

# HICKORY LAKE ESTATE

OWNERS' ASSOCIATION, INC.

## Supplemental Guidelines & Standards

As in any deed restricted community, home ownership in Hickory Lake Estate is subject to specific rules and conditions outlined in community documents (The Articles of Incorporation, Association Bylaws, Declaration of Covenants, Conditions and Restrictions, and Supplemental Guidelines). These legal documents are covered by Florida Law (STATUTES CHAPTER 720). The Board of Directors is responsible for enforcing compliance through the various committees and the management company employed by the Association. Homeowners are normally provided a copy of these documents as part of the real estate transaction during their home purchase and are legally required to abide with all requirements outlined therein. They are also located on the Hickory Lake web-site at [www.hickorylakeseo.com](http://www.hickorylakeseo.com).

Supplemental Guidelines & Standards are intended to assist homeowners understand and comply with the Bylaws of the Homeowners' Association (HOA). In addition, they provide homeowners with visibility of other Florida statutes that affect and control activities within the community. These standards are effective as of May 28, 2009 and supersede all prior versions. The Fencing Guidelines from 2004 are a separate document and also remain in force.

### Architectural Review Process

Homeowners must request and receive prior written approval from the Architectural Committee prior to any exterior change to any portion of the lot and/or property. Exterior changes include landscaping changes, modification to lawn type or sod other than St Augustine or Empire Zoysia, structural changes, painting, pools, screen enclosures, porches, fences, decorative curbing, pavers, water fountains, landscape lighting, flag poles, permanent and/or free-standing basketball goals, lawn furniture, swing sets, lawn statuettes, etc. The Architectural Committee will review and provide an initial response within 30 days. The final decision time will depend on the extent of the requested change, meeting schedule of the architectural committee, and/or the board of directors if further clarification to the board is needed. If such changes are carried out without the approval of the Architectural Committee, they are subject to removal at owner's expense. Please contact the management office or go to the website to obtain an architectural request change form. The following provides guidelines on some of the exterior changes mentioned above:

#### **Lawn:**

Homeowners are responsible for maintaining (i.e., watering, fertilizing, weeding, trimming and, as needed, replacing) your lawn. Edging must include all areas along sidewalks, driveways, walkways, street, etc. and trimming must be done along fences and the house perimeter. All grass clippings and debris must be removed from the sidewalk and the street. Approved lawn choices are: St. Augustine sod or Empire Zoysia sod. Additionally, lawns must be watered sufficiently to prevent brown spots and maintain insect control to help present a neat and attractive appearance.

#### **Mailbox/Post:**

If requiring replacement, box and post must be replaced with same design according to community standards as specified by A.C.C.

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## **Yard/Building Maintenance:**

Well maintained yards, exteriors and landscaping enhance the appearance, add to "curb appeal" and improve the value of the entire community as well as individual homes. Lawns and landscaping must be maintained in a first class appearance at all times. Lawns must be mowed, trimmed and edged during the high growth seasons. Edging must include all areas along sidewalks, driveways, walkways, street, etc. and trimming must be done along fences and the house perimeter. All grass clippings and debris must be removed from the sidewalk and the street. Lawns must be watered sufficiently to prevent browning and bare spots should be corrected as soon as possible. Trees must be maintained and trimmed so they are not invasive into the street or sidewalk areas, do not hang over outside subdivision wall, and no limbs should be lower than 8 feet in common areas.

Shrubs should be well maintained and trimmed; they should not exceed half way up windows and should be clear of all sidewalks and walkways and not growing over the top of mailboxes. Planting beds must be maintained and kept free of grass and weeds. Beds must have appropriate landscaping (flowers, shrubs, trees) per size of bedding with no empty beds containing only mulch. Mulch material is to be wood chips only, not rocks.

In areas where it is visible to two or more HOA members each parcel shall be limited to no more than 3 pieces of lawn art. Each piece can be no taller than 24 inches in height and 18 inches in width. The only exception to this would be a stationary bench. Any request of religious affiliation will be denied. Fountains of any kind will be denied in an effort to assist in mosquito control. Flags other than the American Flag are considered lawn art. These flags include but are not limited to sports affiliated flags and festival/seasonal flags. These flags should be removed after 72 hours. Any flags that are placed for longer than 72 hours are subject to ACC approval. Any time a piece of lawn art is added to the property where two or more HOA members can see it, approval from the ACC is required in writing. All landscape lighting must be low voltage (no greater than 12 volt). Additionally, homeowners could be asked to remove excessive amounts of landscaping, including landscape lighting, if it is seen as dominating the appearance of the front yard and generally overdone.

All structures (house, fence, mailbox and post, driveway, sidewalk, curbing, etc.) on a homeowner's lot must be maintained in a first class condition both functionally and aesthetically. All structures must be kept neat and clean and in good repair. All exterior surfaces must be free of stains from mold, algae, rust, oil, etc. If painting becomes necessary, you must receive prior written approval. Please be advised that no house should be the same color as the homes on adjacent properties. Color changes to items such as mailbox, fence, walkway, driveway, etc. are not permitted. These and/or similar items must remain in their originally installed condition. Mailbox/post replacement color is: #SW 1648 (Sherwin-Williams).

## **Curbing:**

All decorative landscape curbing must be approved by the Architectural Committee. Individual blocks, wood ties, plastic and/or metal borders will not be permitted. Artistic concrete landscape curbing should be used as a permanent landscape border. It is usually installed with a specialized landscape concrete curbing machine. These borders can be installed with a custom

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look of numerous stamped designs and a wide variety of colors. The landscape curbing color should match the overall color scheme of the surroundings of the house.

## **Sheds and outside buildings:**

Upon request from the A.C.C., sheds may be permitted provided they cannot be seen from the street, above a fence line or be in view of any neighbor. The shed's placement must not interfere with drainage easements as per county codes.

## **Driveways:**

All driveways provided by the builders within Hickory Lake Estate consist of a broom finished concrete surface. Any changes to the driveway's surface must be approved by the Architectural Committee.

1. Paver Brick: The homeowner is required to adhere to the manufacturer's specifications when installing paver bricks. Specifications need to be submitted indicating the amount of base material, bedding and surface compacting. Edge materials must also be installed.
2. Decorative Driveway: The driveway resurfacing materials and colored concrete are to complement the dwelling and landscape.

The lot owner shall be fully aware and acknowledge that any portion of a paver or decorative driveway installed within the public right-of-way or utility easement is clearly at risk and that no assurances of its protection will be provided. The lot owner must maintain or repair the decorative driveway and/or walkway at their sole cost. The lot owner shall ensure that the finished surface level of the driveway and/or walkway is consistent with any existing footpaths it may cross.

No driveway shall be extended outside the exterior walls of the residential structure. No additional vehicle parking shall be permitted on any lot other than in the existing driveway. Only one driveway per lot is permitted.

## **Basketball goals/net:**

No permanent basketball goals are permitted. Temporary goals must not block sidewalks or the street. When not in use, the goal is to be placed at the corner of the driveway within ten feet from the garage, upright and facing the driveway, not the street. The goal and the net must be in first class condition, i.e. no torn nets, or external weights to hold down the base if it is cracked. Homeowners need to apply to have a goal and need to specify where it will be stored.

## **Swing Sets and Porch Swings:**

Upon request from the A.C.C., swing sets may be permitted provided they cannot be seen from the street, or be in view of any neighbor. If yard is not fenced, the swing set must be surrounded with landscaping to hide it from view and thus soften the effects. Swing sets should be of moderate size not to exceed nine feet in height. Swing set material may be wood or steel and must be maintained in a first class condition, free of stains, rot and/or rust.

Porch swings and porch swing awnings are allowed in the backyard only, out of view of the street, not to exceed the fence line height. If yard is not fenced, the porch swing must be surrounded with landscaping to hide it from view and thus soften the effects.

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## **Trash:**

In an effort to maintain community appearance, prevent safety issues arising from trash cans in the streets, and due to the presence of both domestic and wild animals that frequent the conservation areas within our neighborhood, covered trash containers are required for trash pickup. Bags are acceptable for lawn / vegetation debris which is picked up on Mondays. The solid waste company serving our community accepts branches if they are cut to no more than four foot lengths. Garbage, yard waste and recycled materials should be put out the evening prior to the scheduled county collection day and should be brought in by the homeowner on return home. This will minimize safety issues or hazards arising from trash barrels blown into the street by the wind. At all other times, all trash containers, bags, boxes, debris and/or accumulations of any kind must be kept out of view from the street and adjoining lots.

## **Pools:**

In reference to Article XIV, written Architectural Committee approval is required prior to the installation of an in ground pool. No above ground pools will be approved. All pool requests must be submitted in accordance with county setbacks. No pool will be constructed without all building permits provided to the ACC. Pool pumps and heaters that are fixed to the side of the home must be hidden by an approved hedge, plant material, or fence, to enhance curb appeal. This plant material request must be included in original change request for the pool. Solar roof top heaters will be allowed provided they are professionally installed. All pool requests must include a reasonable date of completion provided by the associated pool contractor. Contact management to obtain an architectural change request form.

## **Screen Enclosures:**

In Reference to Article XIV, written Architectural Committee approval is required prior to the installation of any screen enclosure. All screen enclosures must be constructed of white aluminum if HOA members' structure can be seen by more than three other HOA members. This would be true of all HOA members on the interior pond. Screen enclosures must be pitched and follow the same roof line as the existing house. Aluminum pan roofs must be insulated and must be approved.

## **Pets:**

Pets are not to create a nuisance situation to others in the community. All pets must be housed inside the dwelling. Pets are not permitted to roam freely and must be leashed when not on the pet owner's property. Pet owners must clean up after their pets in all yards and easements by removing solid waste and diluting urine with water.

## **Fencing:**

To provide consistency and appeal and maintain the aesthetics of the conservation areas, fencing on the parcels upon Hickory Hammock Lake, will only be permitted as a privacy fence between lots not to extend beyond the back corners of each dwelling in accordance to the lake lot fencing guidelines.

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## **Motor vehicles:**

Motor vehicles of any type are not allowed to be operated or parked on any sidewalks. No ATV's or other non-licensed motor vehicles or other types of off-road vehicles may be operated at any time within the Hickory Lake subdivision. The operation of off-road or non-street legal vehicles on the streets or sidewalks is prohibited.

## **Parking:**

As a precautionary measure and for the safety of children, pets and pedestrians alike, resident parking in the street is highly discouraged and may be prohibited by county ordinance. In accordance with county ordinance, parking on or over sidewalks is not permitted. Parking in the middle of a cul-de-sac circle is never allowed; non-recurrent parking is restricted to the perimeter of the cul-de-sac only. Recreational vehicles, commercial vehicles, boats, trailers, RVs, etc. are not to be parked or stored in view at any time within the properties. Vehicle parking is permitted only on each homeowner's paved driveway surface.

## **Vehicle Noise:**

Florida Statute 316.3045 – Operation of radios or other mechanical sound making devices or instruments in vehicles – It is unlawful for any person operating or occupying a motor vehicle on a street to operate or amplify the sound produced by a radio, tape player or other mechanical sound making device or instrument from within the motor vehicle so that the sound is: Plainly audible at a distance of 25 feet or more from the motor vehicle or, louder than necessary for the convenient hearing by persons inside the vehicle. Please be considerate of others and remember that your neighbors may not keep the same hours you do. Noise problems from a specific vehicle, including car stereos, should be directed to the Hillsborough County Sheriff's Office at 813-247-8000.

## **Marking Posts/Conservation area:**

All wetland marking posts are to be left undisturbed on all properties. No parcel owner may undertake or perform any activity in the wetlands, buffer areas, and upland conservation areas described in the approved permit # 44002693.000 / .001 and recorded plat of the subdivision, unless prior approval is received from the Southwest Florida Water Management District.

## **Note:**

If you are not sure whether your request will require prior approval, please confirm by contacting the management office. In addition, you can contact the management office to obtain forms or additional information regarding Hickory Lake Estate Owners' Association as follows:

**Hickory Lake EOA, Inc.**  
**c/o McNeil Management Services, Inc.**  
**P.O. Box 6235**  
**Brandon, FL 33508-6004**

**(813) 571-7100 – Office Phone**

**(813) 689-2747 – Office Fax**

**[management@mcneilmsi.com](mailto:management@mcneilmsi.com) – E-mail**