

GUTTERS AND DOWNSPOUTS

Gutters and downspouts must match the soffit and fascia.

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 an ARC requirement.

GARAGE AND PARKING

Exterior parking pads constructed of any material, whether in front yards, side yards or rear yards are strictly prohibited throughout The Reserve at South Fork.

Garage doors may be equipped with automatic garage door openers. All garage doors may be required to be paneled and/or provide window relief. No boats, trailers, or recreational vehicles of any kind are allowed to be stored outside the residence.

All driveway surfaces may 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.

Driveway width shall be no more than width of garage door plus two (2) feet or twenty-one (21) feet whichever is less. 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.

Homes 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.

DECK/PATIO INSTALLATION SPECIFICATIONS

All proposed deck/patio installation must be submitted to and approved by the ARC prior to installation. (Sample form found in EXHIBIT A).

The following information must be included with each submittal:

1. 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.
2. 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.

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.

COLOR REQUIREMENTS: Wooden decks must be left natural or stained in clear or wood tone colors only. Painted decks must 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.

No deck/patio construction can extend into a screen planting easement or required side setback. 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. Requirements of Hillsborough County or State of Florida regulatory agencies may be more restrictive than above. The more restrictive condition shall be enforced.

ACCESSORY BUILDINGS

Greenhouses, playhouses and other freestanding structures must be approved in writing by the ARC prior to construction. No storage sheds are permitted.

The following items must be supplied for submittal to the ARC:

1. Two copies of a final survey indicating the location of the house with the proposed accessory building in relationship to the existing house and all adjacent property lines. The survey must be drawn to scale and be fully dimensioned.
2. A color photo, brochure or scaled drawing showing what the new facility will look like.
3. A description of the exterior of the building specifying roofing, siding and trim materials and colors.
4. Two copies of a landscaping plan indicating the specific landscape screening including plant materials and sizes.

SCREENING AND BUFFERING

Water softeners, sprinkler controls, trash containers and other similar utilitarian devices must be fully screened from view and not visible from roadways, adjoining property and common areas. Screening or buffering may be accomplished through the use of walls and/or landscape materials providing 100% opacity.

Air conditioning units may be required to be shielded and hidden so that they are not readily visible from the common areas or adjacent parcels. No window or through-wall air conditioning units shall be installed in any residential unit except as approved by the ARC.