

HICKORY LAKE ESTATE

OWNERS' ASSOCIATION, INC.

Architectural Process, Guidelines & Standards

Introduction

At the time you purchased your property in Hickory Lake Estates you became a member of the Association and knowingly entered into a legal, binding, and private contract with the Association. When you purchased your property you expressly agreed to abide by the governing documents of Hickory Lake Estates as well as understood that the Architectural Control Committee (ACC) and the Board Of Directors are not only members of the Association, but also have a legal, fiduciary responsibility to enforce the governing documents of Hickory Lake Estates.

The Architectural Control Committee (ACC) of Hickory Lake Estates has developed and voted on the attached standards to be an addition to the deed restrictions already in place as allowed by our community's governing documents. The committee has approved these and believes them to be fair and in the best interests for each of the homeowners in our community. The board, with this in mind, has therefore voted these into effect. This document is not intended to be all encompassing in design or scope.

Homeowner Responsibility

Each owner is responsible for following the Association's rules and must receive approval before any exterior modification to their property can be made. If a request for modification is not submitted on the proper ACC Request Form, or a modification is not expressly covered in the standards outline below, it is understood that this modification is emphatically denied in its entire scope and design. If a written approval is not received, from the ACC, within the time frame specified in our governing documents, then the request submitted is also emphatically denied in its entire scope and design, as written in our deed-restrictions.

It is the responsibility of each owner, when hiring contractors, to follow all Association laws, and not to take contractors "word" that their modification does, or does not, require Association approval. Contractors have not entered into the same private contract, as owners. Owners must take care to ensure that all contractors perform their approved modification, as written, and that all permits or other Association, county, state, or federal laws are maintained. Owners are strongly encouraged to hire only county and state licensed and insured individuals to perform work on their property.

An ACC change form must be submitted, in duplicate to our property manager, for all changes to your property, as in accordance with the deed restrictions of Hickory Lake Estates. This request and its approval must take place prior to any work being performed on your property. The homeowner is responsible for complying with all county, state, or federal laws associated with their property. ACC approval indicates compliance with the deed restrictions, signed by all homeowners, and does not indicate compliance with any or all laws. Failure to comply will result in you having to return your property back to its condition, prior to your change, at your expense, as in accordance with our community's governing documents.

Therefore, with the above in mind, the ACC, as defined in the Hickory Lake Estates Homeowners Association, Inc.'s governing documents, and with a unanimous vote of approval by the board of directors, hereby set the following community processes and standards:

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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, structural changes, painting, pools, screen enclosures, porches, fences, decorative curbing, pavers, water fountains, landscape lighting, flag poles, 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:

Architectural Guidelines & Standards

Dwelling Colors:

The painting of any portion of the exterior of your home requires ACC approval. No more than three colors are allowed on one dwelling. The colors are for your entrance door, the body of the dwelling, and the trim. The garage door must match either the trim color or body color. When choosing your color scheme, you may not choose a scheme already in existence adjacent to either side of your dwelling, or immediately across the street. Approved color schemes are on file at the property management office and Sherwin-Williams at 726 W. Brandon Blvd. and are available for review during normal business hours. These approved palette colors are the only color schemes that will be considered by the ACC. This approved palette will be evaluated and possibly amended by the ACC and the Board of Directors in June/July of each year. If a homeowner would like to submit a color scheme not currently on the palette of approved colors, it will be reviewed by the ACC and the Board of Directors and possibly added to the palette at this time. 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.

Rain Gutters and Roofing:

All gutters must be seamless and a minimum of five-inches in width. The color of your gutters must match the color of your soffits. The color of your downspouts must match either the color of your soffits, or the color of your dwelling. All gutters must be installed properly to avoid draining onto adjacent property. Downspouts are required, as part of installing gutters, and should be positioned so as to prevent drainage onto adjacent properties.

All roofing material must be asphalt shingle and the same color and design as built and installed at the time of the creation of Hickory Lake Estates by the developer/builder (M/I Homes). No other roofing material is allowed. The replacement of all roofing shingles must have prior ACC approval. Samples of their color as well as their material must accompany the ACC request. Patching of roofs is allowed; only if the patching material matches the color and material currently in place so as it is not clearly visible from the street or the neighbor's yard.

Mailbox/Post:

If requiring replacement, box and post must be replaced with same design according to community standards as specified by A.C.C. Mailbox/post replacement color is: Sherwin Williams #SW 1648.

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Building Maintenance:

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.

Sheds and Outbuildings:

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.

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.

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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, limousines, tractor trailers and/or cabs, 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.

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.

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 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.

Lawn & Landscape Terms & Maintenance:

Terms:

Landscaping consists of all plant matter (bushes, trees, shrubs, grass, etc.) as well as mulch, bedding, and objects located outside the physical dwelling.

The front yards are defined as the area between the sidewalk and the front wall of the dwelling and to the left and right of your property line. This excludes the front utility easement

The front utility easement is defined as the area between your sidewalk and the street to the left and right of your property line and further defined on your lot survey.

The side yards are defined as the areas behind the front dwelling wall to the rear most portion of your dwelling and to the left or right of your property line.

The rear yards are defined as the area from the rear most portion of your dwelling to the rear of your property and to the left and right of your property line. There may be other easements on your property and you should consult your lot survey to determine where the locations of these easements are located. It is each owner's responsibility to abide by all easements on their respective properties.

Bedding areas are considered any area, not defined above, and bordered by approved material. Bedding areas surround plants, trees, or other areas as approved by the A.C.C. Bedding areas, located in the front yards (not to be confused or counted with the front utility easement) are encouraged to be expanded beyond that which the builder originally installed and to be landscaped as Florida friendly (FFL – defined below.) This expansion is not to exceed beyond 1/3 of the grass area. There must be a minimum of 2/3 grass area, in the front yard, closest to the sidewalk as possible. All expansion details must be submitted

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Approved by Board of Directors – Effective August 25, 2011

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to the ACC for approval, prior to performing the expansion. The ACC request must include a lot survey and a detailed drawing of your intended bedding area expansion. Bedding and/or grass/lawn areas, in the rear yards, have no size restrictions. The front utility easement must remain approved lawn grass. Bedding areas surrounding trees and/or mailboxes will be permitted.

The planting of trees is permitted, with ACC approval, in the easement, but is limited to Oak or Crepe Myrtle. No bushes, shrubs, or other plant matter, other than approved trees, or grass, are allowed on the front utility easement, with the exception of the aforementioned bedding areas. No plantings, immediately around your mailbox, may exceed the height of the mailbox.

All bedding plants and/or shrubs, in your front yard, will be arranged in a descending order from the front wall of the dwelling, moving towards the front utility easement, from highest to lowest.

Planting borders around bedding areas must be of common commercially available border material, such as commercially installed pre-formed concrete (made to simulate brick,) black PVC, or brick used only to surround flower/planting beds and will need to be submitted for ACC approval. If borders are not used in bedding areas, then you must edge back your landscaping material so as to not allow the material to encroach into the beds.

Mulches, such as pine bark nuggets, eucalyptus or pine straw, will be allowed as long as they are of natural earth tones. Dyed mulch, shell, river rock, white marble, gray marble, lava rock (gray or red) shredded tires, or any other man-made material, or any other mulch, not noted above, is never allowed and not approved for use in front bedding areas.

Mulch must be replaced if the area beneath the mulch becomes visible from the street. Replacing mulch with the above, approved material, does not require prior ACC approval.

Grass is to consist of Empire Zoysia or St. Augustine. Seeding is not allowed. Replacement of grass areas, when needed, is to be with sod.

Artificial forms of grass are NOT permitted.

All homeowners are subject to county and state laws with regards to permits and removal/maintenance of any tree. The planting of trees in the side yards is discouraged, but depending on the variety and specific yard may be allowed, but only with prior ACC approval. Specific details must accompany the ACC request. These details need to include the specific variety and location, as well as a lot survey showing their intended placement.

Trees, bushes, shrubs, grass, and all other plant matter, must be kept free from disease, kept trimmed so as not to obstruct a motorists, residents, or pedestrian's view. This material may also not encroach upon a driveway, sidewalk, or walkway. Branches or any other plant matter must also be kept from hanging low enough to impede a pedestrian's ability to clearly walk under the material, without stooping.

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All grass and other plant matter must be trimmed and/or edged in such a manner that this material does not encroach on or into driveways, walkways, sidewalks, or other hard surfaces.

Weeds should be routinely kept to an extreme bare minimum and can never exceed the height of any grass, shrub, tree, or other approved plant matter.

Grass may not exceed a height of eight inches.

Grass areas may not have bare or brown spots in excess of two-foot square. The only exception to green grass (as defined here) is when extreme drought conditions (actually posted as such by Hillsborough County) persist AND your immediate neighbors (both neighbors) on either side of you, are equally brown (meaning everyone is watering and maintaining their grass, as allowed, but extreme conditions prevent a good lawn for EVERYONE in Hickory Lake Estates).

Rain barrels are permitted but must be located either on the side or rear of the house hidden from view.

No more than two, traditional commercial lawn ornamental objects, not larger than three feet in height or width, will be allowed in the front yard. Anything over these dimensions must be submitted to the ACC for review and approval. Commercially available traditional lawn ornaments should be appealing to all in the community. Commercially manufactured landscape lighting is allowed in all bedding areas, except for the front utility easement, and may not exceed two foot in height.

Xeriscape is not allowed, but Florida Friendly Landscaping (FFL) is allowed, but only if you receive prior approval in writing from the ACC, and the directions (below) are followed. Please review and adhere to all landscaping standards, the governing documents of the Association, AND the FFL standards, outlined below, in the FFL section.

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Florida Friendly Landscaping Guidelines

Hickory Lake Estates is glad to embrace the nine principals of Florida Friendly Landscaping into the A.C.C. standards for our community. Please keep in mind, when preparing to go with FFL, that you must still obtain prior approval and follow the landscaping guidelines (above). We encourage you, when following our rules and utilizing FFL, to incorporate these into all your bedding areas. Because we believe in the nine principals, suggested by the University Of Florida, we are allowing an increase in the bedding areas of all yards (as noted in the landscaping areas above) and also encourage you to visit the Hillsborough County Cooperative prior to choosing your plants, developing your design, and submitting all to the A.C.C. for approval.

It is understood that the installation of FFL, when approved, is not a substitution for quality care and maintenance of your yard.

The nine principals of FFL are as follows:

Right plant – right place:

- Make a note of the type of soil, sunlight exposure and water conditions of the planting site before you shop.
- Have your soil tested and submit testing results along with your ACC request.
- Choose plants that thrive under the conditions you noted.
- Limit the number of plants that need a lot of water or care.
- Keep only as much grass as you directly use for recreation and other purposes, as defined above in the landscaping section.
- Plant beds and mulched areas use less water than grass.
- Remove invasive exotic plants so they don't steal water and nutrition from Florida-friendly plants.

Water efficiency:

- Water your lawn and plants only when you know they need it or show signs of stress.
- Use a rain gauge or moisture sensor so you will know if rainfall has done the job.
- Install a drip or micro-spray system in your plant beds. They use water more efficiently than traditional spray heads.
- Install an automatic rain shutoff device to avoid watering when it's raining.
- Stop over watering! Over watered grass have short roots that make it harder to survive pest attacks, disease and drought.
- Collect water in a rain barrel to use to water your plants, locate barrels only in areas as defined in above landscaping section.

Fertilize appropriately:

- Fertilize lawns, trees and plants only to maintain health. Don't exceed recommended amounts. Fertilizer will not help poor growth caused by too much shade, disease or pests.
- Use slow-release fertilizers that make nutrients available to plants for a longer time. They are kinder to the environment and are usually more cost-effective.
- Use iron instead of nitrogen if you want to "green-up" your lawn.
- Hold off on fertilizing if a heavy rain is expected, and don't over irrigate after applying.
- Follow the directions on the fertilizer package and use a drop spreader instead of a rotary spreader to apply it.
- Avoid weed and seed products.

Mulch:

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- Cut down on mowing by replacing grass with mulch in areas that are shaded or difficult to mow – only in areas allowed in landscaping standards above.
- Keep the level of mulch up to 2–3 inches by applying it once or twice a year.
- Keep mulch 2 inches from the base of plants to avoid disease.
- Let fallen tree leaves stay under a tree to create self-mulching areas.

Attract wildlife:

- Plant vines, shrubs and trees to create cover, nesting areas and food.
- Provide a water source such as a birdbath or a small pond (ponds only allowed in rear yards.)
- Provide wildlife shelters such as a bat house, birdhouse or brush pile in rear yards.
- Protect the health of wildlife visitors. Limit pesticide use by spot-treating only the areas that need attention.

Manage yard pests responsibly:

- Learn to identify beneficial insects and let them do the work for you.
- Be tolerant! Low levels of pests will do minimal damage.
- Check plants regularly and prune off a plant's infected areas or pick off insects when possible.
- Use pesticides only to spot-treat affected plants and lawn areas. Avoid blanket applications.
- Choose the least-toxic pesticides such as horticultural oils, insecticidal soaps and *Bacillus thuringiensis* (BT).
- Read and follow pesticide labels carefully for safe use and disposal.

Recycle:

- There's no need to bag or rake lawn clippings. Leave grass clippings on the lawn to recycle nitrogen.
- Use fallen leaves and pine needles as mulch under trees and shrubs, in bedding areas in your rear yards.
- Create and maintain a compost pile with yard waste and kitchen scraps (no animal products) in your rear yards. Compost is a great natural fertilizer and mulch.

Reduce storm water runoff:

- Direct downspouts and gutters into your lawn, plant beds, rain barrels, cisterns or containment areas.
- Use mulch, bricks, gravel or other porous surfaces for walkways, patios and driveways, in areas allowed and defined above in landscaping standards.
- Sweep grass clippings, fertilizer and soil onto the lawn so they don't get washed into storm drains.
- Clean up oil spills and leaks on the driveway.
- Use cat litter to absorb oil and clean up litter after they have done their job.
- Pick up pet waste to help reduce bacterial and nutrient pollution.
- Remove trash from street gutters before it gets washed into storm drains.
- Use swales (low areas) to hold and filter water.

Protect the waterfront:

- Never prune mangroves or remove any vegetation without first seeking proper permits and guidelines.
- Establish a 10–30 foot “no fertilizer, no pesticide” zone along your shoreline.
- Remove invasive exotic aquatic plants by cutting, pulling or raking.
- Plant a buffer zone of low-maintenance plants between your lawn and shoreline to absorb nutrients and to provide wildlife habitat.

When submitting a request to have FFL, it must include **ALL** of the following:

1. An ACC request form.
2. A lot survey.

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3. A FFL landscape design and source for all plant matter chosen (Example would be the Hillsborough County Cooperative – include source material/literature for plant matter.
4. A soil test of your lot (by a licensed Florida tester) indicating your specific lot.
5. A detailed list, as well as color photographs, of all local native plants to be used.
6. Detailed drawings of all plant matter being used showing their specific location, and showing the placement as indicated on the above submitted soil testing.
7. The light level requirements of the chosen plant matter and their relationship to your lots lighting exposure. Specifically have you chosen plant matter suitable to your lots exposure to sun and/or shade throughout a typical day?
8. The specific irrigation requirements, based on the above soil test, as well as the frequency these plant matters require irrigation.
9. The specific maintenance schedule needed for your FFL landscaping. This should include when, and how, each area will be maintained, with regards to debris, watering, overgrowth, fertilization, and pesticide use.

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 – E-mail