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CERTIFICATE OF RECORDING DESIGN STANDARDS
AND RULES AND REGULATIONS FOR
MANORS AT FOREST GLEN HOMEOWNERS ASSOCIATION, INC.

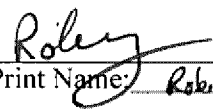
WHEREAS, the Declaration of Covenants, Conditions and Restrictions of Forest Glen was recorded at Instrument # 2012425558 of the Public Records of Hillsborough County, Florida, and thereafter amended by instruments recorded in the Public Records of Hillsborough County, Florida (the "Declaration"); and


WHEREAS, Article II, Section 1(e), Article IV, Section 6, and Article VI, Section 2 of the Declaration provide that the Association may adopt from time to time rules and regulations and architectural design standards and criteria;


NOW, THEREFORE, Michael Berretta, as President, and Julie Andux, as Secretary, of Manors at Forest Glen Homeowners Association, Inc., do hereby certify that the Design Standards and Rules and Regulations attached hereto as Exhibit A were duly approved by the Board of Directors at a duly noticed meeting of the Board of Directors on December 17, 2020.

Witnesses:

MANORS AT FOREST GLEN HOMEOWNERS ASSOCIATION, INC.

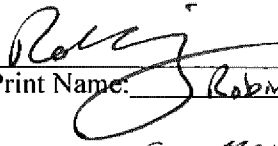


Print Name: Robin King


BY: Michael Berretta, President


Print Name: Cleo Beretta

Witnesses:

MANORS AT FOREST GLEN HOMEOWNERS ASSOCIATION, INC.


Print Name: Robin King

Print Name: Cleo Beretta


BY: Julie Andux, Secretary

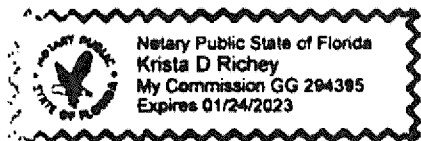
*Certificate of Recording Design
Standards and Rules and Regulations for
Manors at Forest Glen Homeowners
Association, Inc.*

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 10th day of January, 2021, by Michael Berretta and Julie Andux, as President and Secretary, respectively, of Manors at Forest Glen Homeowners Association, Inc. who are personally known to me or have produced _____ as identification, who did take an oath under the laws of the State of Florida, who executed the foregoing Certificate of Recording Design Standards and Rules and Regulations for Manors at Forest Glen Homeowners Association, Inc., and severally acknowledge the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned, and that they have affixed thereto the seal of said corporation, and the said instrument is the act and deed of said corporation.

In Witness Whereof, I have hereunto set my hand and official seal this 10th day of January, 2021.

Krista D. Richey
NOTARY PUBLIC, State of Florida
My Commission Expires: 1/24/2023



FOREST GLEN

The logo for Forest Glen features the word "FOREST" in a large, bold, serif font above the word "GLEN" in a similar font. Two stylized leaf motifs are positioned on either side of the word "GLEN", pointing towards it.

MANORS AT FOREST GLEN
HOMEOWNERS ASSOCIATION, INC.

Design Standards
and
Rules and Regulations

IMPORTANT NOTICE

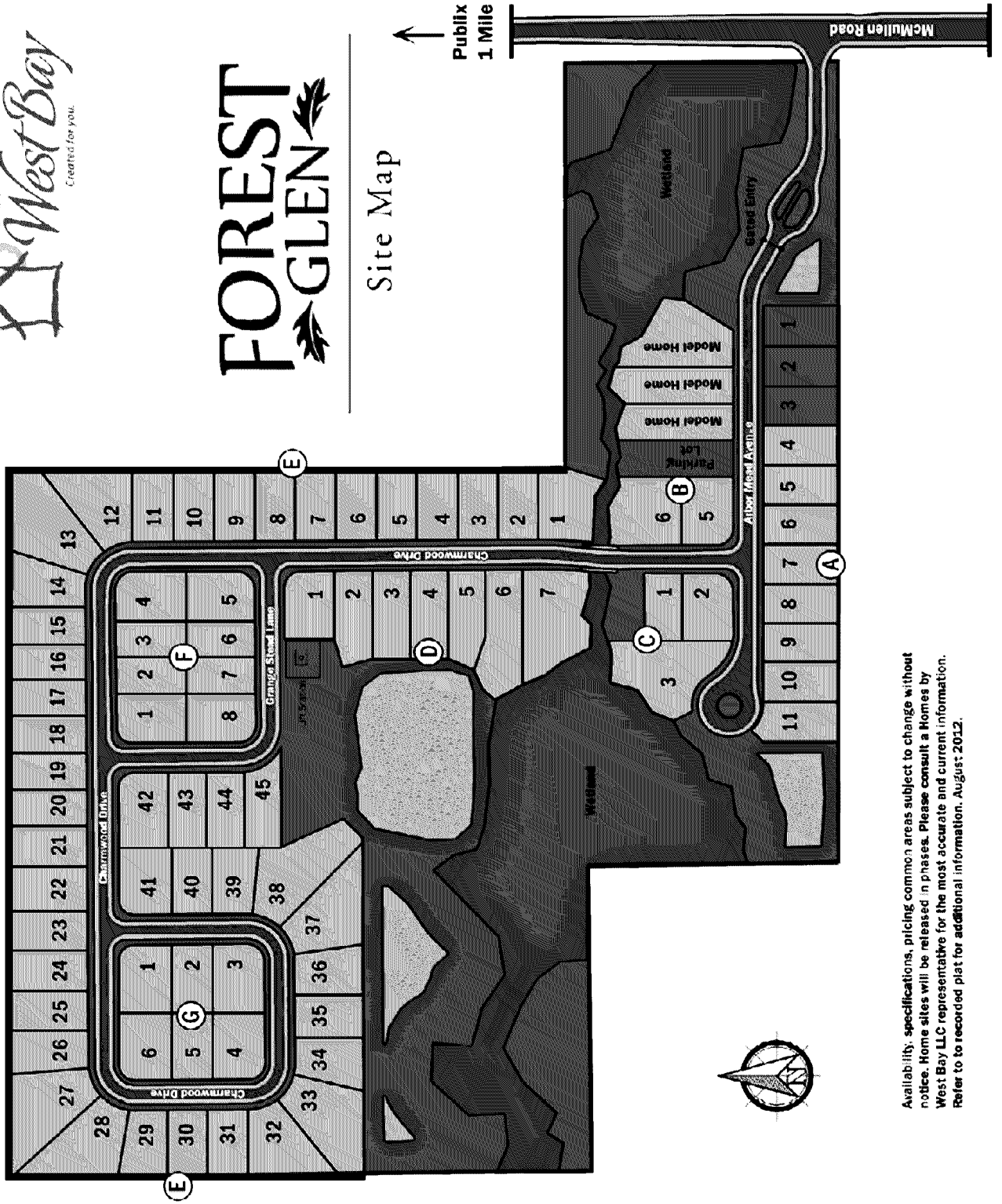
**ANY TYPE OF IMPROVEMENT, ADDITION, CHANGE,
MODIFICATION OR ALTERATION NOT SPECIFICALLY PERMITTED
IN THESE DESIGN STANDARDS & RULES AND REGULATIONS IS
PROHIBITED.**

www.WestBayTampa.com



FOREST GLEN

Site Map



Availability, specifications, pricing common areas subject to change without notice. Home sites will be released in phases. Please consult a Homes by West Bay LLC representative for the most accurate and current information. Refer to recorded plat for additional information. August, 2022.



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Introduction

These Design Standards and Rules and Regulations ("**Standards and Rules**") are established to assist the Architectural Committee ("**AC**") and Owners with procedures and guidelines through the application of consistent and high-quality design standards for the property alteration process in accordance with the Declaration of Covenants, Conditions and Restrictions for Manors at Forest Glen ("**Declaration**") and Florida law.

Owners must obtain prior written approval of the AC or the Board for use of Common Areas for access during any exterior/interior modifications and the Board or AC may require the Owner to pay a damage deposit in an amount to be determined by the Association based upon the project type. Regardless of whether a damage deposit is required, any Owner accessing or using the Common Areas shall be responsible for any damage to Common Areas, including any right of way areas such as sidewalks, curbs, grass, sod, shrubs, or other areas owned or maintained by the Association, and any such damage shall be repaired immediately without need for demand by the Association. If Common Areas are damaged and not repaired to the satisfaction of the Association, at its discretion, the Association may undertake the repairs to the Common Area and assess the Owner for the costs. Such costs shall first be deducted from the damage deposit and any excess returned to the Owner. If the costs exceed the damage deposit, the Association may assess the costs as a Specific Assessment against the Owner and the Owner's Lot in accordance with Article V, Section 4 of the Declaration. At no time shall debris, materials, or equipment from Owner's improvements be stored in or on any Common Area.

The Association may impose fines against any member, tenant, guest, or invitee for violation of any of the provisions of the Declaration or these Standards and Rules, not to exceed \$100.00 per violation. A fine may be levied on the basis of each day of a continuing violation with a single notice and opportunity for hearing, except that no fine shall exceed \$1000.00 in the aggregate. Fines may only be imposed after 14 days' notice to the owner and the opportunity to attend a hearing before a fining committee, in accordance with the Declaration and Florida law. The role of the fining committee is to approve or reject the fine imposed by the Board. Any fine of \$1000.00 or more not paid when due shall be assessed as a Specific Assessment against such owner's lot.

If any Owner fails to maintain their Lot or any improvements thereon in accordance with the Declaration and these Standards and Rules after notice, the Association may cause such maintenance to be performed pursuant to Article II, Section 8 and Article IV, Section 4 of the Declaration and may charge the cost thereof as a Specific Assessment against the Owner's Lot pursuant to Article V, Section 4 of the Declaration.

All Owners and their contractors must comply with these Standards and Rules and any alteration application guidelines and requirements imposed by the AC. All Owners

must have an approved application from the AC prior to commencement of any work. The AC will review plans, materials, site plan, colors, and/or landscaping plan to ensure compliance with design requirements, policy, and procedures set forth in these Standards and Rules and in the Declaration.

If any alterations to a Lot or any improvement thereon are performed without AC approval, the Association may, in addition to any other remedy available per the Declaration and Florida law, restore the property to the condition it was in prior to the alteration and assess the costs of such work as a Specific Assessment against the Owner and the Owner's Lot pursuant to Article V, Section 4 of the Declaration.

Application Process

SECTION ONE: REVIEW PROCESS

ARCHITECTURAL REVIEW SUBMITTAL REQUIREMENTS

1. Submission of the required documents, as set forth below, can be completed electronically by email or by US mail.
2. The submission must be sent to the current management company for Forest Glen.

Include the following in your submission, as applicable:

1. A completed "Architectural Review Committee Submittal Form" must accompany all submissions.
2. A scalable survey of the lot at a minimum scale of 1" = 20'. Base data pertaining to lot lines, topography, easements, existing significant vegetation etc., including all existing trees over 4 inches in diameter are to be shown on the survey.
3. A final site plan indicating exact locations of structures, driveways, swimming pools, walls, mailboxes, air-conditioning units, walks, patios, decks, and existing trees to remain or to be removed. Site plans will include lot dimensions, location of lot corners, proposed grades, etc.
4. Construction plans, sections and all elevations at a scale not less than 1/8"=1'.
5. Samples of exterior building materials and color scheme including any exterior stone, brick or siding type and color; roof type and color; front door, trim color, accent colors, and landscape colors.
6. A landscape plan showing landscape concept, decks, patios, walkways, and lighting. Irrigation systems are required to be maintained and fully functional on all lots in Forest Glen. Landscape plans must show all new planting and any existing trees. The quantities and sizes of plant materials must be noted. Common names of all plant material must be indicated on the plans.

Once all required documents are received by the AC, the AC will have 30 days to approve or disapprove the request. In the event the AC fails to approve or disapprove an application within the 30 days, the application will be considered disapproved.

- “Approved” (project approved as submitted)
- “Approved with conditions” (Conditions must be met to proceed)
- “Disapproved” (reasons noted in the meeting minutes)

Approved projects must be commenced within 90 days of approval by the AC and must be completed within 90 days of commencement. After that time, the AC’s approval of the application will expire. A new AC application must be submitted and approved before any further work can begin.

The Board or the AC retains the right, but not the obligation, to extend time frames for applicant to complete the proposed and approved work.

A member of the property management team may verify the work has been done in compliance with the AC’s approval.

Any owner may contact the association management company via email with a request to inspect a property to determine if there are open violations of the governing documents of Manors at Forest Glen.

Ordinance and Standard Compliance

AC approval does not substitute for, or ensure, compliance with the requirements of all public agencies having jurisdiction over the project, including but not limited to Hillsborough County. Each contractor and homeowner must comply with all zoning regulations, agreements, and ordinances established by Hillsborough County and applicable governmental agencies at the time of purchase and development.

Any charges required to comply with applicable municipal codes that are subsequent to the AC’s final approval must be resubmitted to the AC for its approval. The AC may request a meeting to discuss modifications of the drawings and the specifications.

Design Standards

Artificial Turf/Vegetation is not permitted in Forest Glen except in fenced backyards. Permanent artificial grass, vegetation, and plants/flowers are prohibited in visible areas.

Awnings and Sail Shades are permitted only in/on the rear of the house.

Permanent Basketball Hoops and Portable Basketball Hoops are permitted. Portable Basketball Hoops must be stored in garages nightly. Permanent basketball hoops are permitted only with approval by the AC who will stipulate acceptable locations for placement based on the configuration of your driveway and property. All proposed basketball standard additions or modifications must be submitted to and approved by the AC prior to any addition or modification. The following requirements apply to Permanent Installations:

- The backboard must be made of clear acrylic in a rectangular shape. Backboards may not contain team or advertising logos, bright colors, or any type of advertising.
- Only black metal poles are allowed and must be installed by bolting to an installed concrete pad in a location that is reasonable and safe relative to the sidewalk and structures. The AC will require specific location information in order to consider the request.

The following information must be included with each submittal:

- A final survey must be submitted with your house footprint indicating the exact location of the proposed basketball standard on your lot. Also, identify any nearby flowers or bushes on neighboring lots which could be impacted by your installation and identify how you will protect them.
- Submit the complete details of your proposed basketball hoop including photographs or catalog cut sheets of the exact make and model you propose to install.

Boats and other Watercrafts of any kind or size (jet skis, canoes, kayaks, etc.) or boat trailers may be stored on a Lot for not more than 24 hours up to two (2) times per month and any storage of more than 24 hours on any Lot may only occur where the item is completely concealed in an enclosed garage.

Bird Houses and Feeders (Actual – not decorative) are permitted only in the back yard. Bird houses and feeders should not create a disturbance for neighbors due to noise or bird droppings due to an excessive amount of birds being drawn to the area.

Buffering/Screening of water softeners, sprinkler controls, above ground fuel tanks, and 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 using fences and/or landscape materials providing 100% opacity.

Building Maintenance. Owners will maintain the appearance of the exterior of their home. Any damage, deterioration and/or environmental conditions (mold/mildew) need to be promptly remedied as they occur. Any unacceptable conditions must be rectified within 30 days of the Owner discovering or being notified of such unacceptable conditions. Exterior paint, roofing, trim, door and windows all need to be maintained and or repaired/replaced to ensure the overall aesthetic of the home and the community is not negatively affected.

Each owner must repair, replace, and maintain the roofs, gutters, downspouts, lawns, shrubs, landscaping, walks, fencing, exterior building surfaces, windows, doors, trim, driveways, sidewalks, and underground utilities from the street to the home including water/sewer and communication lines and other exterior improvements and attachments from time to time situated on such owner's lot. Each owner's duty of maintenance includes any and all easement areas upon such owner's lot. No owner may

permit any waste to the exterior portions of such owner's lot. Each owner must make all repairs, maintenance, and replacements necessary to attachments and appurtenant driveways, if any, in a safe, sanitary, and reasonably attractive condition. Should an owner fail to meet the minimum standard for maintenance, then the Association may perform or have performed the necessary required maintenance and thereafter specifically assess such owner for such costs pursuant to Article IV, Section 4 of the Declaration of Covenants, Conditions and Restrictions of Manors at Forest Glen.

Curb Numbers may not be painted or imprinted on street side curbs.

Driveways. Changes to driveways require AC approval. All driveway surfaces may be broom finished concrete, interlocking brick pavers, or stamped concrete. No driveways consisting of any other material will be allowed. Staining or painting of driveways and driveway extensions is not permitted. Driveways may not be widened to extend beyond the corner of the home which is adjacent to garage door(s). Driveways may not be widened on the side which is adjacent to the front door. Driveways with tapers at the sidewalk may be reconstructed to remove the taper but this will require removing the entire section of driveway from one side to the other side and of the dimension equal to the taper that is being removed so the entire section can be poured with concrete to ensure a cohesive aesthetic and provide for greater durability. If replacing the concrete with pavers, the pavers shall be earth toned, grey, or red brick in color. Designs within the pavers are not permitted except for a single encircled letter.

Equipment/AC Units/Water Softener/Solar Equipment. Equipment (i.e. lawn care, car care, work equipment, etc.) is not permitted to be stored in the front of the home. All equipment stored behind the home or in the garage and must not be visible. Any equipment stored at the side of the home must be screened from view with shrubbery or fencing. Must be compliant with the **Buffering/Screening** section contained herein.

Exterior Finish and Colors. Any painting beyond minor touch-ups to the exterior painting in the same colors on the house must be approved by the AC prior to painting. Approved paint color schemes are identified in **EXHIBIT A - House Paint Supplemental Standards** herein.

Exterior Lighting – Attached to Home. Changes to exterior lighting of the home require AC approval. Coach lights must be bronze, silver, pewter or black in color with clear glass and be no more than 24 inches tall. Lights must be mounted to home, adjacent to garage doors. Bulbs may be clear or frosted. Colored bulbs are not approved except during holiday seasons.

Fences. Installation of fences require approval of the AC. The only permitted types of fence are white solid six foot PVC with stiles installed vertically and black powder coated aluminum – see **EXHIBIT D - FENCE SPECIFICATIONS** contained herein. Fences and gates must be set back a minimum of ten (10) feet from the nearest front corner of the home.

It is the responsibility of the owner to ensure placement of the fence is within the property lines of the owner's lot. No wooden or chain link fences are permitted. Additional restrictions may apply to fences located along a retention pond, conservation areas, preservation area, natural area, or drainage easement.

Fireworks. The use of legally purchased fireworks within Forest Glen is only permitted on Independence Day, New Year's Eve, and New Year's Day and between the hours of 5:00pm and 11:00pm on the permitted days. No such fireworks shall be ignited and thrown into, launched over, or around other homes, conservation and wetlands areas, or used in the common areas, to include on the sidewalks or streets. Owners are responsible for the clean-up of any debris or residue from their fireworks display and will be responsible for damage to homes, yards, sidewalks, streets or other common areas. Owners are responsible for ensuring compliance with local laws, codes and ordinances that may govern the use of fireworks.

Flags. Any owner may display in a respectful manner one (1) portable, removable United States flag or official flag of the State of Florida and one (1) portable, removable official flag of the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag. Such additional flag must be equal in size to or smaller than the United States flag.

Any such permitted flags may not exceed four and one-half feet (4'-6") by six feet (6'). Each owner may erect one freestanding flagpole that is no more than twenty feet high on any portion of their lot. The flagpole must be at least ten feet from any lot line and ten feet from the back of the street curb.

Fountains. Installation of a fountain will require AC approval. Only one fountain will be permitted in the front or side yard area of a home. It must be installed and maintained in a way to prevent being a noise or pest nuisance. The maximum dimensions of any fountain is 36"H x 36"W x 36"D. The overall aesthetic of the fountain should be consistent with the community aesthetic.

Front Doors. Changes to front doors (door style or paint color) require AC approval. Front doors may be of metal, solid wood, or fiberglass and may contain glass portions that may be plain, frosted, or etched. Front door colors must be from the approved color scheme for the home. Screen doors or enclosures are allowed on front doors/entryways with approval of the AC. Screen enclosure on the front of the home shall not extend beyond the front entryway area.

Front Entryways. Maximum of four (4) decorative items are permitted within the front entryway. Items not wall mounted are not to exceed 3 feet in height. Only one (1) item may be wall mounted. Item must be maintained in the covered entry and not extend into the walkway.

Two (2) vine trellises or (1) vine arbor are permitted and must not exceed 90" in height. A trellis and/or arbor must be used in combination with living plant material. Owner must maintain such item and trim as necessary.

Fruit and Nut Trees must be maintained. Fruit and nuts that drop to the ground must be picked up to not create a pest or odor nuisance. Fruit and nut trees can only be planted in the backyard of the home.

Garages and Garage Doors. Carports, unattached garages, and the screening of garage doors are not allowed in Forest Glen. All sections of garage doors, except the upper most section, which may contain windows, shall be of standard solid panel construction, which will conceal the contents of the garage. Garage doors shall be kept closed except when access or an activity requires them to be open. Replacement of a garage door will require AC approval and only one of the permissible styles listed in **EXHIBIT G – GARAGE DOOR SPECIFICATIONS** herein may be used.

Garden/Walkway Lighting. Low voltage garden lights are permitted in the front of the home and must be maintained. Lights shall not exceed twelve (12) inches in height, with white bulbs of 4, 7 or 11 watts. Lights shall be installed in a manner consistent with the purpose intended and shall not reflect into adjacent homes or into the street.

Generators. Permanently installed external propane generators may be permitted. Permanently installed propane generators and propane tanks must be in the side or rear of the home and must be screened from view of the street and neighboring properties by shrubbery or fencing. Must be compliant with the **Buffering/Screening** section contained herein. Local, county, and state applicable permits and approvals will be required. Such generators are only allowed to be used, except for testing and maintenance, during periods of electric power outages.

Gutters. Gutter systems must be aluminum gutters fastened at the eve line of the house. Gutters and downspouts may be white or bronze, or the primary color of the house or the trim. In addition, downspouts can be the primary color of the house and the gutters can be the color of the trim. Downspouts shall be located such that they do not discharge water directly onto adjacent properties or common areas.

Heating and Air Conditioning Equipment. Outdoor heating and air conditioning units shall be placed to minimize noise to adjacent dwellings and shall be screened from view with shrubbery or fencing. Must be compliant with the **Buffering/Screening** section contained herein.

Holiday Decorations. Decorations may be displayed no earlier than 30 days prior to holidays and must then be removed no later than 15 days after the holiday.

Care should be taken when deciding on placement of yard decorations, noting that large decorations may cause dead spots in lawns. Any lighting that creates a nuisance may be required to be removed (e.g., unacceptable spillover to adjacent home).

House Numbers. All house numbers must be clearly readable from the street. Numbers should be between 3 – 6 inches in height. Illuminated house lights are not permitted. All missing house numbers should be replaced immediately and at a minimum within 14-days of notice from the Management Company.

Hurricane Shutters. Panel, accordion, and roll-up style hurricane shutters may not be left closed during hurricane season (nor at any other time). Any such approved hurricane shutters may be installed or closed up to seven (7) days prior to the expected arrival of a named hurricane with a potential local impact and must be removed or opened within ten (10) days after the end of a hurricane watch or warning. In cases that emergency shuttering is needed, plywood may be suitable and will not require AC approval. Shutters may not be closed at any time other than a storm event. Any approval by the AC on the installation of new hurricane shutter systems shall not be deemed an endorsement of the effectiveness of hurricane shutters.

Irrigation. Due to water quality, irrigation systems may cause staining on homes, other structures, or paved areas. It is each owner's responsibility to treat and remove any such staining from their private property and from common property.

Lamp Posts. Any lamp post addition will need AC approval prior to installation. Any installation will need to meet the following criteria:

Installation/Maintenance: Lamp posts must be installed in a manner to maximize stability to prevent shifting or leaning over time. Installations must be made perpendicular to the ground. Any damage to or leaning of a lamp/lamp post must be rectified within a reasonable time to restore the item to a position perpendicular to the ground.

Location: The post must be positioned no closer than 4 feet from any sidewalk or property line.

Height: 7ft maximum height to top of lamp.

Material Color: Lamp post and lamp may only be bronze or black, the lamp and post should match in color.

Lamp Style: The lamp affixed atop the lamp post must be a match or as closely as possible match the existing exterior lights affixed to the front of the home. Globes of any kind are not permissible.

Lumens: Not to exceed 800 lumens (60w bulb max).

Light Color: White light is the standard; colored lights may be used during holiday seasons and should be replaced back to white within 15 days after the holiday has passed. Yellow bulbs are not permissible at any time.

Light Pollution Controls: If light from the lamp escapes a property owner's yard and is an unwanted intrusion into neighboring property then restrictive controls on the lamp itself will need to be implemented to prevent this occurrence.

Landscape Bedding Coverings. No bare ground is acceptable. All shrubs, ground cover, and tree beds shall have a two-inch minimum layer of mulch. The following types of landscape bed covering are permitted: cypress mulch, pine bark mulch, cedar mulch, river rock, lava rock, rubber mulch (only dyed red or brown), and wood mulch, of colors that are earth-toned, red, white, or black. The same type and color of covering must be applied throughout the same visible area.

Landscape Edging. Approved edging for Forest Glen is:

- Professional installed concrete curbing
- Stacked brick or rock edging
- Properly installed aluminum or black rubber tube-type edging
 - Edging must be properly installed in the ground to prevent it from rising up.

The following materials are not permitted as landscape edging:

- Any type hard plastic, wood, or wire edging

All edging types/style and color must be consistent across all visible areas of property. (I.E. mixed styles and/or colors are not permitted.)

Landscape Maintenance. Changes to landscape require AC approval. All lots shall be landscaped in a manner that is harmonious, compatible, and consistent with the overall landscaping and general appearance of the community. Use **EXHIBIT B - FOREST GLEN PLANT MATERIAL PALETTE** herein as a guide to all plants allowed and prohibited from use within Forest Glen. Be aware that Forest Glen is within proximity to the Bell Creek Nature Preserve and the use of invasive plants is prohibited. Please refer the Hillsborough County website to identify and avoid these plants. Each owner shall maintain the landscaping and yard area with an attractive appearance and free from insects and diseases.

Landscape maintenance shall include:

- Care of trees, shrubs, ground cover, annuals, and turf grass.
- Care of irrigation systems.
- Lawns should be mowed at an interval of one (1) time per week during the months of March through October and no less than two (2) times per month during the months of November through February. At no time can any lawn grow above 6 inches in length. Bare spots in lawns must be addressed through treatment or removal of the affected area and replaced with St. Augustine sod. St. Augustine is the only grass variety allowed in Forest Glen.
- All damaged plant material, including ground cover and sod, shall be removed.
- Replacement of lost/damaged plants, sod or grass, bark, or ground cover.
- Trim and prune plants.

- No weeds, underbrush, or refuse shall be permitted to be grown or remain upon any lot.
- Residents planting annuals do so with the understanding that they are responsible for upkeep and maintenance including removal of annuals when they die.

Mailboxes. Only one style, shape, and color of mailbox is permitted in Forest Glen. A drawing detailing the required mailbox is located in **EXHIBIT C - MAILBOX SPECIFICATIONS** herein, along with a recommended vendor. If the homeowner desires to purchase the mailbox from a different vendor, the specifications of the mailbox in the exhibit must be followed exactly. The address number will be placed on the mailboxes as show in **EXHIBIT C - MAILBOX SPECIFICATIONS**.

Pergolas. Installation of a new pergola will require AC approval. Unless originally part of the front elevation design of the home, pergolas are permitted only in the rear yard as a shade covering for a lanai or deck. Pergolas must be placed a minimum of ten feet from all property lines and not visible from the street in front of the home. Pergolas must be constructed of pressure treated wood products or engineered composite material resembling wood (i.e. Trex or Veranda), no aluminum or metal structure of any kind is allowed. All wood pergolas must be stained with a natural wood finish or clear sealed. All pergolas constructed of Trex or Veranda must be white or almond. Pergolas must be anchored to resist hurricanes and heavy winds. Applications for pergolas must show a site plan clearly showing its intended placement.

Play Structures. Installation of a play structure will require AC approval. A picture, with dimensions, of the play structure must be submitted with the architectural application prior to approval. Applications for play structures must include a site plan clearly showing its intended placement.

The overall height of play structures may not exceed twelve (12) feet in height. Play structures must be crafted in wood or plastic. Aluminum or metal tubing is prohibited. All play structures must be placed a minimum of ten (10) feet from the rear property line and outside of setbacks when adjacent to the street or an easement.

Notwithstanding the above, play structures shall be placed so as to not be visible from the street in front of the house.

All play structures must be anchored to resist hurricanes and heavy winds. In addition, play equipment installed must meet manufacturer's safety requirements for installation. The play structure must be maintained. The structure's visual impact to neighboring home sites and/or the street must be buffered/screened as much as possible with approved fencing or landscaping.

Porches, Decks, Screen Enclosures, and Patios. Any porch, patio, screen enclosure, or deck shall comply with existing setback governance and the addition of said item(s) will require AC approval. Porches, screen enclosures, or decks which are constructed above

ground must be finished to the ground with materials compatible with the deck or the dwelling; free of mold, mildew, or weeds; and may be screened with landscaping. All screen enclosures shall be constructed with bronze/black colored aluminum supports and smoke/charcoal colored screen material.

Enclosures shall not exceed the width and height of the home nor extend beyond the dwelling's existing roofline and may only be installed in the rear of the home.

The use of solid core aluminum flat roof panels are permitted as part of the screen enclosure.

No porches, decks, screen enclosures, or patios will be allowed to have metal awnings or non-insulated metal roofs. Any roof additions with a roof pitch equal to or greater than 3/12 must be covered by the same composite asphalt/fiberglass architectural shingles as the existing roof. Any future roof replacement costs, on approved AC additions, shall be the responsibility of the homeowner.

Homes on corner lots may be required to have landscaping or a fence on the street side of the screening or enclosure. Florida glass or opaque panels are prohibited from screen enclosures.

Potted Plants. Decorative potted plants are limited to three (3) within the driveway area of the property and a total of five (5) for the entire front portion of the property. Any potted plant must be maintained in good repair. A decorative potted plant is defined as a plant that has been placed with soil in a decorative flowerpot that is made of clay, ceramic, or decorative plastic and is kept for display and decoration. Plastic or composite nursery type pots are prohibited. Empty pots are not permitted and pots containing dead plants must be removed or the plant must be promptly replaced with a live specimen.

Property Use. No owner's property/residence may be used for retail, non-profit, or commercial purposes as a store front or in any capacity that would bring clients or customers, perspective or otherwise, to the owner's property.

Rain Barrels. Rain barrels need to be stored behind the home, not visible from any street. Rain barrels must be neutral or earth-toned in color.

Roofs. Re-roofing with a different color shingle will require AC approval. Shingle colors should complement the color and aesthetic of the home. Color shades of green, blue or red are not permitted. All roofs must be replaced with architectural asphalt/fiberglass shingles, and be installed in accordance with the provisions of the Florida Building Code and applicable Law. Owner is solely responsible for ensuring that all construction, improvements, and/or alterations comply with applicable federal, state, and local laws, ordinances, codes, building requirements, etc. Metal roofs, clay tile and 3 tab shingles roofs are not permitted. Any metal roof accents installed by the original home builder must be maintained in the original design.

Satellite Dishes. No exterior visible antennae, radio masts, towers, poles, aerials, satellite dishes, or other similar equipment shall be placed on any home or lot without the prior approval of the AC except as required to be permitted by applicable law. The AC may require the above to be screened from view of adjacent properties or common areas. Satellite dishes shall be placed on the rear of the home when possible and not be larger than 36" in diameter. No Owner shall operate any equipment or device which will interfere with the radio or television of others. All antennas not covered by the Federal Communications Commission (FCC) rules are prohibited. Installation, maintenance, and use of all antennas shall comply with restrictions adopted by the Board and shall be governed by the then rules of the FCC.

Security Lighting. Security lights mounted on the home are permitted. The lights must be mounted to the metal soffit under the eave or rake on the roof. Security lights are not to be wall mounted on the front of the house. Security lights are permitted a maximum of two lamps per holder. Lamps shall be aimed so as not to illuminate neighboring homes. Lights shall be turned on by means of a motion detector or other security breach detector. Security lights may not be left on throughout the night.

Sheds and Detached Buildings. Storage sheds and detached buildings are not permitted in Forest Glen.

Shutters. Replacement of shutters will require AC approval. Shutters must be painted an approved color within the **EXHIBIT A - House Paint Supplemental Standards** herein. Permissible shutter styles are listed in **EXHIBIT E - SHUTTER SPECIFICATIONS** herein.

Sidewalks/Walkways. It shall be the responsibility of the homeowner to properly maintain sidewalks and walkways located within the property lines. See **Walkways**, herein, for more information.

Solar Heating Equipment. Solar panels and/or cells are permitted in accordance with Local, State, and Federal guidelines. Where possible, the panels or cells should be located on the rear or side of the roof line to minimize the view from the adjacent street.

Free standing panels and/or cells are not permitted in the front or side yards. If they are located in the rear yard, the rear yard must be fenced. The installation of solar water heaters or solar cells must comply with Hillsborough County codes and all applicable building codes.

Sports Equipment and Toys. Temporary sporting equipment of any kind, including but not limited to cages, nets, or moveable basketball hoops may be used in public view. When not in use, these items must be stored inside a garage or placed on the side or rear of the home to ensure proper screening from the street. Landscaping sufficient to provide 100% opacity is required if storing the unit on the side of the home and not behind a fence. Bicycles and toys must be stored out of sight when not in use. None of

these items may be left in plain view overnight. Any permanent structure, like a skateboard ramp, may be constructed in the back yard and fenced from view. The height of any skateboard ramp shall not exceed 5 feet.

Stone Facade. The addition or replacement of stone veneer to the exterior of a home requires AC approval. The front façade of a home may not be entirely covered in a stone veneer. Permissible styles are available here **EXHIBIT F – STONE VENEER SPECIFICATIONS** herein. Only stacked stone may be used.

Swimming Pools, Spas, Whirlpools, and Hot Tubs. Installation of an in-ground pool requires AC approval. Above ground pools are prohibited except for children’s pools holding less than fifty (50) gallons of water. Children’s pools holding less than fifty (50) gallons of water may only be used in the backyard and not visible from the street while in use. Children’s pools must be removed and stored out of view when not in use.

The in-ground pool design must incorporate, at a minimum, the following:

- The composition of the material must be thoroughly tested and accepted by the industry for such construction
- Any swimming pool constructed on any lot shall have an elevation at the top of the pool or not over two feet (2') above the natural grade
- Pool cages must be of a design, color and material approved by the AC. See **Porches, Decks, Screen Enclosures, and Patios**
- Pool cages shall in no event be higher than the roof line of the home
- Pools and pool cages shall not extend beyond the sides of the home
- Pools must either be in a fenced-in backyard or have a locking enclosure around the pool area

All pools shall be adequately maintained and chlorinated (or cleaned with similar treatment). Under no circumstances may chlorinated water be discharged onto other owner’s lawns, the community streets, or into any water bodies within Forest Glen or adjoining properties.

Free standing hot tubs or spas must be placed on the rear porch, deck, or lanai. Owners must follow mandated safety requirements from the appropriate governmental agencies, including those regarding safety fences and covers. Hot tubs and spas must be placed so that they are not be visible from the street in front of the house.

Unless otherwise allowed by these standards, other structures that are not contiguous and part of the pool or spa are not permitted.

Backwashing into the street is not permitted in Forest Glen and no permanent or temporary piping/hose should be installed to allow for such activity. Backwashing should occur within the homeowners property and not be exposed to the community at large in anyway.

Substances and Fuel. No flammable, combustible, or explosive fuel, fluid, chemical, hazardous waste, or substance shall be kept on any portion of Forest Glen or within any home or lot, except those which are required for normal household use such as for

medical reasons or liquid fuel for lawnmowers and other gas powered items or propane-filled tanks for household purposes.

Temporary Storage Containers. Only one temporary storage container is allowed at a residence at any given time. It may only be present for no longer than 14 days and must not be placed where it interferes with the sidewalk or roadway. Residents wishing to have a temporary storage container must notify the Management Company when the container will arrive and be picked up.

Temporary Structures. No structure of a temporary character, trailer, tent, or other building is permitted. Canvas type tents, gazebos, or temporary inflatable structures are permitted only when in use (for events, parties, gatherings) and may not be stored in yards. They can be erected for no more than 48 hours in a 30-day period. Residents wishing to have a temporary structure must notify the Management Company when the structure will arrive and be picked up.

Trampolines. Trampolines must be located in the rear of a home. The trampoline and any associated cage/net must not be visible from the street in front of the home.

Trees. The planting/removal of trees must follow Hillsborough County codes and regulations according to where they are placed. Dead or damaged trees must be removed to prevent damage to properties and personal injury and the tree stump must be removed below grade. Property owners must obtain necessary governmental approvals for all applicable tree removals. If not damaged or diseased, removal is prohibited of trees with a diameter of more than six (6") inches measured two (2') feet above ground level. Removal will be permitted if the tree is causing damage/potential damage to property (i.e. cracking foundations, sidewalks, or driveways) with report from a certified arborist indicating damage. Removal will be permitted for other allowable improvements (i.e. pool, patio, landscaping change, etc.). Replacement trees may be required in accordance with Hillsborough County codes. Trees must not block drivers' view of the street and must not be planted in the easements.

Dead, dying, or unhealthy palm fronds must be removed from palm trees.

Leaves must be raked and maintained.

All other trees shall be well maintained and healthy, following accepted horticultural standards for each tree. The canopies of the trees along the sidewalk on all sides of a home must be maintained so as not to impede pedestrian or vehicle traffic. Branches should be trimmed to a minimum height of ten (10) feet from the ground when the tree specimen is mature enough to allow such trimming. For younger trees, branches should be kept clear of the roadway and sidewalk and as soon as reasonably possible lower branches should be trimmed to a minimum height of six (6) feet from the ground and as the tree matures raise the height of the lowest branches to ten (10) feet. If branches do not extend to the sidewalk or the roadway they do not need to be trimmed to the preceding height requirements.

Only the following trees may be planted in the area between the sidewalk and the roads within Forest Glen and only with a permit from Hillsborough County:

- Live Oak
- Little Gem Magnolia

Trees planted in the area between the sidewalk and the road must be at least six (6) feet tall when planted. Homes are required to maintain all current trees in the area between the sidewalk and the road, if a tree dies in this area it must be replaced with an approved specimen as described here. No new trees or landscaping may be added to the area between the sidewalk and road.

All front landscaping should contain at least two (2) trees – at least one (1) within the area between the sidewalk and the road and at least one (1) in the front landscape bed(s) of the home itself. Trees in the landscape bed of the home may be any as described in **EXHIBIT B - FOREST GLEN PLANT MATERIAL PALETTE** herein.

Vegetable Gardens. Plants must be weeded and maintained so as not to cause a pest or odor issue. All gardens must be in the back of home and screened from view.

Visibility on Corners. No vehicles, objects, fences, walls, hedges, shrubs, or other planting shall be placed or permitted on a corner lot where such object would create a vision obstruction and a hazard for pedestrian or vehicle traffic.

Walkways. Walkways are not sidewalks. They are paths from the driveway to the front door or from the driveway to a side of the house or existing exclusively on the side or rear of the house. Walkways may be constructed of brick, flagstone, slate, pavers, concrete, stamped concrete, travertine or other high quality masonry or stone material compatible with the existing materials on the lot. Walkways should be in earth tones or gray. A cobblestone look is permitted. All walkways must be level with the ground and if attaching to the driveway, must be level at the contact point to the driveway. Walkways may not connect to the sidewalk.

Walkways in the front or along the sides of the home and visible from the street may be a maximum of three (3) feet in width. They may be clear sealed, but not stained or painted. Walkways in the rear or side yard and out of sight of the street or behind fencing (as per Fences herein), may be painted, stained, or clear sealed.

Walkways made up of stepping stones are permitted only in the rear or side yard and not visible from the street, but grass in between must be kept mowed at the same level as the lawn. Stepping stone walkways may be a maximum of three (3) feet in width.

Walls may not be built on property lines to create boundaries with neighbor properties. Decorative walls less than 6 feet high may be built as part of landscape designs and will need AC approval.

Waterways. No owner whose home adjoins a waterway may utilize the waterway to irrigate. The Association may use waterways for irrigation purposes.

By acceptance of a deed to a home, each owner acknowledges that the water levels of all water bodies may vary. There is no guarantee by the developer, builder, or the Association that water levels will be constant or aesthetically pleasing at any particular time. The Association shall have the right to use one or more pumps to remove water from water bodies for irrigation purpose at all times.

Wetlands. Owners having homes adjoining wetlands or conservation areas are hereby put on notice that the cutting or removal of any vegetation in these areas is strictly prohibited and may be reported to the Southwest Florida Water Management District (SWFWMD). Questions about wetlands or conservation areas should be referred to the SWFWMD. In the event that the HOA is fined by SWFWMD due to the cutting, spraying or removal of any vegetation, said fine shall be passed on to and paid by the homeowner once proven that the homeowner/resident is responsible for the cited violation.

Window Treatments. Window treatments shall consist of drapery, blinds, decorative panels, or other window covering. No newspaper, aluminum foil, fabric or plastic sheets, or other temporary window treatments are permitted. No security bars shall be placed on the exterior of the home. No reflective tinting or mirror finishes on windows shall be permitted.

Window or Wall Units - AC. No window or wall air conditioning unit may be installed in any window or wall of a home.

Yard Ornamentation. A maximum of four (4) yard ornaments each with a maximum height of 36 inches are permitted per viewable front yard from the street, except for holiday decorations (see the section **Holiday Decorations** listed above).

Rules and Regulations

Animals and Pets. No animals of any kind shall be raised, bred, or kept within Forest Glen for commercial purposes. Notwithstanding the foregoing, pets may be kept or harbored in a home only so long as such pet or animals do not constitute a nuisance. A determination by the Board that an animal or pet kept or harbored in a home is a nuisance shall be conclusive and binding on all parties.

All pets shall be walked on a leash. No pet shall be permitted outside a home unless such pet is kept on a leash or within an enclosed portion of the yard of a lot or dog park. No pet or animal shall be "tied out" on the exterior of the home or in the common areas or left unattended in a yard or on a balcony, lanai, porch, or patio.

Dog runs, dog pens, or dog houses must be contained within a fenced in yard and must not be visible to neighbors.

The person walking the pet or the pet owner shall clean up all matter created by the pet during the walk. Each owner shall be responsible for the activities of their pet. All pet owners are required to clean up after their animals immediately. Do not allow pets to use the front grass of any home for a bathroom, if so, have your pet use your own grass for a bathroom, not your neighbors.

Pets are not permitted in any water body in Forest Glen.

Service dogs are permitted subject to the restrictions contained herein and in the Declaration, except where contrary to applicable law.

The Association reserves the right to enforce all penalties associated with pet-related violations. The association is not liable for pet-related damages.

No non-domesticated animals, livestock, or poultry may be raised, bred, or kept anywhere within Forest Glen.

No pet shall create a persistent disturbance to neighbors. Pets must be kept indoors if they cannot remain reasonably quiet when outside.

ATVs/Dirt Bikes/Go-Carts/Mini-Bikes. All-terrain vehicles, dirt bikes, go-carts, and mini-bikes are not permitted to be driven anywhere in Forest Glen. They must be stored in the garage and put on a trailer to be taken out of the neighborhood. Unlicensed motorized vehicles are prohibited in Forest Glen. Electric golf carts may be used within the community and should be stored in the garage when not in use.

Clotheslines. No permanent clotheslines may be installed or maintained on any lot except the portable rotary or reel type clothes lines which may be permitted in the rear yard only. Clothes lines must be stored out of sight when not in use.

Commercial Vehicles and Other Prohibited Vehicles. Commercial trucks (vehicles used for work purposes and vehicles with writing on the sides of vehicles with equipment racks or ladder holders), trailers (flat bed, horse, motorcycle, boat, etc), campers, recreational vehicles, commercial vehicles, vehicles with commercial signage, non-motorized vehicles, and maintenance equipment may not be parked on any lot,

sidewalk, right of way, or common area, or anywhere where they can be viewed by the public or other owners including, but not limited to, in or on any driveway, street, or common area. The above vehicles may only be parked in an enclosed garage. Exception to above would be a ¾ ton or smaller size pickup truck with no commercial boxes or racks in the bed or any other passenger vehicle that is designed to carry no more than 8 passengers; such a vehicle may have signage to advertise a business. When possible any vehicle with signage displayed should be parked in an enclosed garage. No vehicles bearing a "for sale" sign shall be parked within the public view anywhere within Forest Glen.

Law enforcement vehicles are permitted to be parked in the garage or driveway of a lot. No vehicle shall be used as a domicile or residence either temporarily or permanently. Contractor trucks and commercial vehicles are permissible only when actively engaged in completing work, construction, repair or maintenance at a home.

Community Yard Sale Events. Private garage or yard sales are prohibited. Only Association sponsored garage or yard sales are permitted.

Driveways. Driveways need to remain free of grease, oil, mold/mildew or other stains. Weeds growing through driveway pavers/expansion joints or cracks need to be eliminated. Driveways need to be kept free of debris. Driveway reflectors are not permitted.

Garbage/Recycle Bins and Garbage. Trash collection and disposal procedures established by Association shall be observed. No outside burning of trash or garbage is permitted. All trash must be stored in sanitary containers placed out of sight from the street and neighboring lots, except when placed at the curb for collection. Exterior storage, unless behind a solid fence, is prohibited. Lots must remain free of all trash, litter, pet waste, cigarette butts, newspapers, garbage, etc. at all times.

Each Owner shall be responsible for properly depositing his or her garbage and trash in garbage cans and trash containers sufficient for pick up by the appropriate collection agencies in accordance with the requirements of any such agency. All such trash receptacles shall be maintained in a sanitary condition and shall not be visible from adjacent properties and streets.

Garbage cans and trash containers shall not be placed outside the home for more than 24 hours before scheduled collection and shall return all containers to their concealed location no later than 10:00 p.m. on collection day. Trashcan lids should be secured to avoid animals, odor, and windblown garbage from affecting adjoining homes.

Non-bagged lawn or yard waste can be placed at the curb no more than 48 hours before scheduled collection and must not obstruct sidewalks or roadways and may not be placed in or on common areas, including culverts or drainage areas. Bagged yard waste can be placed at the curb alongside non-bagged waste.

Each resident is responsible for picking up litter on their property and preventing windblown debris from originating from their property.

Garden Hoses. Garden hose hangers or hose reels should be placed on the side of the home wherever possible and concealed from the street. Hoses must be fully retracted and hung neatly when not in use. Hangers, hose reels, and hoses must be neutral in color.

Grills. Grills must be covered and stored out of sight behind the home when not in use.

House Exterior, Driveway, Sidewalk, and Roof Cleaning. Roofs, concrete, and all hard surfaces including dwellings must be kept free of dirt, mold, and mildew at all times.

Leasing. All leases must comply with Article VII, Section 14 of the Declaration and the Association's Leasing Policy attached hereto as **Exhibit H**.

Outdoor Furniture. Only furniture specifically designed for permanent use outdoors are allowed in front and unfenced back yards. For front yards, the outdoor furniture is only permitted in the porch/patio area by the front door. Indoor furniture or full-size household appliances of any type shall not be placed or stored in front yards, gardens, or flowerbeds of homes. No furniture of any type is allowed on driveways.

Parking. Parking is only permitted in the garage or driveway of a lot. Residents should always park resident vehicles in the driveway or garage. Persistent street parking by resident vehicles is prohibited. Persistent is defined to mean any duration of parking on the street for two (2) or more consecutive days. Any oil or fluid leaks on the roadway from resident or visitor vehicles must be remedied immediately and are the responsibility of the homeowner.

Renting/Leasing. All tenants shall agree to abide by and adhere to the terms and conditions of the Declaration and these Standards and Rules and all policies adopted by Association. All lessees and their family members, guests, and invitees shall be subject to and shall be obligated to comply with such documents.

Repairs of Vehicles. No vehicle that cannot operate on its own power or in a safe and legal manner shall remain in Forest Glen for more than forty eight (48) hours, except in the garage of a home. No repair or maintenance, except emergency repair, of vehicles shall be made within Forest Glen except in the garage of a home. No vehicles shall be stored on blocks in the public view. No tarpaulin covers on vehicles shall be permitted anywhere in the public view.

Soliciting. Forest Glen has a "No Soliciting" policy. No handbills or flyers are permitted to be passed out in Forest Glen. If you encounter solicitors, please report them to the Management Company.

Trespassing. Each home in Forest Glen is privately owned. Trespassing through side yards or backyards is not permitted. For safety reasons, owners, residents, and their

household members and guests should not enter neighboring yards without permission.
Owners reserve the right to notify authorities.

EXHIBIT A – HOUSE PAINT SUPPLEMENTAL STANDARDS

Prior to painting, review and approval by the AC is required using the House Paint Approval form. If the management company verifies that the house paint colors match these standards, they can approve and the AC will sign off at the following AC meeting. There are 74 color schemes to choose from. Only the color schemes as described in the attached spreadsheet will be approved. All paint numbers and paint names are from Sherwin Williams. Another paint manufacturer may be used, but the colors used will have to be an exact custom match to the colors identified in the color scheme chosen. Other manufacturers will be able to match the Sherwin Williams color swatch. Color schemes may consist of a body color(s), a trim color(s), an accent color(s), and a door (front and garage doors) color(s). Owners are not permitted to mix and match colors from other schemes. Identify on the paint application the front door and garage door color(s).

In addition, Pure White (SW7005) may be used as an option in any color scheme for the trim. This must be identified on the paint application to be submitted for AC approval. The body paint color should complement the roof color (and vice versa).

Gutter and downspout colors may be white, bronze, the body color of the house or the color of the trim. In addition, downspouts can be the body color of the house and the gutters can be the color of the trim.

House paint schemes can be found on-line in the Sherwin Williams Homeowner Association Archive. In addition, they can be viewed in book form at the management company or at the Lithia-Fishhawk Ranch Sherwin Williams store:

5496 LITHIA PINECREST RD

LITHIA, FL, 33547-2853

(813) 654-285

House Paint Color Schemes

Option	Body	Body	Trim	Trim	Accent	Door	Door
Scheme 1	SW282 7		SW282 9			SW625 8	SW280 2
Scheme 2	SW283 2		SW700 5			SW281 9	SW637 3
Scheme 3	SW007 7		SW005 4		SW602 7	SW602 7	
Scheme 4	SW750 3		SW282 9		SW762 3	SW762 3	
Scheme 5	SW917 3		SW750 7		SW751 4	SW751 4	
Scheme 6	SW620 7		SW701 2		SW661 4	SW661 4	
Scheme 7	SW763 1		SW763 3		SW761 3	SW761 3	
Scheme 8	SW005 2		SW005 0		SW916 7	SW916 7	
Scheme 9	SW703 6		SW703 8		SW623 5	SW623 5	
Scheme 10	SW282 9	SW282 2	SW615 2		SW610 4	SW600 6	

Scheme 11	SW917 0	SW701 5	SW700 4		SW280 2	SW647 8	
Scheme 12	SW750 3		SW756 6	SW612 6		SW763 0	SW652 4
Scheme 13	SW607 3		SW762 8	SW600 5		SW767 5	SW270 4
Scheme 14	SW755 1		SW751 1	SW750 1		SW917 8	SW916 4
Scheme 15	SW916 7		SW916 6	SW910 9		SW699 0	SW763 0
Scheme 16	SW763 6		SW763 1	SW703 0		SW916 8	SW647 8
CL-1	SW614 9		SW700 8			SW600 6	SW614 9
CL-2	SW701 5		SW700 6			SW625 8	SW701 5
CL-3	SW002 9		SW615 4			SW618 8	SW002 9
CL-4	SW609 9		SW700 8			SW632 8	SW609 9
CL-5	SW637 2		SW700 6			SW606 9	SW637 2
CL-6	SW002 8		SW667 2			SW282 6	SW002 8
CL-7	SW616 3		SW763 2			SW618 8	SW616 3
CL-8	SW757 3		SW638 5		SW625 8	SW632 1	SW757 3
CL-9	SW750 7		SW756 8		SW750 5	SW603 3	
CL-10	SW764 1		SW764 2		SW638 5	SW769 2	
CL-11	SW769 5		SW755 4			SW759 4	SW769 5
CL-12	SW286 0		SW754 1			SW751 0	SW286 0
CL-13	SW767 0		SW603 5			SW758 0	SW767 0
CR-1	SW284 2		SW701 2		SW283 4	SW283 8	SW284 2
CR-2	SW762 4	SW761 6	SW637 1		SW625 8	SW625 8	
CR-3	SW620 7		SW768 4		SW619 2	SW280 8	
CR-4	SW282 3		SW282 9		SW281 3		SW280 3
CR-6	SW613 6		SW283 3		SW281 5	SW602 7	
CR-7	SW606 7		SW701 3		SW606 6	SW606 9	
CR-8	SW624 9		SW637 1		SW624 8	SW625 8	
CR-9	SW769 5		SW759 4		SW755 4	SW759 4	

CR-10	SW286 0		SW751 0		SW754 1	SW751 0	
CR-11	SW767 0		SW758 0		SW603 5	SW758 0	
EC-1	SW610 9		SW613 3	SW702 7	SW762 2	SW762 3	SW610 9
EC-2	SW613 5		SW613 7	SW702 7	SW634 9	SW283 8	SW613 5
EC-3	SW611 5		SW756 5	SW702 7	SW002 4	SW707 6	SW611 5
EC-4	SW283 4		SW768 0		SW702 7	SW620 0	SW702 7
EC-5	SW610 8		SW615 3		SW615 3	SW772 9	SW610 8
EC-6	SW769 3		SW769 6		SW702 7	SW605 4	SW702 7
EC-7	SW756 9		SW751 4		SW702 7	SW622 9	SW756 9
EC-8	SW615 8		SW615 4			SW603 3	SW615 8
FM-1	SW285 3		SW756 4			SW286 1	SW285 3
FM-2	SW750 1		SW701 3		SW606 9	SW624 4	
FM-3	SW667 3		SW636 4			SW627 1	SW667 3
FM-5	SW752 6		SW604 1			SW623 0	SW752 6
FM-6	SW612 7		SW610 9			SW762 2	SW612 7
FM-7	SW704 2		SW750 7			SW750 5	SW704 2
FM-8	SW280 4		SW757 1			SW607 6	SW280 4
FM-9	SW771 0		SW614 1			SW702 7	SW771 0
FM-10	SW611 6		SW701 2			SW606 9	SW611 6
FM-11	SW770 1		SW753 8	SW619 2	SW702 7	SW605 5	SW770 1
FM-12	SW615 7		SW611 6		SW702 7	SW610 3	SW615 7
FM-13	SW613 0		SW612 7		SW624 1	SW606 9	SW609 6
FM-14	SW611 3		SW634 1		SW614 3	SW615 3	SW702 7
FM-15	SW613 3		SW702 7			SW285 5	SW653 7
FM-16	SW771 8		SW770 2		SW702 7	SW600 6	SW605 4
FM-17	SW771 0		SW638 5			SW603 4	SW771 7
FM-18	SW773 9		SW667 2		SW004 4	SW616 7	SW702 7

TU-1	SW613 7		SW637 9		SW283 7	SW771 8	SW613 7
TU-2	SW769 5		SW608 9			SW758 5	SW769 5
TU-3	SW768 4		SW773 1			SW606 7	SW606 9
TU-4	SW613 4		SW616 5		SW285 4	SW605 5	SW613 4
TU-5	SW771 8		SW770 2		SW617 4	SW750 9	SW702 7
TU-6	SW280 4		SW610 5			SW004 2	SW751 5
TU-7	SW771 1		SW608 7		SW000 7	SW601 3	SW771 1
TU-8	SW612 3		SW612 0			SW702 7	SW704 8
TU-9	SW611 7		SW610 6	SW702 7	SW624 1	SW624 3	SW611 7
TU-10	SW607 0		SW608 8			SW280 8	SW280 7

EXHIBIT B - FOREST GLEN PLANT MATERIAL PALETTE**CANOPY TREES**

Botanical Name	Common Name
Acer rubrum	Red Maple
Betula nigra	River Birch
Cercis Canadensis	Ester Redbud
Cinnamomum camphora	Camphor Tree
Juniperus silicicola	Southern Red Cedar
Liquidambar styraciflua	Sweet Gum
Magnolia grandiflora	Southern Magnolia
Plantanus occidentalis	Sycamore
Quercus laurifolia	Laurel Oak
Quercus shumardii	Shumard's Red Oak
Quercus virginiana	Live Oak
Salix babylonica	Babylon Weeping Willow
Taxodium distichum	Bald Cypress
Ulmus alata	Winged Elm
Ulmus parvifolia	"Drake" Drake Elm

UNDERSTORY TREES

Botanical Name	Common Name
Cupressocyparis leylandii	Leyland Cypress
Eriobotrya japonica	Japanese Loquat
Gordonia lasianthus	Loblolly Bay
Ilex cassine	Dahoon Holly
Ilex x attenuate	"E. Palatka" East Palatka Holly
Ilex x attenuate	"Savannah" Savannah Holly
Lagerstroemia indica	Crape Myrtle
Ligustrum japonicum	Wax Privet
Ligustrum lucidum	Glossy Privet
Myrica cerifera	Wax Myrtle
Parkinsonia aculeate	Jerusalem Thorn
Photinia x fraserii	Photinia Tree Standard
Prunus angustifolia	Chicksaw Plum
Pyrus calleryan	"Bradfordii" Brandford Pear

PALM TREE ACCENTS

Note: It is the intent of the AC to limit the planting of palm trees within FOREST GLEN. A maximum of three (3) palms, each measuring 14" minimum diameter at breast height (DBH) and eight (8) feet clear trunk height will count towards one (1) canopy tree. It is recommended that palms only be used as accents to supplement the plantings of trees and to give appropriate scale to vertical structures.

Botanical Name	Common Name
<i>Acoelorrhaphe wrightii</i>	Paurotis Palm
<i>Butia capitata</i>	Pindo Palm
<i>Chamerops humilis</i>	European Fan
<i>Livistona chinensis</i>	Chinese Fan Palm
<i>Phoenix canariensis</i>	Canary Island Date
<i>Phoenix dactylifera</i>	Medjool Date Palm
<i>Phoenix reclinata</i>	Senegal Date Palm
<i>Phoenix roebelinii</i>	Pygmy Date Palm
<i>Phoenix sylvestris</i>	India Date Palm
<i>Rhapis excelsa</i>	Lady Palm
<i>Sabal Palmetto</i>	Cabbage Palm
<i>Syagrus romanzoffianum</i>	Queen Palm
<i>Washington robusta</i>	Washingtonia Palm

SHRUBS AND GROUNDCOVERS

Botanical Name	Common Name
<i>Alpinia species</i>	Ginger
<i>Arisida crenata</i>	Coralberry
<i>Aspidistra elatior</i>	Cash Iron Plant
<i>Azalea "Aaron White"</i>	Aaron White Azalea
<i>Azalea "Due De Rohan"</i>	Due de Rohan Azalea
<i>Azalea "Formosa"</i>	Formosa Azalea
<i>Azalea "G.G. Gerbing"</i>	Gerbing Azalea
<i>Azalea "George L. Tabor"</i>	George L. Tabor Azalea
<i>Azalea "Red Ruffle"</i>	Red Ruffle Azalea
<i>Azalea "Southern Charm"</i>	Southern Charm Azalea
<i>Bougainvillea species</i>	Bougainvillea
<i>Callistemon rigidus</i>	Stiff Bottlebrush
<i>Camellia japonica</i>	Common Camellia
<i>Camellia sasanqua</i>	Sasanqua Camellia
<i>Cortaderia selloana</i>	Papas Grass
<i>Crinum americanum</i>	Sting Lily
<i>Crinum asiaticum</i>	Giant Crinum Lily
<i>Cuphea hyssopifolia</i>	Mexican Heather
<i>Cupressus sempervirens</i>	Italian Cypress
<i>Cycas revolute</i>	King Sago
<i>Cyrtomium falcatum</i>	Holly Fern
<i>Dietes bicolor</i>	Yellow Iris
<i>Dietes vegeta</i>	White African Iris
<i>Elaeagnus pungens</i>	Silverthorn
<i>Eugenia uniflora</i>	Surinam Cherry
<i>Evolvulus glomerata</i>	Blue Daze

Feijoa sellowiana	Pineapple Guava
Galphemia gracilis	Thryallis
Gardenia jasminoides	Grafted Gardenia
Gardenia radicans	Dwarf Gardenia
Gelsemium sempervierens	Yellow Jessamine
Hedera Colchica	Algerian Ivy
Hedera helix	English Ivy
Helianthus debilis	Dune Sunflower
Heliconia species	Heliconia
Hemerocallis speceies	Daylily
Hibiscus species	Hibiscus
Hymenocallis latifolia	Spider Lily
Ilex x attenuate	"Foseri" Foster's Holly
Ilex cornuta	"Bufordii" Dwarf Holly
Ilex cornuta	"Rotunda" Globe Holly
Ilex crenata	Japanese Holly
Ilex	"Nellie R. Stevens" Stevens Holly
Ilex vomitoria	Yaupon Holly
Schellings Dwarf	Schellings Holly
Illicium floridanum	Anise
Illicium parviflorum	Yellow Anise
Ipomoea pes-Capra	Railroad Vince
Jasminum mesnyi	Primrose Jasmine
Jasminum nitidum	Downy Jasmine
Jasminum volubile	Shining Jasmine
Juniperus species	Wax Jasmine
Lantana species	Junipers
Leucophyllum frutescens	Lantana
Ligustrum japonicum	Wax Privet
Ligustrum lucidum	Glossy Privet
Ligustrum sinense	Chinese Privet
Liriope muscari varieties	Liriope
Lobelia cardinalis	Cardinal Flower
Mandevilla species	Mandevilla
Muhlenbergia capillaries	Hairgrass
Musa species	Banana
Myrcianthes fragrans	Simpson's Stopper
Myrica cerifera	Wax Myrtle
Nandina domestica	Heavenly Bamboo
Nephrolepis species	Swordfern
Nerium oleander	Oleander
Ophiopogon japonicus	Mondo Grass
Osmantus fragrans	Tea Olive
Osmunda regalis	Royal Fern

Pennisetum setaceum	Fountain Glass
Pentas lanceolata	Egyptian Star
Philodendron selloum	Split-Leaf Selloum
Photinia x fraseri	Copper-Tip Photinia
Pittosporum tobira	Pittosporum
Plubago auriculata	Leadwort
Podocarpus macrophyllus	Yew Podocarpus
Polypodium scolopendria	Wart Fern
Portulaca grandiflora	Rose Moss
Purslane	Purslane
Pyracantha coccinea	Ppyracantha
Pyrostegia ensusta	Flame Vine
Rhaphiolepis umbellate	Yedda Hawthorn
Rumohra adiantiformis	Leatherleaf Fern
Sagittaria lancifolia	Arrowhead
Sanevieria trifasciata	Snake Plant
Serenoa repens	Saw Palmetto
Setceasea purpurea	Purple Queen
Spartina speceies	Cordgrass
Strelitzia nicholai	White Bird
Strelitzia reginae	Bird of Paradise
Tibouchina species	Purple Glory Bush
Trachlopermum asiaticum	Minima Jasmine
Trachlopermum jasminoides	Confederate Jasmine
Tripsacum dactyloides	Sesame Grass
Tripsacum floridanum	Florida Grama Grass
Tulbhagia violacea	Society Garlic
Vibrunum obovatum	Walters Viburnum
Viburnum odoratissimum	Sweet Viburnum
Viburnum suspensum	Sandankwa
Zamia furfuracea	Cardboard Plant
Zamia pumil	Coontie

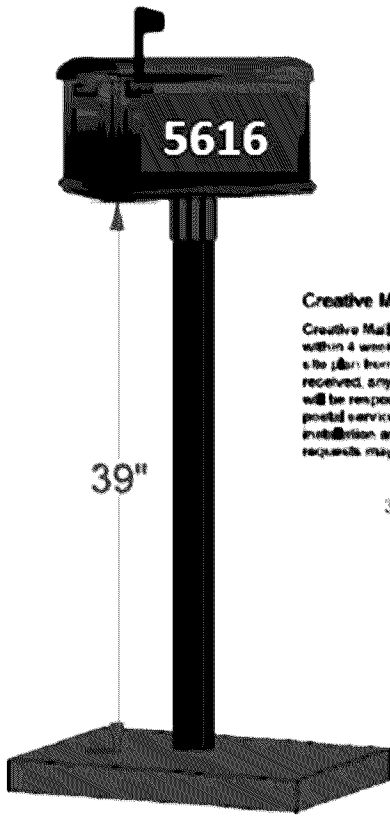
Note: The AC make no written or implied guarantees regarding use of the above Plant Palette materials for specific sites within FOREST GLEN.

PROHIBITED PLANT MATERIAL

Botanical Name	Common Name
Casuarina equisetifolia	Australian Pine
Melaleuca leucadendron	Punk Tree
Schinus tereginthifolius	Brazilian Pepper
Melida azedarach	Chinaberry
Dalbergia sissoo	Rosewood

Other prohibited species: Any exotic flowering tree or exotic palm that is not cold tolerant. Such species may be allowed if it is placed in a portable container to be transported indoors by the homeowner during inclement weather.

EXHIBIT C - MAILBOX SPECIFICATIONS



Readers should note that this drawing is a simplified representation of the actual product. The actual product may vary in color, finish, and other details. The actual product may also vary in size and weight. The actual product may also vary in the number of mailboxes per post. The actual product may also vary in the number of mailboxes per post. The actual product may also vary in the number of mailboxes per post. The actual product may also vary in the number of mailboxes per post.

Creative Mailbox Designs, LLC Service Agreement

Creative Mailbox Designs, LLC commits to install this product within 4 weeks of customer approval and receipt of an approved site plan from the US Postal Service. If approved site plan is not received, any orders called in will be processed, however, customer will be responsible for any relocation charge mandated by the U.S. postal service. We will accommodate requests for earlier product installation and/or installation of temporary mailboxes but these requests may be subject to a minimum trip charge of \$98.

- 3"X3" FLUTED ALUMINUM POLE
- 1/2" CAST MAILBOX
- DB-30 BRACKET
- BLACK FLAG
- PC MINERAL BLACK
- 2" CALIFORNIA FB BOLD
- WHITE ADDRESS NUMBERS

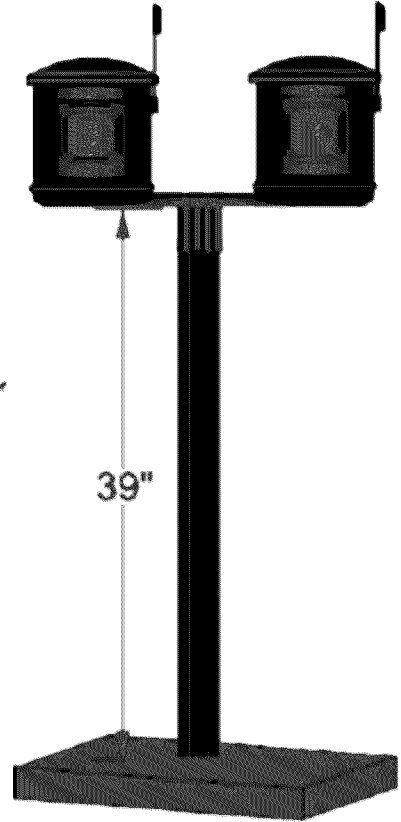


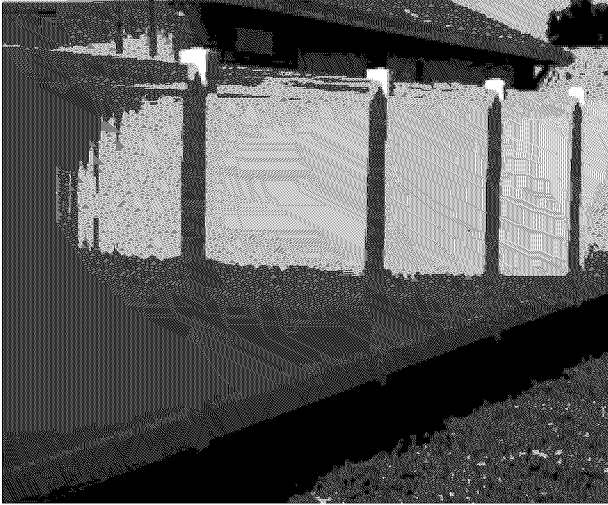
EXHIBIT D - FENCE SPECIFICATIONS

72" high white PVC privacy fence can be used on lots that do not border pond or water conservation areas. Only standard caps are permitted. No finials.

48" high black Avalon 3-Rail fence is required on pond and water conservation lots.

48", 60" or 72" high black Avalon 3-Rail fence can be used on all other lots.

White PVC privacy fence with standard cap



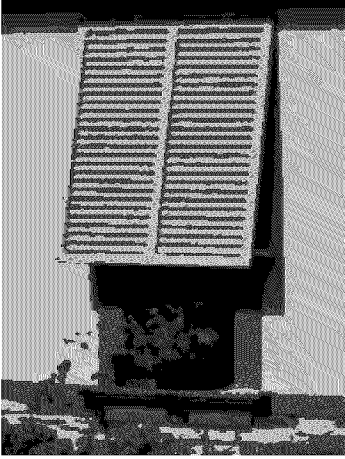
Avalon 3 rail black powder coated aluminum



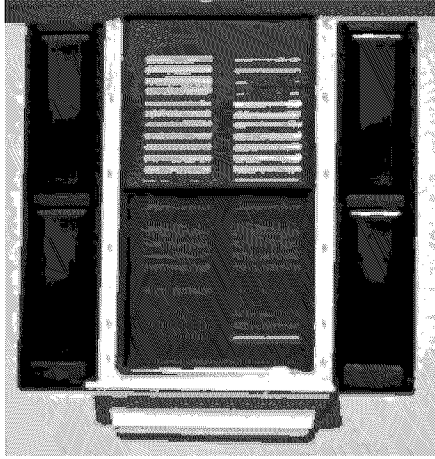
EXHIBIT E - SHUTTER SPECIFICATIONS

Permissible Shutter Styles:

Style A



Style B



Style C



EXHIBIT F – STONE VENEER SPECIFICATIONS

Permissible Stone Veneer Styles:

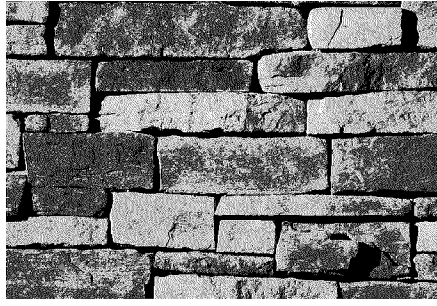
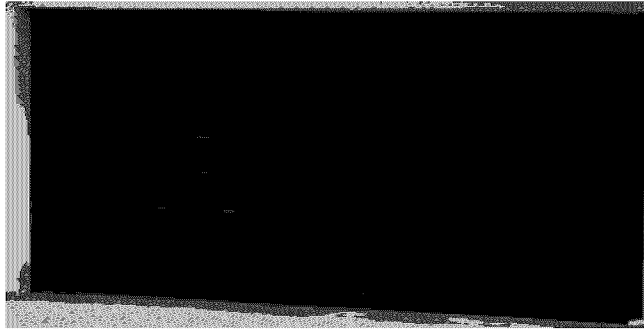


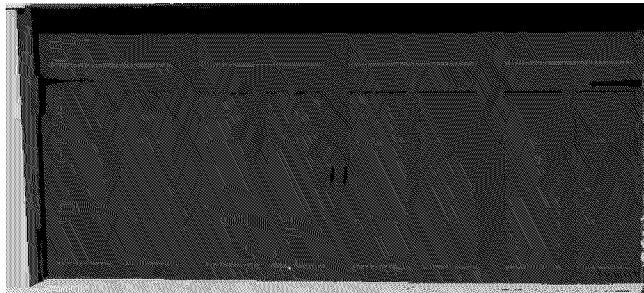
EXHIBIT G – GARAGE DOOR SPECIFICATIONS

Permissible Garage Door Styles: Shown below are 2 car garage doors, the single garage door version should be of the same style as the 2 car garage door.

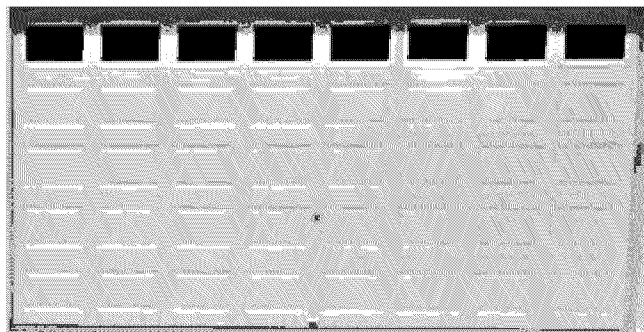
Painted 16 panel metal door without hardware



Painted Overlay Door with Raised Panels and hardware



Painted 40 panel metal door with top row of glass and no hardware



Faux painted "wood" 16 panel metal door with hardware

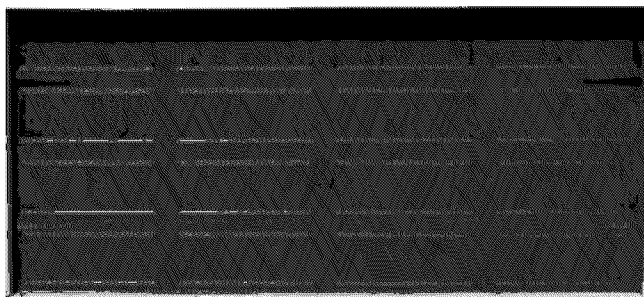


EXHIBIT H – LEASING POLICY

Pursuant to its authority set forth in Article VII, Section 14 of the Declaration of Covenants, Conditions, Restrictions of Forest Glen, as amended ("**Declaration**"), the Board of Directors of Manors at Forest Glen Homeowners Association, Inc. ("**Association**") has adopted the following rules and regulations related to leasing in Manors at Forest Glen:

1. No Owner may lease a property, including any renewal of any existing lease, without the prior written approval of the Association. The following shall be submitted to the Association for approval at least fifteen (15) days prior to the start of the lease:
 - a. A full copy of the proposed new or renewal lease;
 - b. A fully completed tenant application and information form;
 - c. A non-refundable application fee of \$80.00 for each prospective adult occupant, whether or not each adult is signing the lease; and
 - d. Payment of \$300.00 by the Owner or Tenant as a deposit.
2. The tenant application and information forms may be obtained from Management.
3. All leases must be for a period of not less than twelve (12) months. No short term or vacation rentals shall be permitted and no Owner shall advertise their property for lease on a short term or vacation-rental basis, including via Airbnb, VRBO, or other such vacation rental provider.
4. If the Lot is owned by a corporate entity, any person occupying the property other than a director, officer, member, partner, manager, or shareholder of the corporate entity shall be deemed a tenant subject to these rules and the requirements of the Declaration.
5. No property may be leased more than two (2) times in any calendar year, unless the Association approves a hardship exception by the Owner. Such a hardship exception shall be submitted by Owner to the Association in writing, and will be considered on a case by case basis at the sole discretion of the Association.
6. No property may be leased by an Owner within the first twelve (12) months of that Owner's ownership of the Lot, based on the date the deed was recorded.
7. No property may be leased if fifteen (15%) percent or more of the Lots in the community are already leased. Such Owner wishing to lease their Lot shall, if the Owner so requests, be placed on a waiting list and will be notified when the number of Lots leased no longer equals or exceeds fifteen (15%) percent of the total number of Lots in the community. The Owner shall have sixty (60) days from the date of delivery of the notice to lease their Lot, subject to prior approval of the Association and compliance with all other provisions of these Rules and the Governing Documents.
8. Owner must provide Tenant with a copy of the **Governing Documents** of the Association, including the Declaration of Covenants, Conditions, Restrictions of Forest Glen, the Bylaws and the Articles of Incorporation of Manors at Forest Glen

Homeowners Association, Inc., and the Rules and Regulations approved by the Board, including any and all amendments to any of the foregoing. All leases entered into by Owners shall incorporate and require tenants to comply with all of the foregoing.

9. Among other remedies, the Association has the authority to evict any Tenant who fails to comply with any provision of the Association's Governing Documents, including these rules.
10. If the Association imposes any fines against a leased property or any specific assessments for maintenance of the Lot or damage to Common Area during the term of the lease, the Association may deduct such amounts from the deposit.
11. Tenant(s) and Owner(s) are jointly liable for any damage to the Common Area or Association Property caused by a tenant or guest of a tenant.
12. Tenants of a Lot are permitted no more than five (5) guests for use and sharing of the common areas and amenities. Tenants or residents may request a waiver of this number, by submitting a written request to the Association at least seventy-two (72) hours before the guest(s) are requested to share in the common areas and amenities. If not approved by the Association in writing, the limit shall remain five guests.
13. Among other reasons, the Association may deny a lease application for any of the following reasons:
 - a. The Proposed lease would violate or constitute a violation of any provision of the Governing Documents;
 - b. Failure to provide the completed tenant application and information form, proposed lease, and lease application fee at least fifteen (15) days prior to the first date of the lease;
 - c. Prior failure to comply with any requirements related to leasing set forth herein or in the Governing Documents. Association may condition future approval on Owner completing and executing an agreement affirming the responsibility to comply with the leasing requirements and Governing Documents;
 - d. Owner is delinquent on any monetary obligation owed to the Association including but not limited to past due assessments, interest, attorney's fees, costs, late fees, fines, etc.;
 - e. Prior conduct or any violation of any of the Governing Documents by an Owner, tenant, proposed tenant, or any person considered a tenant pursuant to applicable law, the Declaration, or these Rules and Regulations.
 - f. Owner has not owned the property for at least twelve (12) months.
 - g. The total number of Lots leased in the community exceeds fifteen (15%) percent of all Lots within the Association.
14. The Association may terminate and/or deem a lease null and void and all tenants must immediately vacate the property if:
 - a. Any Owner and/or tenant fails to comply with any of the leasing requirements set forth herein or in the Governing Documents.

- b. A tenant breaches or has breached any of the provisions of any of the Governing Documents.