC prior to installation.
2. Information Required with DRC Submission
 - a. Two copies of a final survey with the house footprint indicating the exact location, size, and distance from side and rear property lines of the proposed deck/patio.

- b. The complete dimensioned construction details of the deck/patio including: size, type and dimensions of lumber and other materials, finish, style, height from ground to base-board, and vertical elevation details of all railings, seats, privacy walls and stairs.

3. Material Requirements

Approved deck materials are pressure-treated pine and Ultra-violet Resistant PVC. Deck skirting must be of 1" thick lattice or Ultra-violet Resistant PVC lattice. Patios must be of concrete, brick or unilock brick materials.

4. Color Requirements

Wooden decks must be left natural or stained in clear or wood tone colors only. Decks that are not made of wood must be painted to match the color of the house's siding or be painted white. Submit a color sample for PVC decks. All wooden deck screening and privacy screens must be finished to match the deck. Deck screening of PVC material should match the PVC deck or be white if screening a wooden deck. Patio concrete or brick material colors should complement the house's siding color.

5. Size Requirements

- a. No deck/patio construction can extend into a screen planting easement or required side setback.
- b. No deck shall be constructed within five (5) feet of a rear lot line. Decks more than 18" above grade must have lattice screening under the deck.
- c. Requirements of Hillsborough County or State of Florida regulatory agencies may be more restrictive than above.
- d. The more restrictive condition shall be enforced.

3.7 Decorative Ponds

Decorative ponds are not permitted in any front or side yard. Rear yard ponds are permitted if approved by the DRC. Ponds cannot exceed 36 square feet in area. In addition, the Owner is responsible for ensuring compliance with all applicable safety standards, including but not limited to, fencing his/her yard to prevent the pond from becoming an attractive nuisance to children. Adjacent waterfalls may not exceed four (4) feet in height. Ponds must be maintained such that they do not become a visual, noise, or odor nuisance.

3.8 Dog Runs, animal kennel cages, and wildlife refuge

1. Exterior/outdoor dog runs, animal kennel cages, bee hives, and/or wildlife refuge

are not permitted within Live Oak Preserve.

2. Standard dog houses are permitted in the rear yard of a Lot, but must not be visible from any street, common area, or adjacent property. Screening or buffering in the form of approved fencing or landscaping is required. Additionally, when considering whether to approve the location of a dog house, the DRC will review any potential likelihood of a nuisance to any adjacent neighbors.

3.9 Fencing and Walls

All fences must conform to the fence details included in these Guidelines. All proposed fence installations must be submitted to and approved by the DRC prior to installation. No fences or walls will be permitted in the front yard.

Subject to any setback requirements and limitations, all fences are to be constructed on or adjacent to the property lines of the Unit and enclose substantially all of the back yard.

1. Standard Fencing Guidelines

The following general guidelines will apply to all fences:

- a. Fence color and material will be standard for all Villages as determined by the DRC.
- b. Site Plans must accompany all fence submissions. Proposed fence locations must be clearly designated on all Site Plans. Site Plans that do not include proposed fence locations will not be approved.
- c. Side yard fences will not be permitted within fifteen (15) feet of the front of the house. The fifteen (15) feet shall be measured from the front horizontal boundary of the structure, not including the garage.
- d. With the exception of the lake and wetland conservation lots, rear and side yard fencing shall be permitted only where adjoining another homesite (i.e. back to back). Standard rear and side yard lot fences shall be six (6) feet in height. Fences cannot be placed on utility or drainage easements. If a fence extends onto utility or drainage easement, the fence will be removed at the Owner's expense upon request of the Association or the party in whose favor the easement exists.
- e. All fences on interior and/or non-wetland or conservation lots must be six (6) feet high white, vinyl, vertical board to board fencing, solid to picket, or black/bronze aluminum vertical picket.
- f. Fence locations on corner lots may be further restricted due to side yard visibility constraints, side yard setback restrictions, and the locations of Units

on adjoining property.

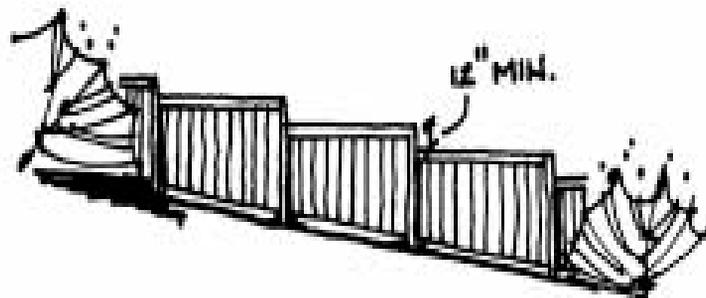
- g. Fences must be placed so the outside face of the fence is inside the property line. All fencing must be installed with the horizontal railings on the interior lot side of the fence.
- h. Fence requirements in Live Oak Preserve vary from those contained in Hillsborough County's fence ordinance. All fences must still comply with these Guidelines.
- i. Refer to Exhibit E for Fence Specifications.

2. Living Fence Guidelines

With the exception of the lake and wetland conversation lots, a living fence (hedge, shrub) may be used in lieu of the vinyl or aluminum fencing and permitted in Villages provided it adheres to the height and location requirements of any standard fencing Guideline. Any living fence shall also comply with fence Guidelines for lake and conservation areas. No living fence shall block any neighbor view or cause a sight distance hazard. All living fences must be trimmed to no higher than four feet (4'). When any hedge is greater than four feet (4') in length at ground level, it shall be classified or characterized as a living fence and the restrictions herein shall apply.

3. Fences on a Slope

The preferred approach to transition grade changes with fencing is to stair-step (stagger) the fence down the slope. Changes in elevation are to occur at normal post intervals with a maximum step down of twelve inches (12") per panel. The top rail is to be level with the horizon as shown in **the picture** below.



4. Fences on Lake and Wetland Conversation Areas

Full height solid or living fences which inhibit any neighbor's view to any lake or conservation area are not allowed. All fencing for lake and wetland conversation lots, must comply with the following requirements:

(i) be white vinyl or black/bronze aluminum vertical picket and four (4) feet in height, or

(ii) be solid style and six (6) feet in height on the sides and transition into a four (4) foot picket style fence at the end of the Unit.

To the extent that a fence is installed, the fence shall be installed along the rear yard.

If the fence is visible to other Live Oak Preserve Units or common areas, landscaping buffering in accordance with Section 3.25 of these Guidelines may be required. No living fences are allowed on lake and wetland conservation lots or lots that abut lake and conservation areas.

5. Restrictions on Retaining Wall

Retaining walls will be faced with the same material as the structure it is in contact with or shall be made of compatible materials if it is a freestanding retaining wall. It is recommended that walls be constructed of solid masonry.

3.10 Flags

Freestanding flag poles are permitted. Only the American, POW, Military Services, and State flags, which must be flown in accordance with Federal or State law, may be displayed. Flags must conform to the following criteria:

1. One flag per Unit.
2. Flag must be attached to a freestanding pole or to the structure by a metal or wood pole which should not exceed six feet (6') in length. (See picture)
3. Flag must not exceed five feet by three feet (5'x 3') in size.



Acceptable Flag Mount

3.11 Florida Friendly Landscaping Guidelines

The principles of Florida-Friendly Landscaping include planting the right plant in the right place, efficient watering, appropriate fertilization, mulching, attraction of wildlife, responsible management of yard pests, recycling yard waste, reduction of storm water runoff, and waterfront protection. Section 3.12 is supplemental to Guidelines stated elsewhere in Section 3.25 Landscape and Irrigation of the Guidelines.

Florida-Friendly Landscape promotes the conservation of water by the use of site adapted plants and efficient watering methods which generally results in a long-term reduction of irrigation, fertilizer, and pesticide requirements, costs, energy, and maintenance; and WHEREAS, a Florida-Friendly Landscape encourages a reduction of total energy expenditures such as water pumping and treatment, manufacture and shipping of fertilizers, insecticide, and other gardening chemicals, operation and maintenance of mowers, edgers, blowers and other combustion based yard equipment, as well as labor; and WHEREAS, community-wide Florida-Friendly Landscape efforts are designed to save significant amounts of water to preserve local water supplies such that cumulative benefits may reduce or postpone the need for community potable water supply expansion.

The intent of this provision is to address the (9) principals of Florida landscaping and how they will be enforced and applied to residents that want to install a Florida Friendly Landscape.

Florida Friendly Landscaping shall adhere to the latest edition of these Guidelines in addition to the following items.

Principals of Florida Friendly Landscaping:

1. Right Plant Right Place

Provided herewith in **Appendix 100-102** is a list of approved plant materials to be utilized to develop a palate of plant material for each individual property when preparing a Florida Friendly landscape design. For Florida Friendly submissions only, the plant lists in Appendices 100-102 should be used as a substitute for the plant materials listed in Section 3.25.6. Appendix 103 identifies Unapproved Materials.

Specific site conditions must be considered when selecting plant materials including existing soils, drainage, shade, site visibility, proximity of mature protected plant species, water bodies, etc (See Appendix 105 for an Example of Existing Site Conditions Analysis).

Under no circumstances shall the landscape planting bed area exceed 50% of the front yard area including side yards for corner lots. Additionally, no landscape beds shall be permitted between the edge of Right-of-Way and roadway curbing. This area is to be planted with St. Augustine Turf Grass varieties only. Backyard planting areas may not exceed the 50% turf grass rule and must have a 3'-5' wide strip of turf as shown in Figure 1.

Front and side yard 50% turf grass rule does not include required sod area between the edge of right-of-way and roadway curbing.

The maximum number of shade trees allowable for front yards is no more than 1 above the minimum required for all lot sizes. Notwithstanding, corner lots may

plant a maximum of 2 trees above the minimum requirements. (3 palm trees or 2 small ornamental trees may be substituted for 1 shade tree). Ornamental trees shall be defined as a tree that has a mature height less than 30'.

All perimeter property lines shall be protected by a 3'-5' wide strip of turf to accommodate drainage and storm water runoff. (See Figure 1 below.)

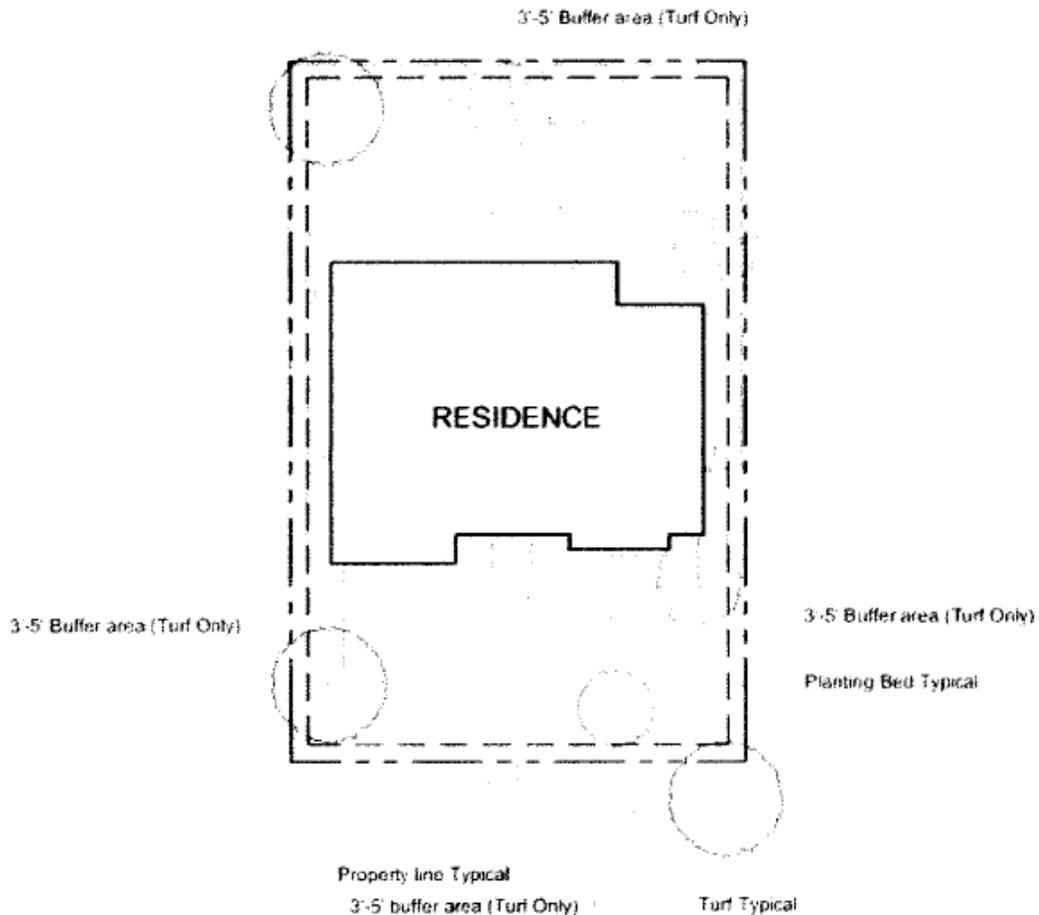


FIGURE 1

Planting beds must be fully planted with shrubs and groundcovers so that the entire landscape bed is fully covered within an 18 month establishment period. Plant material shall be spaced according to growth habits that will ensure coverage within the 18 month establishment period. The design must include a predominance of large groupings of like plant materials (see Appendix 107 for example plan) with selected accent material. Planting beds with multiple varieties of individual plant material is not allowed for front and corner lot side yards visible to adjacent streets (See Figure 2 on the following page).

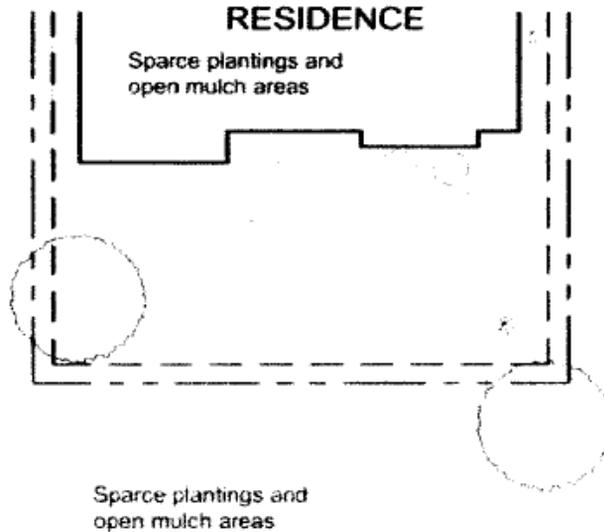


FIGURE 2

All front and side yards for corner lots shall be kept in a neat and orderly appearance with appropriate pruning and weeding of landscape beds. Shrub material shall not exceed 6' in height for front and side yard applications.

Maintenance methods shall strictly adhere to Best Management Practices (BMP) as Identified by the Department of Environmental Protection (DEP). All maintenance contractors and personnel are required to be trained and certified in BMP.

Any plant material of poor health that is deemed unsightly by the Association shall be replaced with like plant material within the notification period stated in the violation notice.

Minimum Plant Sizes shall be as follows:

Plant Type	Minimum Sizes
Shade Tree (Greater than 30' Mature)	5" Caliper for front yards or side yard
Ornamental Tree (Smaller than 30')	2" Caliper, 1" per stem for multi-trunk
Palm Trees (Single trunk)	6' Clear Trunk
Shrubs	3 Gallon Container
Groundcover	1 Gallon Container

See Appendix 105 thru 107 for a template Florida Friendly Landscape Plan to use as a reference guide in developing individual residential Florida Friendly designs.

2. Water Efficiency

By choosing plant materials with like water requirements that fit the site conditions, an efficient watering program can be developed to fit the landscape design selected for the property.

Water Efficiency methods shall supplement Section 3.25.2 Irrigation of the Guidelines.

The irrigation system shall be designed to water turf areas independently of shrub planting areas by designing the irrigation system with separate zones for turf and shrubs.

Micro irrigation or low volume drip irrigation is recommended for shrub planting areas to reduce overwatering and minimize runoff.

Space irrigation heads so that the spray head spacing does not exceed 55% of the heads nozzle radius. Drip irrigation lines to be spaced based on product emitter spacing and plant material spacing.

Calibrate the irrigation system to apply no more than 1/2"-3/4" of water per application and per current watering restriction guidelines.

Irrigation controller to be equipped with multi programmable features and battery backup.

Ensure proper moisture control sensors/rain shut off devices are installed per State and local regulations.

See Appendix 104 & 108 for approved irrigation design and equipment recommendations.

3. Fertilize Appropriately

Owners shall fertilize only during the growing season, and shall apply fertilizer pursuant to manufacturer's instructions.

Review your lawn to determine if fertilizers are needed. Perform a visual review of the lawn looking for yellowing or other signs of nutrient deficiencies.

Perform a soil analysis to determine what nutrients are currently available in the soil and at what levels.

Use slow release fertilizers that will provide nutrients to plant materials for an extended period of time and reduce runoff into adjacent water bodies and environmentally sensitive areas.

Following application of fertilizers, apply a 1/4" to water in fertilizers.

Avoid fertilizing within 10' of any water body to reduce runoff.

Refer to the University of Florida/IFAS recommendations for fertilizer application rates for specific plant species.

4. Mulch

Refer to Appendix 104 for approved and unapproved mulching materials. This is supplemental to Section 3.25.3 Landscape Materials of the Guidelines which provides direction on mulch application.

Mulch shall be maintained at 2"-3" depth for all planting beds.

Mulch beds to be maintained weed free in appearance for all visible landscape beds.

Do not pile mulch around the trunk of trees as this may damage the tree.

No mulch is allowed within the 3'-5' buffer area.

Red, black, or earth tone mulching materials, or earth tone pebbles, small rocks, or gravel materials may be used. The minimum area of usage for any one type of mulch is 30% of the overall mulched areas.

5. Attract Wildlife

Flowering plants or plant material with flowers and berries can be used for front yards and side yards for corner lots that will attract wildlife, however only back yard areas can be designated a wildlife habitat area.

As noted above all front yard and side yard corner lots shall be maintained in a neat and orderly appearance by regular pruning. If applicable, pruning of flowers or berries will be necessary during the growing season to properly maintain the appearance of the plant material and overall landscape.

Preservation of existing vegetation is also an opportunity to create or maintain wildlife habitat areas.

6. Manage Yard Pest Responsibly

Although it may be necessary to apply herbicides and insecticides to control infestations or outbreaks, it is recommended that an Integrated Pest Management (IPM) strategy be used as a basis to control pests before an infestation occurs.

Key methods to use an (IPM) approach:

1. Appropriate plant placement "Right Plant Right Place"
2. Inspect and select plant material that is in a healthy condition before planting
3. Use appropriate watering schedules and fertilizer schedules for healthy plants
4. Inspect plant material regularly
5. Maintain St. Augustine sod areas at 1.5"-4" height depending on variety.

7. Recycle

When possible utilize a mulching mower to recycle nutrients back into the existing turf areas. Grass clippings shall not be visible after mowing. Dumping of yard waste is prohibited in Common Areas and conservation or wetland areas.

Composting of yard waste is allowed with an approved composting device no larger than (40" Height X 36" Width/Depth) located in the backyard or sideyard of the property (at least 10' back from the front wall of the residence) and is screened from view of adjacent roadways and the first floor of adjacent residences. Compost can be used to amend soils and increase soil fertility.

The location of the composter is to be placed directly behind and against the footprint of the residence to reduce the possibility of odor reaching neighboring properties. The composter is required to have a functioning sealed lid to reduce odors.

8. Reduce Stormwater Runoff

A mandatory 3'-5' turf planting strip (Buffer Area) shall be located on all perimeter property lines to reduce storm water runoff and potential ponding of water adjacent to residential structures (**See Figure 1**).

Rain gardens shall be limited to the back yards of residences only.

Pervious & impervious surfaces can be utilized for back yard activities and access ways from the front yard to the rear yard.

Approved surfaces include:

Approved Mulch Material

Approved bricks, stone pavers, natural stone set on permeable surface.

Redirect downspouts into open lawn areas to allow for percolation into surrounding turf areas and landscape plantings.

The use of rain barrels to reduce storm water runoff is allowed in back yard areas only. Rain barrels must be adequately screened or fenced from public view.

One rain barrel of 55 gallons with mosquito netting may be located on the side yard with appropriate screening.

9. Protect the Waterfront

A 10' maintenance free buffer zone shall be maintained between the water's edge and limits of mowing and fertilizer/pesticide applications. Additionally, mowing activities shall not blow grass clippings into this 10' maintenance free buffer zone.

10. Florida Friendly Landscape Submittal Requirements:

A landscape design plan shall be submitted for review and approval of any modifications to the existing landscape design.

Plan submittals will be allowed for front yard, back yard or the entire property (front and back yard). Side yard treatments shall be included in all submittals.

The landscape design plan will include the following:

- a. Property layout including all property lines and structures
- b. Address and Owners
- c. Adjacent roads, sidewalks and Right-of-Way
- d. North arrow and scale
- e. Existing mature vegetation to remain/removed and preservation
- f. Percentage of sod to remain in front and side yards for corner lots
- g. Percentage of sod to remain in back yard areas
- h. Maintenance of existing drainage patterns & 3'-5' perimeter buffer turf area identified on the plan
- i. Plant schedule of proposed plants to be installed on the property including quantities for each plant bed
- j. Spacing of proposed plant material
- k. Locations of all planting beds
- l. Identify planting bed edging material if applicable
- m. Type of mulch to be used
- n. Locations of wildlife habitat areas (plant materials only)
- o. Locations of rain gardens
- p. Locations of rain barrel
- q. Shoreline protection area if applicable
- r. Location of composter and manufacturer (note: self-made composters are not allowed)
- s. Identify turf species and locations.
- t. Provide photographs of proposed plant materials to be installed to verify that quality meets or exceeds (LOP) standards.
- u. Provide photographs of each side of the current residence

- v. Locate any above ground utility box or structure on the landscape plan
- w. Identify sight visibility triangles
- x. Plan shall meet the requirements identified within this document and the current (LOP) Master Design Guidelines

3.12 Front Door

Front entry doors must be of wood, steel, or fiberglass. Doors may be single entry, double entry, and with or without sidelights. Entry doors, stain, paint, and design elements must be kept in good condition.

1. Design Elements

Front doors may have raised or inset panels, overlays of the same material and color as the door, door knockers and kick plates. (See 1.3.8) Other than the above design elements, no other design elements are allowed. Excluded design elements, include, but are not limited to, Dutch doors, rounded hacienda style doors, large decorative rivets, medieval style fittings, and ornamental metal reinforcements.

2. Color

Wood entry doors may have a wood stain or paint applied according to the Association's Approved Exterior Paint Color Schemes.

3. Glass

Glass, stained glass and/or colored glass is permitted subject to the following specifications:

- a. Clear, beveled, frosted, etched, colored or stained glass is permitted in front door, transom and side light windows only.
- b. Flags, logos and nature, sports, social, political, commercial or religious themes and/or lettering are prohibited.
- c. Colors and style of the glass door must be within the Association's Approved Exterior Paint Color Schemes. Color samples of the Unit's current paint and trim must be submitted with all glass modification applications.
- d. Leading if used shall be black, pewter, bronze, gold or silver color.
- e. Decorative decals are not permitted on any front door.

4. Hurricane Protection

Hurricane protection is allowed for front doors and sliding glass doors. See Section 3.52 Windows for details for hurricane protection.

3.13 Front Door Wreaths

Wreaths are permitted on the front door of any Unit. Artificial vegetation is permitted on front door wreaths only.

3.14 Front Elevations and Color Schemes

1. In order to encourage diversity and add visual interest to the streetscape in each single-family neighborhood, houses shall be required to have sufficient differences in both front elevation and color schemes to prevent monotony. In addition, adjacent neighbors are specifically prohibited from adopting the identical paint and coloring scheme.
2. Color schemes are provided in the Association's Approved Exterior Paint Color Schemes.

3.15 Front Porch, Patio, and Outside Furniture

1. All furniture on any front porch or front patio must be manufactured and designed for outdoor use.
2. A total of two (2) benches per Lot are allowed.
3. Bench swings are permitted only on front patio and/or porch of a Unit or in rear yards.
4. Hammocks are allowed in rear yards only.

3.16 Fountains

Fountains are permitted and subject to the following specifications:

1. One (1) fountain per Unit.
2. Fountain may be placed in the front or rear yard of any Unit.
3. Fountain may not exceed four feet (4') in height and width.
4. Fountain shall not be obscene or offensive, offensive, political, have religious orientation or be used as advertisement or signage.
5. Fountain shall be maintained in working order.
6. Lighting for any fountain is to be installed in such a manner as to not cause distraction or nuisance.

3.17 Garage, Driveways, and Parking

1. Plans submitted with minimum and/or maximum dimensions for any proposed side-load or carriage-load garages and driveways will be subject to the review and approval of the DRC.

Note: Exterior parking pads constructed of any material, whether in front yards,

side yards or rear yards are strictly prohibited.

2. All driveway surfaces must be broom finished concrete, interlocking brick pavers, or stamped concrete. No mulch or blacktop asphalt driveways will be allowed. Flares at curb are suggested for ease of driver when entering driveway. Edge of driveway pavement shall be no closer than five (5) feet to property line.
3. Driveway width shall be no more than width of garage door plus two (2) feet. Driveway width shall be measured on house side of sidewalk. Flares at curb shall be kept to a minimum and at no time closer than five (5) feet to the property line.
4. Units constructed with three-car garages shall have driveway widths no more than the width of the garage doors plus two (2) feet (one foot maximum on each side) as measured at the house. The intent of this provision is to provide a "tapered" edge leading to the three-car garage to minimize driveway pavement adjacent to the sidewalk.

3.18 Garage Doors

Garage doors must be of wood, steel, or fiberglass. All garage doors must be one of the colors in the Association's Approved Exterior Paint Color Schemes. To the extent that an Owner opts to use wood or wood color for their garage door, the wood color must be permitted by the Association's Approved Exterior Paint Color Schemes.

Garage doors, stain, paint, and design elements must be kept in good condition. There shall be no screen in front or directly behind a garage door. All screening materials must be kept out of public view at all times.

3.19 Garage Sales

Live Oak residents may not advertise or hold garage sales anywhere in the community. Notwithstanding, a community-wide garage sales may be held with prior approval of the Association's Board of Directors.

3.20 Garbage Cans and Recycle Bins

1. All garbage cans and recycle bins should be stored in the garage. If that is not possible, they must be screened so as to be concealed from the view of neighboring Lots, streets and property located adjacent to the Lot as outlined in Master Declaration, Article VI, Section 6.18, and are only permitted in the front yard on collection day. Acceptable screening options are stucco walls painted to match the house, brick walls, vegetation at least four feet (4') tall at installation and so maintained, approved fencing for the Village at the required height, or lattice screening consistent with the color of approved fencing for the Village or painted to match the house. Notwithstanding, any of the acceptable screen options must be approved by the DRC prior to installation.

2. Garbage containers shall be 32 gallons in size, dark green in color, and have wheels.

3.21 Gutters and Downspouts

1. The gutters and downspouts must be white or one of the colors listed in the Association's Approved Exterior Paint Color Schemes. For purposes of these Guidelines, gutters are considered part of the trim. Roof runoff must be diverted onto drainage easement or street, not onto neighboring property.
2. No Lot shall allow water runoff or drainage to cause erosion to any adjacent property. In addition, any improvement and/or modification may not infringe on the drainage easement rights of any unit owner, Parcel Association, Master Association, or governmental entity, including but not limited to any applicable CDD.

3.22 Holiday Decorations

Seasonal holiday decorations may be displayed from October 15 to November 7 and from Thanksgiving Day to January 15 of each calendar year. Other holiday decorations may be permitted seven (7) days before and removed seven (7) days after the specific holiday.

3.23 Hurricane and Storm Shutters

Temporary Hurricane and/or temporary storm shutters are allowed including the accordion type, plywood and corrugated aluminum type shutters. Temporary hurricane and storm shutters must be properly installed. Temporary hurricane and storm shutters can be installed up to two (2) days prior to a storm warning issued for the area and must be removed within five (5) days of a storm passing.

3.25 Landscaping, Irrigation, and Buffering

The landscape architecture of each Lot is extremely important for the maintenance of a visually attractive community and the protection of investment for Owners. To ensure the overall beauty of the community, the DRC has the authority to approve or disapprove landscape plans for single family residential Lots.

1. Landscape
 - a. A landscape plan must be prepared at the minimum scale of 1"=20'. The plan will be based upon the final site plan and architectural elevations of the residence and shall be submitted to the DRC for approval.
 - b. A minimum of fifty percent of all trees and shrubs must be native to Central

Florida. Trees shall be nursery grown and not field collected. Winter-dug, balled and burlap wrapped trees or containerized trees will be acceptable. No grow bag or bare root trees will be accepted. All trees and shrubs must be Florida Grade No. 1.

- c. Minimum size for canopy trees is 4-inches caliper, 14-foot height ' (minimum) by 6-foot spread (minimum) with a full canopy and straight trunk. Understory trees shall be 10 feet to 12 feet in height by 5-foot spread typical, however smaller accent trees may be approved by the DRC upon review of the Landscape Plan. Minimum size for shrubs shall be 3-gallon container size. Accent shrubs are recommended to be 10 to 15 gallon container size. Minimum size for groundcovers is a 1 gallon container and 4-inch for annuals.
- d. Credits for larger trees will be given and larger tree plantings are encouraged by the DRC as follows: a 6-inch caliper tree will be given credit for two 4-inch caliper trees. Minimum requirements for tree placements in front and rear yard areas shall be met.
- e. Minimum spacing for the trunk of canopy trees is twenty (20) feet. Minimum spacing for the trunk of regular trees is ten (10) feet. Maximum spacing for shrubs is 36 inches with 30 inches recommended. Maximum spacing for groundcovers is 24 inches.
- f. Waterfront Lots may be required to select trees from the recommended plant material palette for rear yard areas that are water-loving species such as Bald Cypress, Red Maple, Sweet Gum, and Weeping Willow. *See* Section 3.24.6. In addition, trees that inhibit any neighbor's view to any lake or conservation area are not allowed on backyards that abut lake or wetland conservation areas. To the extent that a Unit Owner knowingly or unknowingly, plants a tree that obstructs a neighbor's view of any lake or wetland conservation area, the DRC reserves the right to demand that the Lot Owner remove the obstructing tree at the Unit Owner's expense.
- g. Street trees shall be a minimum size of 3-inch caliper, 14-foot height (minimum) and 6-foot spread (minimum) with a full canopy and straight trunk. Street trees shall be uniform in size and species within each individual neighborhood. There shall be no tolerance with regard to caliper sizing on street trees. Trees shall be measured (caliper) eighteen (18) inches above finished grade. Street trees shall be planted every forty linear (40') of roadway frontage and must be maintained regularly by the respective Unit Owner to ensure a consistent appearance of quality.
- h. Industry standard specifications regarding landscape installation, mulch (a 2-inch to 3-inch layer), fertilization, sod, and plant quality (Florida Grade No. 1) are to be included on the submitted plans.
- i. No trees greater than four (4) inches in diameter at breast height shall be removed or cut without the approval of the DRC. Tree removal permits must be obtained in accordance with Hillsborough County regulations.

2. Irrigation

All residential Lots shall install and maintain an underground, fully automatic, 100% overlap coverage irrigation system. An irrigation plan must be submitted to the DRC for review and approval. The plan shall indicate the location, type and size of water meter, backflow prevention device, automatic and manual valves, valve boxes, spray heads, rotor heads, mainline piping, lateral zone piping with sizes indicated, time clock, automatic rain sensor/shut-off device, sleeves, wiring, etc. for 100% overlap coverage of all landscape materials and turf areas. Irrigation plans shall be designed and installed according to the "Florida Irrigation Society" standards.

3. Buffering

Landscape buffers shall be required when a nonresidential use is developed immediately adjacent to an existing use. All landscape buffering must comply with the requirements set forth in the Hillsborough County's ordinances as well as the Master Declaration and these Guidelines.

- a. Buffers shall be at least six (6) to eight (8) feet in height and give approximately seventy-five (75%) visual opacity, year round, within one (1) year of planting.
- b. Landscape buffers, however, shall be designed, planted, and maintained in a manner that ensures pedestrian, bicycle, and vehicular safety. Plantings in a buffer area shall not be permitted to cause a nuisance in violation of Section 6.25 of the Master Declaration. The term "nuisance" shall include, but not be limited to, obstructing the line of sight of a pedestrian, bicyclist, or driver of an automobile.
- c. Maintenance and Use of Buffering
 - i. All planted living material shall be maintained and irrigated by the Owner of the property on which it is located. All dead and diseased plantings or unsightly growth shall promptly be removed and replaced by the Owner as necessary in order to with all the applicable covenants set forth in Section 6 of the Master Declaration, including but not limited to Sections 6.21 and 6.24, and these Guidelines.
 - ii. No activities shall occur in the buffer except the maintenance of the buffer.

4 Landscape Maintenance

With the exception of Brentwood Village Townhomes, it shall be the responsibility of the Owner to properly maintain all trees including street trees, groundcovers, turf and irrigation. Landscape maintenance shall include quality maintenance of all trees, shrubs, ground cover, annuals, turf grass, irrigation systems, treatment of any disease, fungus or

pest and periodic fertilization.

- a. Turf areas should be regularly cut and edged to maintain a consistent appearance of quality.
- b. In the event that any tree, shrub, groundcover or turf area exhibits signs of decline or pest infestation, the Owner shall take immediate action to remedy the problem. All damaged plant material, including but not limited to, ground cover and sod, shall be removed and replaced immediately with replacements that meet landscape material and maintenance requirements set forth in these Guidelines.
- c. Replacement of live landscaping materials shall require DRC approval only if different or additional plants are being added or plants are being removed and not replaced. DRC approval is not required when planting annuals and/or replacing like kind plant products. However, to the extent that the Owner is deviating from the original landscape plan, DRC approval is required before any work can commence.
- d. Unit Owner shall monitor their irrigation system to ensure that the correct amount of water for trees, shrubs, groundcovers and turf areas is being used. The irrigation system will be run and water applied according to local and/or municipal ordinances. Sprinklers should not spray on any roadway, driveway, sidewalk, or adjacent property.

5. Landscape Lighting

Up lighting is permitted on the front facade of the Unit, garden bed or significant landscape feature. Low voltage garden lighting is allowed.

6. Landscape Materials

- a. All landscaped plants should be planted with topsoil, peat moss, and fertilizer mixtures.
- b. No bare ground, sand, or seashells are permitted for use or substitution for shrubs, ground cover, mulch or sod.
- c. White, red, black, and tan stones, as part of a landscaping plan, are permitted for use or substitution for shrubs, ground cover, mulch or sod if approved by the DRC.
- d. All shrubs, ground cover, and tree beds shall receive a two inch (2") minimum layer of ground cover.
- e. Approved ground cover and/or mulch products are: cypress mulch, eucalyptus mulch, hardwood mulch, natural wood mulch, pine bark mulch, river rock, lava rock or pine straw. Any mulch products are to be natural wood colored, brown or red. Black mulch is not permitted.

f. Xeriscaping shall be approved, provided plantings, placement and ground cover meet Florida friendly water wise recommended applications.

g. All lawns shall be any variety of St. Augustine sod.

7. Plant Material List

The following plant material is considered to be appropriate for Live Oak Preserve. These plant materials have been chosen for their natural or adaptable qualities and their function in the landscape. Annuals and perennials are allowed and planting does not require approval.

(The remainder of this page has been left blank intentionally.)

Approved Tree List

Acacia, Sweet+	Elm, Florida *+	Oak, Shumard *+	Palmetto, Dwarf+
Anise, Star+	Elm, Florida Winged	Palm, Cabbage (Sabal)*+	Palmetto, Saw *+
Ash, Green *+	Elm, Winged *+	Palm, Canary Island Date+	Pear, Bradford+
Ash *+	Guava, Pineapple+	Palm, Cardboard+	Photinia–standard
Bay, Loblolly *+	Gum, Sweet *+	Palm, Chinese Fan+	Pigeonplum
Birch, River *+	Hickory+	Palm, Dactylifera-Medjool	Pine, Southern Slash *+
Blueberry, Japanese+	Holly, Chinese+	Palm, Date+	Plum, Chickasaw *+
Bottlebrush	Holly, Dahoon+	Palm, European Fan+	Powderpuff
Buttonbush+	Holly, East Palatka*	Palm, Fan	Privet, Florida+
Buttonwood	Holly, Myrtleleaf *	Palm, Fishtail	Redbud, Eastern *+
Camphor Tree	Holly, Nelly Stevens+	Palm, Foxtail+	Sea Grape*
Cedar, Red *	Holly, Yaupon+	Palm, Lady+	Stopper, Tree+
Cedar, Southern Red *+	Ligustrum Tree+	Palm, Needle *+	Sycamore*+
Crape Myrtle*+	Magnolia, Southern *+	Palm, Paurotis+	Tabebuia, Lavender Trumpet
Cypress, Bald+	Magnolia, Sweetbay *+	Palm, Pindo+	Tabebuia, Pink and Yellow+
Cypress, Italian	Mahogany	Palm, Pygmy Date(Roebelinii) *+	Tamarind
Cypress, Leyland+	Maple, Red*+	Palm, Queen	Willow, Babylon Weeping
Cypress, Pond *+	Marlberry +	Palm, Senegal Date Bald+	
Dogwood, Flowering *+	Myrtle, Wax *+	Palm, Silver	
Dogwood, Japanese	Oak, Chestnut *	Palm, Sylvester	
Elm, Chinese+	Oak, Laurel	Palm, Thatch	
Elm, Drake+	Oak, Live *+	Palm, Washingtonian	

+Denotes Florida Friendly species included in Appendices 100-102

***Denotes Florida native species**

Approved Native and Ornamental Shrub/Ground Cover Selections

Agapanthus (Lily of the N	Fig (Ficus), Creeping +	Ixora, Standard+	Palmetto, Blue
Anise, Yellow *+	Firecracker Plant	Jasmine Cape	Palmetto*+
Azekea, Alaskan Snow+	Gallbery +	Jasmine, Confederate+	Peanut Perennial +
Azalea, Duc de Rohan +	Gardenia	Jasmine, Downy	Periwinkle
Azalea, Gerbing+	Gardenia, Grafted +	Jasmine, Minima	Philodendron+
Azalea, Indica+	Ginger, Red	Jasmine, Primrose	Phontonia, Red Tip
Azalea, Red Ruffle +	Ginger, Variegated +	Jasmine, Star	Pittosporum, Green+
Azalea, Southern Charm	Gold Mound (Duranta) +	Jasmine, Wax Leaf	Pittosporum, Variegated+
Beautyberry+	Grass, Aztec +	Jastropa	Plumbago+
Bird of Paradise +	Grass, Border	Jessamine, Yellow *+	Plumeria
Blue Daze +	Grass, Fakahatchee (Dwarf)+	Juniper, Blue Pacific	Podocarpus (Japanese) Yew+
Bougainvillea +	Frass, Frakahatchee (standard)*+	Juniper Parson's	Privet, Wax Leaf
Bottlebrush	Grass, Fountain +	Juniper, Pfitzer	Rose, Multiflora
Boxthorn	Grass, Mondo +	Juniper, Shore	Roses, Knockout+
Boxwood, Japanese +	Grass, Muhly*+	Lantana, Native *+	Sage, Texas
Bugelweed	Grass, SandCord*	Lantana, Purple +	Sago, King
Bush, Butterfly	Guava Pineapple +	Lantana, Yellow	Sago, Queen
Bush, Fire +	Hawthorne, Indian +	Ligustrum+	Salvia, Native
Bush, Daisy +	Heart Purple +	Ligustrum Tree	Schefflera Arboricola+
Cactus, Pencil	Hibiscus (all types)+	Lily, Crinum+	Shrimp Plant
Caladium	Holly Burford (dwarf)	Lily, Day +	Snowbush+
Camellia+	Holly, Buford (Standard)	Lily, Flax+	Society Garlic
Cardboard Plant +	Holly, Carissa	Lily, Spider*+	Spartina
Cassia, Golden Shower	Holly, Chinese +	Liriope, Evergreen Gi	Stopper, Simpson's+
Cast Iron Plant +	Holly, Dwarf Chinese	Liriope+	Thryalis, Golden
Coffee, Wild +	Holly, Dwarf Yaupon (Ile Schilling)+	Loropetalum	Thryallis+
Croton all types +	Holly, Japanese +	Myrtle, Crape+	Ti (Cordyline) Plant
Crown of Thorns +	Holly, Nellie Stevens	Myrtle, Natchez Crape	Viburnum, Awabuki +
Fatsia	Honeysuckle, Coral +	Myrtle, Wax (dwarf)*.	Viburnum, Sandankwa
Fern, Autumn	Hydrangea	Myrtle, Wax (Standard	Viburnum, Suspensum
Fern, Boston+	Iris, African +	Nandina, Dwarf	Viburnum, Sweet+
Fern, Cinnamon	Ivy, English+	Oleander, Dwarf+	Viburnum, Walter's (dwarf)*+
Fern, Holly +	Ixora, Dwarf+	Oleander, Standard +	Viburnum, Walter's (standard)*+
Fern, Wood	Ixora, Maui+	Palm, Coontie+	Wiregrass
Fetterbush		Palm, Queen	

+ Denotes Florida Friendly species included in Appendices 100-102

*Denotes Florida Native species

Approved Trees Restricted To Rear Yard Placement Only:	
Bamboo – Clumping Dwarf Buddha Belly – Bambusa Vulgaris Wamin Sunburst – Bambusa Perrvariabilis Viridistriata Selnder Weaver’s – Bambusa Textilis Gracilis	
Citrus (limit one)+	
Hong Kong Orchid Tree +	
Jacaranda +	
+ Denotes Florida Friendly species included in Appendices 100-102	

Approved Vines:		
Bouganvillea +	Juniper, Chinese+	Passion
English Ivy+	Mandevilla+	Pelican
Jasmine	Moonflower	Wisteria
+ Denotes Florida Friendly species included in Appendices 100-102		

3.26 Lighting

All exterior lighting is to be installed in such a manner as to not cause distraction or nuisance. Specifically, lighting fixtures shall not direct light towards an adjacent property or the street. No light trespass will be permitted onto adjacent properties. No color light sources shall be allowed unless seasonal or temporary in nature.

3.27 Mailboxes and House Numbers

1. Only one style, shape and color of mailbox is permitted in Live Oak Preserve. A drawing detailing the required mailbox is located in Exhibit B, along with a recommended vendor. Specifically, the mailbox flag, numbering, and tree logo must all be green.
2. If the Owner desires to purchase the mailbox from a different vendor, the specifications of the mailbox in the exhibit must be followed exactly. The address number will be placed on the mailboxes as shown in Exhibit F. Also, a house number will be located on each Unit as directed by Hillsborough County.

3.28 Mechanical Equipment and Screening Structures

1. Mechanical equipment including, without limitation, irrigation controllers, air conditioning units, water softeners, generators, and other similar utilitarian devices, shall not be placed in the Front Yard. Equipment areas should be set back at least five feet (5’) from any front corner of the Unit. All mechanical equipment must be shielded from public view by approved fencing, stucco, brick walls or vegetation from the time of installation. Stucco covered walls or fencing shall be painted the same color as the exterior wall of the Unit.

2. Specific approval of a different location may be approved by the DRC for multi-family Units, which have no side yard, side yard access or no alternative to front yard placement. Front yard placement requires total screening of equipment from public view, street, right-of-way or any other Unit by approved fencing and mature vegetation from the time of installation.

3.29 Monotony Controls

1. The monotony controls exist to prevent duplicate houses from being built in close proximity to each other. They are not designed to preclude all similarities between Properties.

3.30 Outdoor Kitchens, Fireplaces, Barbeque Grills, and Fire Pits

1. Fireplaces, fire pits, and barbeque grills are permitted in Rear Yard only. Placement of outdoor ventilation for outdoor cooking equipment shall not be permitted within ten feet (10') of any side lot line.
2. Outdoor kitchens must comply with the setback requirements and public view screening requirements set forth in these Guidelines.
3. Portable grills must be stored out of public view.
4. Fire Pits
 - a. Submissions must show the proposed location of the fire pit, provide dimensions of the proposed features and distance from all property lines and structures, and show that proposed items are in compliance with required clearances for combustible.
 - b. Submissions must also show the location of surrounding buried gas, electrical or other utility lines, including phone and cable.
 - c. Fire Pits are intended for recreational use and shall be limited to clean wood or charcoal fuel. Fire Pits are regulated by the Florida Fire Prevention Code. The fuel area of a wood burning recreational fire pit is limited to 3 feet in diameter and 2 feet in height. Materials must be rated to withstand heat. The floor of the pit should be comprised of heat resistant ceramic brick. Walls should use the same type of brick but may be clad with a stone or brick veneer. The Fire Pit must have a screen cover over the flame when in use to suppress flying embers. A recreational fire pit may not be located closer than 25 feet to a structure or to any combustible material. A garden hose or type 4-A extinguisher is required to be located in the vicinity of the fire pit. At no time shall fire pits be used to burn trash, tree limbs, yard waste, or yard debris.

5. Prohibited Burning - Burning that is offensive or objectionable due to smoke or odor emissions shall be prohibited. When atmospheric conditions or local circumstances make fires hazardous, burning shall be prohibited.
6. Hours of Operation - A person shall not maintain any outdoor burning from 11 PM to 7 AM.
7. The use of fire pits, fireplaces, or open barbeques utilizing wood or charcoal shall be prohibited within 50 feet of any forest, grasslands, woods, conservation areas, wild lands, or marsh area in Live Oak Preserve.
8. Notwithstanding, all fire pits and all persons using fire pits shall comply with any and all governmental laws, rules, regulations, and/or ordinances.

3.31 Paint Color Palette Guideline – Exterior Paint

1. Color palette has been revised. All exterior painting/repainting of Units must be submitted for approval to the DRC.
2. Approved exterior paint colors are listed in Exhibit D.
3. Only those exterior paint colors which are listed in Exhibit D are permitted.
4. Color palettes are available for review at the Live Oak Preserve Clubhouse facility or the LOP office.
5. Except for Ashwood Village, a minimum of two (2) and maximum of three (3) paint colors are permitted per unit. One color must be declared the house body color. The color of the garage doors must be one of the colors from the Association's Approved Exterior Paint Color Schemes..
6. Any siding must be painted body color only. Vinyl siding is not permitted on any Live Oak property.
7. Unit additions must be painted the same color as the existing body. Existing body colors no longer on the color scheme will be grandfathered in for Unit addition painting only. If the existing portion of a Unit needs repainting at time of construction, than an approved color from the Association's Approved Exterior Paint Color Schemes must be selected for the entire Unit.
8. Colors shall not be the same as adjacent Units and/or directly across the street. Trim color must be within three (3) shade colors, up or down, on the same color strip as the body – or- one of the trim ONLY colors.
9. Pursuant to these Guidelines, driveways and entry walkways must be stained with any color of choice contained in the Association's List of Approved Stains for Driveways and Walkways.
10. Sheen of paint shall not exceed semi-gloss for the body/wall.

3.32 Patios

Patios are permitted and subject to the following specifications:

1. Patios shall be constructed with concrete, pavers, natural stone or tile.
2. Any retaining wall for a patio shall be concrete, natural stone or stone product.
3. All paver, natural stone or stone product, or tile colors must be natural, soft muted earth tones and neutral shades consisting of beige, brown, taupe, tan, or gray. Any additions to a lot must match already installed materials
4. All patio structures located in the rear yard must comply with applicable set back requirements.

3.33 Pergolas

1. Pergolas may be attached to the Unit (**Figure 1**) or free standing (**Figure 2**).
2. Pergolas may be placed in the Rear Yard of the Unit only.
3. No part of the structure shall be higher than eleven feet (11') from the top of the Unit slab. Posts or columns shall be a minimum of six inches (6") at cross section.
4. All Pergola structures must comply with the Rear Yard Setback requirements and Public View Screening requirements set forth in these Guidelines.
5. Approved materials include any combination of: cypress, redwood, cedar or pressure treated wood, wood composite, and masonry or aluminum product.



Figure 1



Figure 2

3.34 Planters and Potted Vegetation

1. Flower pots and/or urns may be located in the front yard such that they are visible from the adjacent street right of way. All pots and/or urns must be located within planting beds and shall not be located further than ten (10) feet from the house. No pot or urn may be larger than 32 inches in diameter or in excess of 36 inches high.
2. Pots and urns must be decorative; plastic nursery pots or growing pots are prohibited. No plant shall be kept in original nursery containers.
3. Up to two (2) pots and/or urns may be placed in the front entry area; pots and urns are not permitted in driveways except when they are adjacent to the structure and located between the garage doors. The collective number of pots and urns shall not exceed five (5) pieces. No artificial plants or flowers are permitted in pots, urns or planting beds in the front or side yard of houses.
4. Potted plants shall not cover more than fifty percent (50%) of any front patio or porch.

3.35 Planting in Right of Way

Only turf grass shall be permitted to be planted in the right of way adjacent to properties (between the back of curb and public sidewalk) except as noted below. No trees, shrubs or other plant beds will be permitted in these areas. For properties with existing trees in this area, trees shall be maintained in accordance with these Guidelines such that they do not impede walking or vehicle travel. If removed, replanting is not permitted. A small planting bed, not exceeding 4 square feet (2' x 2' max) can be installed around the mailbox post or tree, if applicable, on a lot. Plants in this area cannot exceed a height of 18 inches at maturity and the bed must be maintained as other plant beds described herein.

3.36 Play & Sports Equipment

1. Any play and sports equipment that requires assembly or that which may be visible from adjacent residences, including but not limited swing sets, play houses, trampolines, slides, elevated platforms, and basketball blackboards require DRC approval prior to installation.
2. With the exception of the playground and recreational structures specified herein, no other type of recreational, playground or sports equipment shall be installed or placed on any Lot within Live Oak Preserve. No tennis courts, batting cages, volleyball nets, skateboard ramps or other recreational, playground or sports equipment not specifically allowed herein will be permitted on any Lot.
3. All play structures and swing sets must be placed in the Rear Yard.
4. Structures must be placed a minimum of 10 feet from the rear property line and outside the set-back limits when adjacent to a public street or easement. In addition, structures must fit within a 12 foot by 12 foot area located on the Final Site Plan and screening must be indicated on the Landscape Plan.
5. Play and sports equipment shall be placed so as to not be visible from the street in front of the Unit or from an adjacent right of way for corner lots. Structures shall not exceed twelve (12) feet in height (to top of the equipment)⁴ and should not create a nuisance to adjoining neighbors.

Structures must be properly maintained and in good appearance at all times.

Play structures must be screened from adjacent property or from roadway view by an approved fence or landscaping to a height of six (6) feet above finished grade. The only exception to this requirement is for corner lots where the structure is visible from areas outside of the Live Oak community. The DRC will consider the merits of any variance requests by owners of oddly configured Lots.

Note: A photo of the structure must be submitted with the application and the exact location of the structure must be noted on the survey.

6. Basketball Blackboards Installation Specifications

The only type of basketball standard approval for Live Oak Preserve includes a backboard made of clear acrylic in a rectangular or fan shape. Backboards may not contain team or advertising logos, bright colors or any type of advertising, other than the manufacturer's company identification logo.

Only black metal poles are allowed and must be installed in a location based on one of the following: 1) at a minimum of 15 feet from the lot side of the public sidewalk and along the outside edge of your driveway or 2) rear yard installations may be approved on a case-by basis.

⁴ With the exception that no platform can be over six (6) feet above the adjacent ground surface.

The backboard may be installed directly on the face of the garage above the garage door on side-load garages only. No other front yard and no side yard locations will be allowed.

Note: Clear backboards and black poles tend to blend into their surroundings and are less noticeable, providing a neat, uniform appearance throughout the entire community.

Additionally, portable basketball backboards are permitted, unless specifically prohibited by a Parcel Declaration, provided that they are not kept outside of Unit overnight.

7. Information Needed with Submission

Two copies of a final survey must be submitted with a house footprint indicating the exact location of the proposed play or sports equipment on the lot. The survey should identify any nearby flowers or bushes on neighboring lots which could be impacted by installation of the proposed play or sports equipment and the submission should address how such flowers or bushes will be protected.

In connection with the installation of any play or sports equipment, including but not limited to a basketball standard or swing set, photographs or catalog cut sheets of the exact make and model to or the play or sports equipment must be included with the submission.

3.37 Pools and Spas

1. Swimming pools are to be in-ground only with prior DRC approval. No aboveground swimming pool shall be erected, constructed or installed on any Lot. As used herein, the term “aboveground swimming pool” shall mean a swimming pool capable of holding a minimum of three (3) inches of water above grade and does not apply to any hot tub or spa, whether freestanding or incorporated into or adjacent to a swimming pool.
2. Pools shall be enclosed by a screened enclosure of white or bronze aluminum. The pool may be fenced with PVC or aluminum fencing and must meet local ordinances (Please refer to Section 3.9, Walls & Fencing). No screened enclosure shall be permitted past the side planes of the Unit.3. Swimming pool accessories, such as ladders, slides and waterfalls, must not exceed six (6) feet in height. All pool, spa, and mechanical equipment shall not be visible from any street, common area (lake) or adjacent property. Screening or buffering may be accomplished by approved fencing or vegetation from the time of installation.
4. Pool enclosures cannot exceed one story without prior DRC approval.

3.38 Portable Buildings

No portable, storage, temporary or accessory buildings or structures, sheds, or tents

shall be erected, constructed or located upon any Lot for storage or otherwise.

3.39 Rain Barrels and Cisterns

Rain barrels are permitted in rear yards and must be located adjacent to the house structure only and shall not be visible from the street in front of the house. Rain barrels and cisterns may not exceed 55-gallons in size and must be screened from view with a fence or landscaping.

3.40 Roof and Roof Products

1. Composition

Roofs must be composition dimensional, fungus resistant fiberglass shingles, clay or cement tile, stone coated metal, or slate (If proper architectural modifications have been made). All other roofing materials such as woodland sheet metal Key West style roofs are not allowed.

2. Specifications

Roofs must meet Florida Product Approval (FPA). Energy Star rating, impact resistance, and stain resistance are desirable features. All roofs must carry a manufacturer's warrantee of at least, or in excess of 30 years.

3. Colors

Roof shingle and tile colors must be from one of the pre-existing colors installed by the developer. To the extent that improvements, alterations or modifications to a roof are required, the roof shingle or tile color must be a color from the Association's approved colors.

4. Styles

Styles of roofs may be: conventional dimensional shingle; designer shingle; tile; and shingles whose style mimics wood or slate.

5. Ventilations

Roofs must be ventilated with ridge vents, off-ridge vents or attic fans but intake and exhaust elements must not be readily visible from the street or adjoining Units. Turbines, roof louvers, or roof mount power vents are not allowed.

6. Shape

Roofs shapes must be hip or gable. Aside from screened enclosures, all roofs must have a pitch.

3.41 Screen Planting Easements

Easements have been provided to buffer some adjacent roadways. No buildings, fences, driveways or permanent structures shall be constructed within screen planting easements.

3.42 Screened Enclosures, Patio Design, and Materials

1. Screened enclosures are allowed in the rear of the Unit only.
2. Columns shall be wood, aluminum or concrete. Columns shall be a minimum of six inches by six inches (6" x 6"). However, four inch by four inch (4" x 4") minimum columns can be used when supporting an insulated aluminum roof for a screened enclosure.
3. The roof of the enclosure shall be solid wood frame construction with composition or build-up roof. A complete aluminum structure including beams and columns is allowed for a screen enclosure with an insulated aluminum roof.
4. Flat roofs with a minimum slope of $\frac{1}{4}''/12''$ are allowed.
5. All screened enclosures must have white or bronze aluminum frames with charcoal screen unless otherwise specified.
6. White insulated aluminum roofs are permitted.
7. Aluminum pan type roofs which are original to a Unit are allowed to be replaced with like kind or better materials when necessary. Original and/or grandfathered aluminum pan type roofs will be permitted as originally approved.

3.43 Side Elevations

The side elevations of houses on corner lots and lots adjoining parks, common areas, right-of-ways and open space may have additional landscaping as a DRC requirement.

3.44 Sidewalks

Entry walks to a Unit must commence at the driveway and terminate at the front door/porch and not terminate at a public sidewalk. It shall be the responsibility of the Owner to properly maintain sidewalks located within the property lines.

3.45 Signs

No sign shall be placed upon any Lot or other portion of the Subject Property, and no signs shall be placed in or upon any Unit which are visible from the exterior of the Unit, without the prior written consent of the DRC. In particular, no for sale, for rent, or open house signs, balloons, or the like are permitted. In the event any sign is installed on any Lot or on the exterior of any Unit which violates this Paragraph, the DRC shall have the right to remove such sign without notice to the Owner, and the removal shall not be deemed a trespass and the DRC shall not be liable to the Owner for the removal or for any damage or loss to the sign.

3.46 Site Standards

1. The Master Developer has provided a master neighborhood-grading plan in addition to other planning and implementation guidelines and procedures, in an effort to minimize alteration to the land and impact to the ecosystems. Care shall be taken to preserve vegetation, topography and the natural grades and drainage systems. This philosophy must be followed at all levels of development.
2. All lot grading and top of foundation elevations must be planned and constructed in accordance with the Live Oak Preserve master grading plan and the Hillsborough County lot grading ordinances. Any deviations from the master grading plans, for any lot, must be approved in writing, in advance.
3. Prior to commencing clearing and construction, a silt fence must be installed on any lot that abuts a park, or any lake, wetland, conservation area or common area.

3.47 Solar Equipment, Solar Tubes, and Skylights

1. Solar panels and solar shingles are to be stationary, installed only on the roof of a Unit, and are not to exceed one (1) foot in height measured from the surface of the roof. Solar panels and all related equipment shall be installed in compliance with the Public View Screening requirements set forth in these Guidelines, provided that such requirements do not impair the effective operation of the solar collectors.
2. Solar tubes and skylights are allowed on the rear of a Unit as long as they are not easily visible from the street. The installation may not extend more than one (1) foot in height measured from the surface of the roof.
3. Solar equipment, including pipes or lines, extending up the outer wall of a Unit shall be painted the same color as the Unit wall.

3.48 Soliciting

The distribution of any and all handbills, flyers, or doorknob hangers, for the purpose of soliciting business or any other agenda is strictly prohibited at Live Oak Preserve. Solicitation for business or any other agenda in person is not allowed.

3.49 Tree Preservation

No trees may be removed without the express written approval of the Design Review Committee. Locations, sizes, and species of all existing trees must be shown on lot surveys and building site plans submitted for design review. Hillsborough County's tree preservation ordinance must be followed.

3.50 Wells and Septic Tanks

No individual wells or septic tanks will be permitted on any Lot.

3.51 Windows

Windows must remain the size and shape as originally constructed unless an exception is approved by the DRC.. Windows may be double hung, single hung, or fixed pane construction with or without mullions. In addition, windows with or without a center lattice are both permitted. Glass block may be used in lieu of a window in bathrooms, kitchens and stairwells only.

1. Shape and Design

Windows may be rectangular, square, round, and may have Palladian or eyebrow arches above all or part of the window. Bay windows may be placed on any side of the Unit. Greenhouse windows may be applied only to the rear of the Unit.

2. Frame

Window frames should be metal, vinyl, composite or pest and weather resistant wood construction. Window frames must be white, bronze or painted the exterior body or trim color of the house.

3. Glass

Other than the front door entry area, windows shall be clear glass only. However, bathrooms may have frosted glass.

4. Hurricane Protection

Hurricane Protection will consist of the following: window film architecturally designed to function as hurricane protection, roll down shutters, laminated glass, hurricane glass, tracks for the purpose of fastening removable corrugated panels, fabric shields and/or any mounted fastener which acts to hold any type of hurricane protection device.

- a. Tracks and covers for removable corrugated panels shall match the window frames or Unit color, if available, and if not, shall be white in color. Corrugated panels may be made of steel, aluminum or Lexan™.

- b. Window film architecturally designed for hurricane protection may be lightly tinted with neutral color only, not reflective, with thirty-five percent (35%) visible light or higher transmitted on the front of the Unit and twenty percent (20%) or higher visible light transmitted on the side or rear of the Unit.
- c. Hurricane protection may be used for severe weather as issued by the weather service or any local radio or television station.
- d. Hurricane shutters are not to be used for security purposes.
- e. Plywood may be used as emergency or temporary storm protection with or without permanently installed fasteners. Plywood shall be removed at the first opportunity for safe removal.

3.52 Walls

No boundary, courtyard, pool, patio walls or similar structures of any kind beyond the boundary of the roof line shall be placed or erected on any portion of a Unit. This restriction does not include approved screened enclosures which are addressed in Section 3.42, standard fencing which is addressed in Section 3.10, or walls that are part of an enclosed floor area, defined as areas of the residence enclosed and finished for year round occupancy.

Retaining walls are permitted only in the rear of the Unit for landscaping or erosion control purposes. The modification submitted must include the height of the wall and the materials to be used as well as a plat showing the location of the wall. The proposed wall must comply with these Guidelines or Master Declaration.

3.53 Windows or Wall Units

No window or wall air conditioning unit may be installed in any window or wall of a Unit.

3.54 Yard Ornaments

No more than three yard ornaments are permitted on a lot. No yard ornament (excluding fountains) shall be in excess of three (3) feet.