

**Pelican Strand Association, Inc.**

**Architectural Guidelines and Criteria**

**1. INTRODUCTION**

Welcome to Pelican Strand. All lots and homes in Pelican Strand are subject to the Pelican Strand Association, Inc. Declaration of Covenants and Restrictions (Declaration or C&Rs) and the Architectural Guidelines and Criteria adopted and revised from time to time by Pelican Strand Association, Inc., hereafter "the Approving Party or (AP)." The Architectural Guidelines and Criteria may include any matters considered appropriate by the AP that are consistent with the Declaration. Please refer to the Declaration for exact wording of the architectural control and restrictions. The purpose of this document is to summarize the Architectural Guidelines and Criteria and to detail the approval process. No owner shall make any improvement on the exterior of a home without first obtaining written approval from the AP. Failure to obtain prior approval will subject the applicable owner to C&R paragraph 5.7, Remedy for Violations.

**2. APPROVING PARTY**

The Approving Party ("AP") shall be Pelican Strand Association, Inc.

**3. FUNCTIONS OF THE APPROVING PARTY**

- 3.1 The AP will evaluate each of the housing units or improvements/modifications proposed for construction to ensure conformity with the design criteria, performance and quality standards set forth in the Design Guidelines as well as compatibility with the adjoining sites and common spaces.
- 3.2 If conflicts arise between submitted application and the Design Guidelines, the AP shall have the sole discretion to interpret the Standards and render a decision.
- 3.3 The AP has the right to grant variances from the Design Guidelines in accordance with the Declaration of Covenants and Restrictions.
- 3.4 The AP has the right to monitor and oversee the design and construction process to ensure conformance with the approved plans and the standards set forth in the Design Guidelines.
- 3.5 The AP shall review and respond to each application within thirty (30) days.

**4. DESIGN REVIEW SUBMITTAL REQUIREMENTS:** The application must include an accurate description of the proposed improvement. A complete design submittal to the Architectural Control Committee will usually need to include the following

- 4.1 Copy of the official lot survey/site plan showing the proposed improvement/modification and its relationship/distance to property lines, easements, and neighboring homes.
- 4.2 Exterior building materials and color scheme including any exterior stone, brick or siding type and color: roof type and color: front door, trim.
- 4.3 A copy of a landscape plan showing landscaping, patios, walkway, and lighting. The landscape plan must show all new plantings and any existing trees. The quantity and sizes of plant materials must be noted. Common names of all plant material must be indicated on the plans.

## **5. ACC PROCESS**

- 5.1 Approval** – The AP will notify the owner of its approval or disapproval or that the AP requires additions to the plans and specifications or other materials, by written notice within thirty (30) days after the request for such approval is made in writing to the AP, and all documents, plans and specifications, and other materials required by the AP in connection with the approval have been submitted. In the event the AP fails to disapprove any request within the thirty (30) day period, the request shall be deemed approved. Improvements must be completed within 4 months of the approval date. Any applications not completed will need to be resubmitted for approval or a written request for an extension submitted prior to expiring.
- 5.2 Inspections** – Upon completion of the improvements, the owner shall give written notice of the completion to the AP by completing and submitting a Notice of Completion (NOC). Within ninety (90) days the AP shall have the right to inspect the improvements and notify the owner in writing that the improvement is accepted or that the improvement is deficient because it was not completed in accordance with plans. Within thirty (30) days thereafter the owner shall correct the deficiencies and upon completion of the work shall again notify the AP.
- 5.3** ACC Applications have a life span of four (4) months from the date of approval. ACC Applications that are submitted by a homeowner will not be considered if they have any NOC's that are past due. When a new ACC Application is received it will be reviewed against our records to ascertain if said homeowner has any outstanding open Applications for which an NOC has not been submitted. If this is found to be the case, the homeowner will be advised that the new ACC Application cannot be processed until an NOC for their previous project has been submitted and accepted, unless the project has not been completed. Homeowners will also be informed that if they decide not to complete their previously approved project, they need to notify the ACC so that we can annotate our records accordingly. The homeowner shall have no more than three (3) ACC applications open at any given time.

## **6. ORDINANCE AND STANDARD COMPLIANCE**

- 6.1** Architectural approval by the AP does not substitute for or ensure compliance with the requirements of any public agencies having jurisdiction over the project, including but not limited to Pasco County. Each builder and homeowner must comply with all zoning regulations, agreements and ordinances established by Pasco County and applicable governmental agencies at the time.
- 6.2** Any changes required to comply with applicable building codes that are subsequent to the AP's final approval must be resubmitted to the AP for its approval. The committee may request a meeting to discuss modifications of the drawings or the specifications.
- 6.3** If a building permit is required for any improvement made by the homeowner, then the improvement must be constructed by a licensed contractor and be constructed in a professional manner.
- 6.4** In accordance with Pelican Strand Declaration **6. USE RESTRICTIONS**, **6.9 Easements**: Per Pasco County, under no circumstances should a structure or tree be placed in an easement of any kind (utility or drainage).

## **7. SITE STANDARDS**

- 7.1** The Developer had provided neighborhood-grading plans in addition to other planning and implementation guidelines and procedures. Care shall be taken 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.
- 7.2** All lot grading must be planned and constructed in accordance with the master grading plan and the Pasco County lot grading ordinances. Any deviations from the master grading plans, for any lot, must be approved in writing in advance.
- 7.3** If applicable, prior to commencing clearing and construction, a silt fence must be installed on any lot that abuts the golf course, lake, wetland, conservation area or common area.

## **8. ARCHITECTURAL CONTROL STANDARDS**

### **8.1 THINGS THAT ARE ALWAYS PROHIBITED**

- 8.1.1 **Air Conditioning Units:** - Only central air conditioning units are permitted, and no window, wall, or portable air conditioning units are permitted, without the prior written consent of the AP.
- 8.1.2 **Garage Enclosures:** – No garages shall be permanently enclosed, and no portion of a garage originally intended for parking of an automobile or golf cart shall be converted to living space. All garage doors shall remain closed when not in use.
- 8.1.3 **Fences:** – No fences of any kind are permitted.
- 8.1.4 **Basketball Backboards:** – No permanently installed basketball backboards are permitted. No portable backboards may be kept outside overnight when not in use.
- 8.1.5 **Mailboxes:** - No mailboxes are permitted except for the common mailboxes supplied by the Association.
- 8.1.6 **Playground Equipment:** – No permanent playground equipment shall be installed on any lot.
- 8.1.7 **Portable Buildings:** – No portable, storage, temporary or accessory buildings or structures, sheds or tents shall be installed on any lot.
- 8.1.8 **Above Ground Swimming Pools:** – No above ground swimming pools shall be constructed.
- 8.1.9 **Fruit bearing Trees:** - No fruit bearing tree of any type will be approved.
- 8.1.10 **Awnings:** – No awnings of any type will be approved
- 8.1.11 **Driveways:** - No asphalt or gravel driveways, walkways or sidewalks are permitted.
- 8.1.12 **Fire Pits:** - No open wood burning fire pits will be allowed.

### **8.2 THINGS THAT REQUIRE NO APPROVAL**

- 8.2.1 **Gutters:** - Five to seven inch white or house color matched seamless gutters with white or house color matched downspouts draining on the surface may be installed without Architectural Control Committee (ACC) approval. Installation of any drainage system to redirect surface water requires ACC approval.
- 8.2.2 **Minor Landscaping:** Replacement of existing flowers, shrubs, or plants with the same variety, size and location in an existing bed needs no ACC approval. However, new landscape beds need approval.
- 8.2.3 **Driveways:** - Any sealing, re-sealing with clear sealer or cleaning of driveways and walkways does not require an ACC application. NOTE: Any painting, repainting, or staining of driveways or walkways require an ACC application.
- 8.2.4 **Solar Tubes/Roof Mounted Fans:** - The installation of solar tubes or roof mounted fans does not require approval of the Architectural Control Committee.
- 8.2.5 **Sod Replacement:** - Repair or replacement of existing sod requires no ACC approval provided the same type of grass/sod is being used and the areas being replaced or repaired are the same location.
- 8.2.6 **Front Screen Door:** - Installation of a retractable front screen door requires no approval.
- 8.2.7 **Garage Lights:** - Replacement of existing garage lights require no approval provided the new fixtures are of a similar design to the ones being replaced.
- 8.2.8 **Water Softeners:** - Installation of water softeners or water conditioners require no approval.
- 8.2.9 **Garage Door Vents:** - Installation of garage door vents require no approval. However, vents must be painted the same color as the garage door. Limit of two (2) vents for large garage door and one (1) for single or golf cart garage door.

### **8.3 THINGS THAT ALWAYS REQUIRE APPROVAL**

#### **8.3.1 Painting**

- 8.3.1.1 **Exterior Painting:** – Any owner intending to paint his/her Unit shall select from the approved paint color schemes. There will be no alterations of any scheme. A maximum of three (3) colors may be used on a home which includes main body, designated trim, and front door/shutters. Any painting or repainting requires an ACC Application. NOTE: see Pelican Strand guidelines for exterior painting.

**8.3.1.2 Driveway Painting:** - Driveway paint colors shall match the home color and be harmonious with the subject property. A paint sample/chip is required for driveway painting. Any painting, repainting or staining of driveways or walkways require an ACC application.

**8.4 Landscaping Additions/Alterations:** The initial landscaping of any home and any material modifications, additions, or substitutions thereof, must be approved by the AP. The First Amendment to the Declaration of Covenants and Restrictions details the responsibilities of landscape maintenance by the Association. In the event that any owner modifies the landscape, as initially installed, then the owner shall be responsible for the maintenance of the modified landscaping. All landscape changes will maintain proper drainage on the site. If major changes are planned, homeowners are required to provide a plan that details drainage patterns and runoff. Plans which cause excessive runoff to neighboring properties will not be approved without modifications which solve the drainage situation.

**8.4.1.1 Privacy Hedges:** - Privacy hedges are any bush, shrub or vegetation that impedes the view from one residence to the next. Privacy hedges will only be permitted across the back/rear of a property. Any and all vegetation, not provided by the builder, requires approval from the ACC (Architectural Control Committee). In order to maintain our community standards of uniform, neat and well-maintained landscape, the following is for privacy hedges:

- The maximum height will be six (6) feet.
- The maximum depth/thickness is four (4) feet, when looking down the row from an end view.
- The maximum width may be from property line to property line, across the back/rear of the property.
- Any privacy hedge planted by the owner, may not exceed the property line as indicated by the site plan. Privacy hedges must be planted on the owner's property so they will not infringe on the neighbor's property.
- Any vegetation, not part of the builder provided landscaping, is the owner's responsibility for the maintenance.

**8.4.1.2 Trees:** - The location and species of all existing trees must be shown on lot surveys and submitted for approval. All tree removals require ACC approval. Pasco County tree preservation ordinance must also be followed and is entirely the responsibility of the homeowner.

**8.4.1.3 Landscaping Edging:** - Edging can be added to existing beds in the front or back yard. Edging added to the sides cannot extend greater than 24" from side of home.

#### **8.4.2 Modification/Alterations**

**8.4.2.1 Hurricane Shutters:** – Hurricane Shutters may not be installed on any house except after a hurricane warning or watch has been posted for the immediate area and shall be removed within five (5) days after the watch or warning has been terminated.

**8.4.2.2 LP Tank Installation:** LP tanks for use with a fireplace or back up generator must be installed in accordance with Pasco County requirements. In order to allow the installation of any LP tank, the contractor will be required to submit a site survey, with plans, to Pasco County. Upon receipt of the survey, Pasco County will visit the home site to determine if the plans meet their requirements. This is done on a case by case basis as each site varies. Note: Any LP tank **must** be a minimum of 5 feet, in all directions, from any opening (i.e. doors, windows, screened lanai, neighboring home). Tank cannot intrude into any easement and must be appropriately landscaped as approved by the AP. They will be substantially concealed or hidden from view from any street, adjacent property or from the golf course. The method of shielding such improvements from view shall be determined by the AP from time to time.

**8.4.2.3 Gas Tanks and Air Conditioners:** - All gas tanks(portable), air conditioning units and all permanently affixed swimming pool equipment shall be underground, walled – in or appropriately landscaped as approved by the AP. They will be substantially concealed or hidden from view from any street, adjacent property or from the golf course. The method of shielding such improvements from view shall be determined by the AP from time to time.

- 8.4.2.4 **Outside Antenna:** - No outside antennas or dishes are permitted without the approval of the AP except for satellite dishes not exceeding 18 inches in diameter which are located in the rear of the home and are not visible from adjacent streets. Antennas can be located no closer than 25 feet from the front of the house on a side adjacent to the neighboring building with the approval of the AP. Satellite dishes cannot be visible on the street side of any house such as a corner property.
- 8.4.2.5 **Flag Poles:** - Flagpoles no more than twenty (20) feet in height are permitted as long as the flagpole does not obstruct sight-lines at intersections and is not erected in an easement. Homeowners may display one official United States flag, not larger than 4 ½ feet by 6 feet and may additionally display one official flag of the State of Florida, a branch of the U.S. Military or a POW-MIA flag. Such flag must be equal in size or smaller to the United States flag. The flagpole and display are subject to all building codes, zoning setbacks, and other applicable governmental regulations.
- 8.4.2.6 **Solar Collectors:** – Solar collectors are permitted, provided that the AP shall have the right to approve the type and specific location where any solar collector will be installed provided that such determination does not impair the effective operation of the solar collector.
- 8.4.2.7 **Swimming Pools:** - Only inground swimming pools with screened enclosures located in the rear of the home may be allowed with AP approval. Pool construction shall be in accordance with applicable governing agency codes.
- 8.4.2.8 **Exterior Lighting:** - Any exterior house lighting, for aesthetic purposes, shall be kept close to the exterior wall of the house.
- 8.4.2.8.1 **Lighting:** Lighting fixtures shall be carefully oriented to avoid directing light towards adjacent property and the street. No light trespass will be permitted onto adjacent properties.
- 8.4.2.8.2 **Lamp Post:** A lamp post is a post supporting an outdoor lamp or lantern. This guideline affects lamp posts only, not pathway lights, landscape lights or accent lights on trees and palms. It does not affect the light fixtures installed by the builder and their replacement in the normal course of maintenance. Lamp posts shall be commercially available in metal or polyethylene, not more than 96 inches in height with a lamp installed in white, black, bronze or brown to match the property. Single lamp or lantern. Solar powered or electric powered. If electrically powered, it must be professionally installed to meet current electrical underground connection code guidelines. No extension cords allowed. Located in the front flower bed area of the residence only. Only one lamp post per property. Free of any sign with text or numbers.
- 8.4.2.9 **Security Cameras:** – Any exterior security camera(s) for, aesthetic purposes, shall be kept close to the exterior wall of the house. Security cameras shall not be oriented in a manner that would intrude on any neighbor’s privacy.
- 8.4.2.10 **Yard and Landscape Ornaments:** - Yard and landscape ornaments are limited to a total ten (10) per home site and shall be limited to the front and rear landscape beds of the home. Landscape ornaments examples are indicated but are not limited to the following: statues, chimes, gnomes, benches, potted plants, trellis, garden flags and fountains. Flags and flag poles in accordance with Florida Statute 720 are not considered lawn ornaments. Mounted wall decorations, banners and flags mounted and displayed from the garage or house are not yard or landscape ornaments. Solar or electrical path lights are not yard or landscape ornaments. Patio furniture is not considered yard or landscape ornaments. All patio furniture, chairs, tables, etc., shall only be located on a front porch/lanai (open or enclosed) or in the rear of a residence. Any landscape service, (i.e. BrightView or any other contracted service) is not responsible for any damage of any kind to any yard or lawn ornament. The homeowner, renter or lessee is responsible at all times for any and all articles placed in a yard. The AP has the right to monitor and oversee the design. The AP has the right to grant variances. The AP shall determine what is aesthetically pleasing.
- 8.4.2.11 **Lanai Additions:** – Lanai additions not exceeding 10 feet in depth from the rear most part of the home will be permitted provided such addition will not encroach on an easement. Lanai and/or rear patio additions cannot extend beyond the sides of the home.

- 8.4.2.12 **Drainage System:** - The installation of a "French drain" or underground draining downspouts will require approval by the Architectural Control Committee (ACC) prior to installation. The request must include a copy of the lot survey showing where the discharge of the downspouts will travel underground to the point of exit.
- 8.4.2.13 **Driveways:** - All driveways, walkways or sidewalks must be constructed of concrete, stamped concrete or brick pavers. Widening of driveways is limited to the outside edges of the garage structure.
- 8.4.2.14 **Garage Screens:** - The installation of garage screen doors require an ACC application indicating the type of doors, frame, and screen color.
- 8.4.2.15 **Window Replacement:** - Window installation and/or replacement will require ACC approval.
- 8.4.2.16 **Roof:** - The style and shape of the roof shingles may not differ from the original. Roof shingle color may be a shade of brown, black or gray to best coordinate and compliment the house paint color. All roof replacements require ACC approval prior to the start of any work. NOTE: No metal roofing will be approved.

9. After the Fact Application Late Fee - Any Architectural Control Committee (ACC) application submitted to the Committee after a project has begun or after the project is completed is subject to a \$50.00 late fee. A check for \$50.00 must be submitted with the application payable to Pelican Strand Association.
10. Notice of Completion (NOC) Late Fee – A \$50.00 late fee, payable to Pelican Strand Association is required if one of the following conditions has not been met prior to the ACC Application expiring (4 months from approval date). 1) NOC has been completed and sent to the ACC Committee for approval or 2) Written notice of withdrawal of the ACC Application or 3) a project extension has been requested in writing and approved prior to the project expiration date.

Revised policy adopted by the Board on: April 10, 2024

Deb Knight

President, Pelican Strand Association, Inc.