

# WORTHINGTON

COMMUNITY ASSOCIATION, INC.

## **WORTHINGTON AT PANTHER TRACE II HOMEOWNER'S ASSOCIATION, INC. ARCHITECTURAL REVIEW CRITERIA MODIFICATIONS AMENDED 8/1/05; REVISED FEBRUARY 27, 2019**

As Worthington at Panther Trace II is a deed-restricted Community, the Architectural Review Committee must approve any exterior alterations/additions to the property. Alteration applications must be submitted for any exterior modifications as outlined below.

### **CONDITIONAL CDD APPROVAL**

Any construction that traverses the Community Development District (CDD) property must have written approval from the CDD prior to the start of the project. Residents will submit, in writing, with a photo attached, as to where the project will traverse the CDD property. Approval by the CDD must be attached to the HOA Alteration Application.

### **CLOTHESLINES**

1. Clotheslines or other outdoor clothes drying apparatus shall be allowed at the rear of the home, but must not be visible from the front of the residence and shall not exceed seventy-two inches (72") high.
2. The apparatus must be removed when not in use and during severe weather events.
3. ARC approval is required before installation.

### **DRIVEWAYS, PARKING SPACES, GARAGES**

1. Driveways, parking spaces, garages, and the driveway to a garage shall be planned and executed in an attractive and functional manner and shall consider the location of existing trees, topography, streetscape and compatibility with surrounding improvements.
2. The driveways shall also be designed to accommodate drainage from the Lot as specified by the ARC.
3. All home sites shall have a paved driveway of stable and permanent construction of at least twelve (12') feet in width.
4. Unless prior approval is obtained from the ARC, all driveways must be constructed of concrete, colored concrete (which shall be no more than 20% gray), stone or brick pavers designed specifically for walkways and driveways.
5. When curbs are required to be broken from driveway entrances, the curb shall be repaved in an orderly fashion in such a way as to be acceptable to the ARC.

McNeil Management Services, Inc.  
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Community Website: [www.worthington.hoahomeportal.com](http://www.worthington.hoahomeportal.com)  
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6. All concrete driveways shall have a light broom finish or stamped decorative design, and joints shall be provided to control surface cracking.

## **EXTERIOR PAINTING**

Colors must be selected from the approved color palette and submitted via alteration application for prior approval by the ARC.

## **FENCES**

1. A copy of your lot survey, signed and sealed by a licensed Florida surveyor, must be submitted which indicates the placement of the fence, including setbacks from lot boundary lines, if applicable.
2. The acceptable materials are wood and white PVC vinyl. Colors other than white may be installed but only with the written approval of the ARC. Approved fence types are board on board and shadowbox. Lots that border conservation areas or have water views may have vinyl coated black chain link fences.
3. The maximum fence height is 6 ft. with the exception of lots that border conservation areas or lots with water views. For lots abutting conservation areas and/or lots with water views, all rear fences are limited to 4 ft. in height and all side yard fences must transition from 6 ft. to 4 ft. beginning at the rear corners of the house.
4. Fence posts shall be installed as close as possible to the property line without encroaching any neighboring property.
5. Fences must adjoin any existing fences; no double fencing is permitted.
6. On Interior lots, fences shall be set back a minimum of 10 ft. from the front facing corners of the house. On corner lots, fences shall be set back a minimum of 15 ft. from the front corners of the house and 10 ft. in from the top of the sidewalk on the street side so as not to obstruct visibility.
7. Fence finials are permitted with approval.
8. Fences must be installed with the good side facing out, if applicable. All fence posts and stringers must face into the lot.
9. No lattice is permitted.
10. The owner is responsible for compliance with all County codes.

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11. All fences must receive ARC approval prior to installation.
12. Residents are responsible for weed control on both sides of their fence, if the fence borders Community Development District (CDD) property. Due to liability issues the CDD landscaping contractor will only cut to within 6" (six inches) of the fence and therefore will not be liable for any damage done to residential fences. Effective November 1, 2018, all requests for the architectural approval of a fence that butts up against CDD property must have a gate that will allow the homeowner access to the outside of the fence to perform weed control.

## GARAGE DOOR STANDARDS

Garage doors must be aesthetically pleasing and blend with the architecture of the neighborhood. Owners may have the option of a garage door with or without windows. Below are samples only of styles that blend with the architecture of the neighborhood. Owners are not limited to these exact garage doors. Owners must submit a photo of the garage door with their architectural application for approval. If an owner chooses a garage door with hardware, such hardware must be permanently affixed to the door and should not be made of a stick-on/sticker material.



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## HURRICANE SHUTTERS

Windows and entry doors may utilize hurricane shutters that attach to the building with recessed anchors and bolts. When shutters are not in use flush-mounted bolt heads on the exterior walls should be the only exposed materials. Permanent brackets extending out from the walls are prohibited. All hurricane shutters must be installed to meet Miami/Dade FBC code, and a Hillsborough County hurricane shutter building permit must be obtained before installation.

Hurricane shutters may be installed or utilized up to seventy-two (72) hours prior to the expected arrival of a hurricane and must be removed within seventy-two (72) hours after the end of a hurricane watch or warning or as the Board may determine otherwise. Except as the Board may otherwise decide, shutters may not be closed at any time other than a storm event.

## LAWN FURNISHINGS

No bird baths, frog ponds, flag poles, lawn sculpture, artificial plants, bird house, rock gardens or similar types of accessories and lawn furnishings are permitted on any home site without prior approval of the ARC (Ref. Declaration recorded 11/29/2011, Section 14.10). Garden pebbles may replace mulch area and must be a neutral color.

## LIGHTING

1. All exterior lighting shall be consistent with the character established in PANTHER TRACE and be limited to the minimum necessary for safety, identification, and decoration.
2. Exterior lighting of buildings for security, and/or decoration of buildings or landscaping shall be limited to concealed up-lighting or down-lighting or decorative lights and the style and type of lighting shall be compatible with the building design and materials.
3. Except for holiday decorations, **the source of lighting shall not be visible** from streets and other common areas and no color lens or lamps are permitted. Security lighting may be on the side of the home in the rear only.

## MAILBOXES AND POSTS

All mailboxes and posts must be in good condition, free of mildew or stains, broken or missing doors/posts, etc. All mailboxes and posts will remain uniform in appearance, style and location throughout the community. Please contact Creative Mail Box and Sign Design 813-818-7100 for replacement parts. Mailboxes must be installed according to USPS Official Guidelines.

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## PLAY STRUCTURES

1. All fixed games and play structures including but not limited to trampolines, gym sets, climbing frames, etc., are subject to approval by the ARC and shall be located at the rear of the building not visible from the street, or on the inside portion of the corner home sites within setback lines. These structures will only be permitted within fenced yards due to possible legal liability.
2. Tree houses are prohibited (Declaration Reference Section 14.39).
3. Portable recreational equipment shall be permitted under the terms and conditions in the Declaration.
4. Portable basketball hoops must be stored inside of the home when not in use (Declaration Reference Section 14.39). "In use" is considered as no activity within a 30 day period. When in use:
  - a. Structure must be kept in the driveway in a upright position at all times, close to the house as not to obstruct the sidewalk and shall at no time be permitted to be placed in the street.
  - b. Structure shall be maintained in good condition to include the netting, backboard and stand. Structure base must be properly secured with the appropriate amount of sand or water in and not on the base. Materials such as, but not limited to, bricks, mulch bags, concrete blocks, vehicle tires/rims, etc. cannot be used as counter weights for portable basketball goals. Sandbags may be used but must be covered to be aesthetically pleasing to match the color of the base of the structure.
  - c. Structure must be stored in a secure indoor location when the local area is under a Hurricane Watch or Warning.

## SATELLITE DISHES

Satellite dishes shall be installed solely on individually-owned property. They shall not encroach on common areas and must be located in a place shielded from view. Satellite dishes shall be installed no higher than is absolutely necessary for reception of an acceptable-quality signal. Satellite dishes must be secured so that they do not jeopardize the soundness or safety of any other owner's structure or the safety of any person, including damage from wind velocity.

1. Only Direct Broadcast Satellite (DBS) Dishes or Multipoint Distribution Systems (MDS) that are one meter (39") or less in diameter may be installed. Antennas/satellite dishes larger than one meter are prohibited.
2. Installation of transmission-only antennas are prohibited unless approved by the Board.
3. All antennas/satellite dishes not covered by the FCC are prohibited.
4. No satellite dishes may be installed on the front of the building structure.

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5. Property owners shall not permit their satellite dish to fall into disrepair or become a safety hazard.
6. Property owners shall be responsible for all satellite dish maintenance and repair.

## **SCREEN ENCLOSURES**

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

## **SIGNS**

No signs whatsoever, including, but not limited to commercial, political and similar signs, shall be erected or maintained on the home site except such signs as may be required by law and such signs as may be approved by the ARC. Graduation, birthday or special occasion banners or signs may be posted for a 24 hour period.

## **STORAGE SHEDS**

Storage sheds are not permitted in the community.

## **STORAGE TANKS**

No storage tanks, including but not limited to, those used for storage of water, gasoline, oil, other liquid or any gas, shall be permitted outside a building except as approved by the ARC, provided, however that propane tanks for heating swimming pools, if buried or landscaped so as to be shielded from view, shall be permitted (Ref. Declaration recorded 11/29/2011, Section 14.16).

## **STREET FRONT IMPROVEMENTS**

1. The Homeowner shall install and maintain street trees, sod and irrigation along the street frontage of the home site regardless of the size of the home site or the amount of street frontage.
2. The ARC shall review the landscape and site plan to check that street tree spacing is in accordance with applicable government regulations and the attached plan.
3. Sod shall be provided to the back of the edge of pavement and shall be St. Augustine ("Floritam", "Plamette" or "Bitter Blue") or Argentine Bahia grass.

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

## **SUNROOMS**

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

## **SWIMMING POOLS**

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

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

Conditional CDD Approval: Prior approval must be received from the CDD and provided with ARC application if rerouting of any part of the permitted surface/storm water management system is required.

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