

BELLERIVE AT FOX HOLLOW HOMEOWNERS ASSOCIATION ARCHITECTURAL PLANNING GUIDE & RULES/REGULATIONS

May 2025 Revision 3
(revised Sections 27 and Added New
Section 37)

Bellerive at Fox Hollow is a deed-restricted community. The Planning Guide w/Rules and Regulations is in addition to any restrictive covenants set forth in the Trinity Communities Master Association and Bellerive Declaration. This Planning Guide w/Rules and Regulations shall supersede all previously adopted Planning Guides, regardless of whether the previous Planning Guides were recorded in the Public Records of Pasco County, Florida or not. To the extent that Bellerive at Fox Hollow Covenants and Architectural Review Committee Planning Guide w/Rules and Regulations are more restrictive than County permitting requirements, Bellerive at Fox Hollow documents take precedence.

The roadways in Bellerive at Fox Hollow are private roads and not public, therefore all rules, regulations, policies, and guidelines to govern the roadway is the responsibility of the Bellerive at Fox Hollow HOA Board of Directors.

As per FL Statute 720.3035(6); any other provision in the governing documents of the association, the board or any architectural, construction improvement, or other such similar committee may not deny an application for the installation, enhancement, or replacement of hurricane protection by a homeowner which conforms to the specifications adopted by the board or committee. The board or committee may require a homeowner to adhere to an existing unified building scheme regarding the external appearance of the structure or other improvement on the dwelling/lot.

Any alterations to the exterior (unless otherwise described in sections below) of a dwelling or lot must have **Architectural Review Committee (ARC)** approval prior to commencing work unless otherwise specified in the sections below. The interior of an existing lanai or screened in porch is not within the ARC approval responsibility or the requirements of this Planning Guide, except for the construction of a swimming pool that is to be within a lanai (refer to section 10, SWIMMING POOLS / SPAS). All submittals to the ARC must be presented on the official Bellerive at Fox Hollow Application Guide forms located on the website: <http://www.bellerivefoxhollow.com>. All work approved by the ARC must be completed and the site cleaned within ninety (90) days of the date of the ARC approval unless otherwise requested and approved within the Application Request Form.

To clarify, all contractors and/or sub-contractors will be vetted for current documentation requested on the ARC application found on the Bellerive at Fox Hollow website. All ARC

requests submitted “homeowner will do themselves” will not allow contractors or sub-contractors to assist in the alteration(s).

ARC application request forms and the information required for each submittal may be found online: [http:// www.bellerivefoxhollow.com](http://www.bellerivefoxhollow.com).

1. **DWELLING SETBACKS** - Dwelling setbacks are as follows:
 - a. No dwelling shall be constructed within twenty (20) feet of the right-of-way line of a street, or
 - b. within fifteen (15) feet of the rear lot line, or
 - c. within seven and one-half (7-1/2) feet of the sidelines on any one side of the lot, unless approved by the ARC.

These setback requirements also apply to the installation of all utility fixtures, air conditioning equipment, emergency generators, pool equipment, gas tanks, water softeners and similar apparatus which are to be located at the exterior of any dwelling, unless approved by the ARC.

2. **PERMANENT/TEMPORARY/AUXILIARY STRUCTURES** - Structure of a permanent/temporary character, trailer, tent, barn, solarium, sunroom, shed, or raised vegetable/flower beds or other outbuildings shall be permitted on any lot at any time. Said structure(s) must not be visible from parcel frontage, or an adjacent dwelling, or adjacent to the common area or the roadway.

Sheds, Barns, Solarium, Gazebos, Sunroom ARC requirements are as follows:

- a. Preferred dimensions cannot exceed 12x16 or any size shed up to 200 square feet.
 - b. Must not exceed 12' in height
 - c. Minimum roof pitch of 6/12
 - d. Must be erected 10' from property line
 - e. Color must be identical to the exterior dwelling or blend in color
 - f. Material can be wood, metal, resin, or vinyl
 - g. Roof material can be metal and if shingles are used must match the dwelling roof color or blend in color
 - h. Photograph is to be provided
3. **DWELLING QUALITY** – The ARC shall have final approval of all exterior building materials, paint color included. A palette of pre-approved colors is located online: <http://www.bellerivefoxhollow.com/paintcolors> and a color swatch book is located at Sherwin-Williams - 11148 Cargo Ct - Odessa, FL 33556-3432 - (727) 376-4541.

Eight-inch concrete blocks shall not be permitted on the exterior of any dwelling unless it is covered with stucco. This applies to new construction or renovations. The use of imitation brick for front, back or side material shall not be used. Front, back or side materials such as brick, stone, wood, and stucco may be used.

4. **ROOFS** - All roofs must have ARC approval. Low slope roofs (flat roofs) shall not be permitted. Roofing materials shall consist of clay or cement tile, architectural shingle, cedar shake, or other material approved by the ARC. Pasco County permits are required.
5. **DRIVEWAYS/WALKS/PATIOS** - All dwellings shall have concrete, brick, or paver driveways of stable and permanent construction. Painting, staining, or coating of driveways and walkways is prohibited. If a pre-existing painted or coated driving needs maintenance you must have ARC approval. A palette of pre-approved colors is located online: <https://www.bellerivefoxhollow.com/arc-forms> and a color swatch book is located at Sherwin-Williams - 11148 Cargo Ct - Odessa, FL 33556-3432 - (727) 376-454.

Walks and patios must have ARC approval prior to construction and must be a minimum of seven and one-half (7-1/2) feet from the surveyed property line on the sides and rear of the dwelling.

6. **GAME AND PLAY STRUCTURES** - All permanent game and play structures must be approved by the ARC prior to any construction thereof and must be professionally manufactured.
 - a. All game and play structures, except basketball apparatus (see below), shall not be placed on any part of the lot located in front of the rear line of the dwelling and must be at least seven and one-half (7-1/2) feet from the surveyed property line on the sides and rear of the dwelling.
 - b. All basketball apparatus, including, but not limited to, poles (must be metal) backboards (must be professionally manufactured), hoops, and nets, shall not be installed without prior approval of the ARC. All such apparatus shall be installed no closer to the street curb than 1/2 the distance from the curb to the front portion of the dwelling.
 - c. All portable basketball goals must be stored/placed no closer to the street curb than 1/2 the distance from the curb to the front portion of the dwelling. A basketball goal is "portable" if it is attached to a base that is not designed to be affixed to the ground and is capable of being moved without detaching it from the ground or any other permanent fixture. Portable basketball goals must be stored out of sight each night. All basketball goals shall be maintained in good repair, including pole, backboard, hoop, and net. Poles shall be painted black with no peeling paint. Backboards shall not be split or broken and paint must be in good condition. The net shall be rope and the hoop shall not be bent. All basketball goals shall be professionally manufactured.
 - d. Bikes, toys, and other play apparatus must be stored out of sight when not in use.
 - e. Skateboard ramps are not permitted.
 - f. Tennis courts, pickleball courts, and basketball courts are not permitted to be constructed on any lot.

7. **FENCES, WALLS AND SCREENING** - These restrictions are in addition to any other restrictions set forth in the Declarations for Bellerive at Fox Hollow. The composition, location, and height of any fence, wall, or other screening (including shrubs or hedges) to be constructed or replaced on any lot shall be subject to the prior approval of the ARC and the following requirements:
- a. No fence shall be in the front yard of any dwelling on any lot, nor in the rear yards of lots 82 thru 107 which abut the pond. The finished side of any fence or wall shall face to the outside of the lot as to be visible as viewed from the property surrounding the lot upon which the same is constructed. Any repairs must match the existing fence.
 - b. All fences are subject to the prior approval of the ARC with respect to location and material. Fences shall be composed of only finished, decorated, painted architectural lumber, decorative ornate metal, or other approved material. As per the Board of Directors meeting minutes of February 9, 2021, vinyl fences will no longer be approved in the community. No fence shall be in the front yard on any lot. In addition to the foregoing, fences shall be set back a minimum of: (I) thirty-five (35) feet from the front lot line, or (II) ten (10) feet from the front of the dwelling, whichever is greater. No fence shall be more than four (4) feet in height. All fences shall be fully landscaped so as not to be visible from the roadway.
 - c. On properties bordering water, no fence may be permitted within twenty-five (25) feet of the lake or pond. No fence may be installed parallel to the water.
 - d. All planting to be located within twenty-five (25) feet of any lake or pond must be approved by the ARC. The ARC shall consider the aesthetics of any such planting and whether the view of other Owners of the lake or pond will be obstructed by such plantings.
 - e. Screening of front porch areas, screen doors on front entryways and on garage doors is not permitted within the community to maintain the architectural integrity and the screening uniform appearance of Bellerive. Materials and colors used for front doors shall comply with materials and colors of the primary residence and must be approved by the ARC.
 - f. There is no requirement for an ARC application for the installation for central air-conditioning, refrigeration, heating, or ventilation systems if the aforementioned system is not visible from the parcel frontage, or an adjacent parcel, or adjacent common area or roadway.
 - g. All utility fixtures, air conditioning equipment, emergency generators, pool equipment, gas tanks, water softeners and similar apparatus which are located on the exterior of any dwelling shall be landscaped with weather-resistant plants and/or screened with 1" vinyl lattice fencing (screening) so as not to be visible from any adjacent lot or dwelling, or the streets. The vinyl lattice fencing shall have 4"x 4" corner posts with post cap, 1" lattice shall have U channel on all four sides, and shall be at the same height on all sides of the enclosure. Lattice fencing shall be a minimum of 8" above the utility fixture, air conditioning equipment, emergency generators, pool equipment, gas tanks or similar apparatus unless otherwise approved by ARC. Materials and colors used for any lattice construction shall comply with materials and colors of the primary

residence or be white, and must be approved by the ARC.

8. **ARBORS, LATTICE AND TRELLIS** - Shall be constructed for the purpose of climbing plants, shrubs, and vines. Materials and colors used for any arbor, lattice, or trellis construction shall be consistent with materials and colors of the primary residence, approved by the ARC, and comply with the following requirements:

Arbor: A shelter of vines or branches or of latticework covered with climbing shrubs or vines.

- a. Arbors shall not exceed seven (7) feet in height. Width shall be determined by placement.
- b. Arbors must be kept in good condition. Any rotting, rusting or otherwise unsightly arbors shall be immediately removed or replaced.
- c. If the arbor is not providing support for a plant, then it shall be immediately removed.

Lattice: An open framework made of strips of metal, wood, plastic, or similar material overlapped or overlaid in a regular, usually crisscross pattern, and fastened together. Most arrayed in a square or a diagonal pattern.

- d. Lattice shall not exceed six (6) feet in height. Width shall be determined by placement.
- e. Lattice shall have 4"x 4" corner posts with a post cap, 1" lattice shall have a U channel on all sides, and shall be at the same height on all sides of the structure.
- f. Lattice must be kept in good condition. Any rotting, rusting or otherwise unsightly lattice shall be immediately removed or replaced.
- g. If lattice is not providing support for a plant, then it shall be immediately removed.

Trellis: An open framework of latticework used as a support for climbing plants.

- h. Trellis shall not exceed six (6) feet in height. Width shall be determined by placement.
- i. Trellis must be kept in good condition. Any rotting, rusting or otherwise unsightly trellis shall be immediately removed or replaced.
- j. If a trellis is not providing support for a plant, then it shall be immediately removed.

9. **SIGHT DISTANCE AT INTERSECTIONS** - No fence, wall, hedge, or shrub planting which obstructs sightlines and elevations between two and six feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in case of a rounded property corner from the intersection of the property lines extended. The same sight line limitations shall apply on any lot within ten feet from the intersection of a street property line with the edge of a driveway. No trees shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

10. **SWIMMING POOLS AND SPAS** - Swimming pools and spas shall comply with Pasco County Residential Swimming Pool, Spa, and/or Hot Tub Safety Act Notice of Requirements, and the completed, notarized Requirements form shall be submitted with the ARC approval request. Swimming pool and/or spa to be constructed on any lot shall be subject to the setbacks and easement restrictions and the requirements of the ARC, which include, but are not limited to, the following:
- a. Composition to be of material thoroughly tested and accepted by the industry for such construction.
 - b. The outside edge of any pool wall may not be closer than five (5) feet to a line extended and aligned with the sidewalls of the dwelling and five (5) feet from the rear property line.
 - c. No screening of pool area may stand beyond a line extended and aligned with the sidewalls of the dwelling and must be a minimum of five (5) feet from the rear or side property lines.
 - d. Spas attached to a pool are part of a pool and subject to the same setbacks. Separate spas/hot tubs are subject to the same setbacks as pools.
 - e. No permanent above-ground swimming pools shall be constructed on any lot.
 - f. Temporary pools (e.g., kiddie pools, inflatable pools) are permissible from sunrise to sunset and must be placed in the back of the dwelling, not visible from the road.
11. **GARBAGE AND TRASH DISPOSAL**- No dwelling/lot shall be used or maintained as a dumping ground for rubbish, trash, or other waste. All trash, garbage, and other waste shall be kept in sanitary containers within an enclosure or screened from view. Such screening must be on the side or rear of the dwelling, not on the driveway, and is subject to ARC approval. Garbage cans, other trash, and recycling bins shall be put at the curbside, shall be placed, or kept out at the curbside after dusk, the evening before trash day and should be removed from the curbside by dusk at the end of the pick-up day and stored from view. There shall be no burning of trash or any other waste material.
12. **CLOTHESLINES** - Clotheslines or other installation of outdoor drying apparatus shall be permitted only in a rear yard and must not be visible from any adjacent parcel or the roadway by use of shrubbery or screening.
13. **REMOVAL OF TREES** - No trees of six (6) inches or more in diameter can be cut or removed without the approval of the ARC.
- a. Palms and citrus trees, as well as trees less than six (6) inches in diameter one foot above natural grade may be removed without prior ARC approval. Removal of trees requiring ARC approval and without obtaining approval may be subject to replacement of the tree. The ARC requires stump grinding.

Tree Debris - Any debris resulting from the removal, trimming, pruning, or stump grinding of trees, including but not limited to tree trunks, logs, tree limbs/branches, stumps, and leaves, must be promptly removed from the premises before sundown on the same day. It is the homeowner's responsibility (not the HOA trash service

provider's responsibility) to ensure that all debris is completely cleared from the roadway, sidewalks, curb, driveway, lawns, and adjoining dwellings.

If tree logs are stored outdoors for any purpose, they must be kept in a log rack, log holder, or a suitable container that effectively prevents the logs from becoming airborne during weather-related activities. Additionally, the storage containers for logs must be appropriately landscaped with weather-resistant plants to ensure they are not visible from the parcel frontage, or an adjacent dwelling, or adjacent common area or roadway.

The dimensions of the log storage unit should not exceed 94 inches in width, 14 inches in depth, and 48 inches in height.

14. **WINDOW AIR-CONDITIONING UNITS** - Window/wall air-conditioning units may be permitted. These unit(s) must not be visible from parcel frontage, or an adjacent dwelling, or adjacent common area or the roadway.
15. **MAILBOXES** - No mailbox or paper box or other receptacles of any kind may be erected by the homeowner. Repair, maintenance and replacement of the HOA provided mailboxes is the responsibility of the HOA.
16. **WINDOWS** - All window installation/replacement requires ARC approval prior to installation. Professionally manufactured aluminum or vinyl windows that meet Florida's Code are permitted. Pasco County permits are required.
17. **LAKES AND/OR PONDS** - No structure shall be placed nor shall any material or refuse to be placed or stored on any lot within twenty (25) feet of the property line of any lake or pond.

No boat docks shall be constructed on any part of the pond or lake.

18. **PARKING AND OFF-STREET MOTOR VEHICLES, TRAILERS, BOATS, ETC.** - Off Street Motor vehicles, trailers, recreational vehicles, boats, etc. shall be parked only in the garages or in the driveway of a dwelling, and shall not be parked on the road or street or the swales overnight or on a regular basis (i.e., not more than twenty-four (24) consecutive hours and not more than seven (7) days in any calendar quarter), unless prior approval is granted by a BOD. Aforementioned vehicle(s) must not be visible from parcel frontage, or an adjacent dwelling, or adjacent common area or the roadway.

NO UNREGISTERED motorized vehicle may be operated off the paved streets. Overnight street parking is strictly prohibited. Overnight street parking curfew commences at 11pm and terminates at 7am (each day).

For any special events (e.g., Birthday, Anniversary, Baptism, Wedding, BBQs, Bar Mitzvah, and any other celebration(s)), homeowner shall contact any BOD member via email or other forms of written documentation so that the BOD is aware of a special event

that will require vehicles to be parked in the street during the event. Parking for these events must be on the homeowner(s) property side of the street and there will be no parking in another homeowner's egress to their driveway/garage and/or onto the driveway without the homeowner(s) permission. The US Postal Service carrier's ability to service and/or deliver mail to a mailbox will not be hindered, delayed, or obstructed. All emergency vehicle(s) must be able to drive and maneuver in the community without hindrance and/or obstruction.

No vehicle shall be parked on any lawn, a landscaped portion of the dwelling, or other portion of the dwelling not specifically designed and intended for parking of vehicles. No vehicle shall be parked on the Common Properties or Easements or other portion of the Properties not specifically designed and intended for the parking of vehicles, except for areas specifically designated by the Association for temporary parking during Association-sponsored events. No vehicle of any kind shall block, park across, or infringe in any way the right of way for pedestrians of any sidewalk within the Bellerive at Fox Hollow community.

Commercial/contractor vehicle(s) and trailer(s), while work is being performed on the dwelling or its property, is permitted with prior ARC approval. No overnight parking in the street.

Homeowner(s) who are not in compliance with sections 18, 19 or 20 will receive a non-compliance letter, after three non-compliance letters then the HOA BOD will seek additional recourse to abate the violation. If the vehicle has been towed, the homeowner(s) will be responsible for all fees and/or cost for the recovery of their vehicle.

19. **PARKING AND REPAIR OF VEHICLES** – Except as described in section 18 above, no "Prohibited Vehicle" as described in section 20 shall be parked or stored upon any residential dwelling unless parked or stored in a garage. No "Prohibited Vehicle" shall be parked or stored on any of the Common Properties, or streets within Bellerive at Fox Hollow. All boats, trailers, and personal watercraft must be permanently stored in the garage or off-site. If the vehicle(s) is parked other than in the garage, the aforementioned vehicle(s) must not be visible from parcel frontage, or an adjacent dwelling, or adjacent common area or the roadway.

No motor vehicle of any kind shall be dismantled, abandoned, rebuilt, repaired, or repainted upon any residential lot in such a manner as to be visible from any point on adjacent property or the street. No motor vehicle of any kind shall be dismantled, abandoned, rebuilt, repaired, or repainted in any of the Common Properties or streets within Bellerive at Fox Hollow.

20. **PROHIBITED VEHICLES** - For the purposes of this guide a "Prohibited Vehicle" is defined as the following:
- a. Recreational vehicle-type units as defined by Florida Statutes Section 320.01(1)(b), including but not limited to travel trailers, camping trailers, truck campers, motor homes, and park trailers; any other recreational type vehicle that

will not fit in the garage.

- b. Any all-terrain vehicle, dune buggy, or golf cart should be parked in the garage. If the vehicle(s) is parked other than in the garage, the aforementioned vehicle(s) must not be visible from parcel frontage, or an adjacent dwelling, or adjacent common area or the roadway.
- c. A trailer of any type for commercial or personal use. It must be parked in the garage. If the vehicle(s) is parked other than in the garage, the aforementioned vehicle(s) must not be visible from parcel frontage, or an adjacent dwelling, or adjacent common area or the roadway.
- d. A derelict vehicle, including a vehicle with no current license plate or a vehicle incapable of self-propulsion or under repair.
- e. A boat or personal watercraft. It must be parked in the garage. If the vehicle(s) is parked other than in the garage, the aforementioned vehicle(s) must not be visible from parcel frontage, or an adjacent dwelling, or adjacent common area or the roadway.
- f. Mobile homes as defined by Florida Statutes 320.01(2).
- g. Commercial Motor Vehicle as defined by FL Statutes 320.01(25)
 - 1. Is single or combination of vehicles with a gross vehicle weight rating (GVWR) of 26,001 pounds or more.
 - 2. Is designed or used to transport more than 8 passengers (including the driver) for compensation; or more than 15 passengers if not receiving compensation for the transportation.
 - 3. Any size vehicle that transports hazardous materials that require federal placarding.
 - 4. Has three or more axles regardless of weight.
 - 5. Which uses special fuel or motor fuel on the public highways.

Exceptions - For the purposes of this section, exceptions are described as follows:

- h. Nothing in this section shall be construed to prohibit bona fide loading and unloading of goods from a vehicle during daylight hours.
- i. "Repair" shall not apply to those activities normally associated with any incident to the day-to-day maintenance, washing, waxing, and polishing of vehicles.
- j. A "Prohibited Vehicle" (even if generally described herein) shall not be deemed to be a vehicle present while performing services for or on behalf of the homeowner. If a vehicle is at the homeowner's dwelling for more than 24 hours, said vehicle cannot be parked in the street overnight.
- k. Any "Prohibited Vehicle" temporarily permitted upon approval of the BOD to reside on the homeowner's property as describe in section 18.
- l. A "Prohibited Vehicle" shall not be construed to prohibit the following kinds of commercial information or advertising:
 - 1. A "For Sale" sign for the vehicle itself.

21. **UTILITY CONNECTIONS AND SATELLITE CONNECTIONS** - All dwelling connections for all utilities, including but not limited to, water, sewage, electricity, gas, telephone, television, and satellite connections shall be run underground from the proper connecting points to the dwelling in such manner to be acceptable to the governing utility authority.

Satellite dishes may not exceed one meter in diameter and should be located at the rear of the dwelling. Advance notice of the proposed installation must be submitted to the ARC. Any satellite dish(s) not in use or in service should be removed.

22. **HOLIDAY LIGHTING/DECORATIONS** - Decorative holiday displays and lighting do not require ARC approval and may be installed thirty (30) days prior to the holiday and shall be removed within thirty (30) days after the holiday. Those holidays are Memorial Day, 4th of July, Easter/Passover, Veterans Day, Halloween, Thanksgiving, Christmas/Hanukkah and upon approval for any other homeowner's request for holiday lighting, celebrations or decorations.
23. **SIGNS** - No sign or ornamental signs/artwork (paintings, drawings, or other artistic works) of any kind shall be displayed or placed in the public view on any dwelling except the following:
- a. One professionally made "For Sale" sign of not more than five (5) square feet advertising the property upon which the sign is placed for sale. Approved signs should be requested through the Trinity Master HOA by visiting:
<https://melrosecorporation.com/trinity-communities-master/community-documents/>
 - b. One Security sign
 - c. One Name and Address sign
 - d. One Welcome sign
 - e. One Contractor Sign (e.g., roofer, paver, window replacement)

Restrictions on Location and Time. To this section, the restrictions are as follows:

- a. Signs are not permitted on trees, fences, utility poles, or Bellerive at Fox Hollow common property except for BOD/HOA meeting announcements and HOA Event sign(s) held by the BOD.
- b. Security signs (e.g. ADT, Brinks) are allowed without prior approval and must be eighteen (18") in height or less.
- c. Contractor signs must be removed upon completion of the project.
- d. For sale signs must be removed within five (5) days after the closing of the sale.
- e. Garage sale, estate sale, moving sale, and open house signs are permitted only on the day of the event. Celebratory signs are permitted for up to seven (7) days.
- f. Name, address and welcome signs are allowed without prior approval. Name and address signs must be no larger than eighteen (18") inches in height.
- g. Commercial ornamental signs/artwork are not permitted on any part of a dwelling that can be seen from the roadway without prior ARC approval.
- h. No political signage.

Any sign not in accordance with this list would first require ARC approval.

24. **SOLAR PANELS** - All solar installation/replacement requires ARC approval prior to installation. Professionally manufactured solar panels that meet Florida Code are permitted. Pasco County permits are required. For additional requirements, see

Florida Statute 163.04, energy devices based on renewable resources.

25. **PODS – PORTABLE STORAGE UNITS / DUMPSTERS** - Portable storage units, commercially known as PODS or similar portable storage units, are permitted only in the driveway of a dwelling and for a maximum of ten (10) days within a 30-day period. This ten-day period is intended to allow an owner to load the portable storage unit and arrange for its transport to a permanent storage facility. Owners shall notify the Management Company when the portable storage unit is placed on their property.

Dumpsters must be removed within thirty (30) days from the date of placement on the property unless an extension is granted by ARC. Dumpsters shall not block sidewalks.

26. **MAINTENANCE OF IMPROVEMENTS** - It shall be the responsibility of each Owner to consistently maintain all structures and improvements located on such lot in a neat, orderly, and attractive manner so that the improvements do not decrease the beauty of the community. To this end, but in no way limiting the generality of the foregoing, the homeowner shall prevent or correct as often as required the following specific conditions:
- a. Exterior Painting (including lanai) - Flaking, peeling, unclean, mildewed, unsightly color or conditions of the exterior paint or stain of the improvements.
 - b. Roofs - Mildew stains, broken shingles, and broken tiles on the roof.
 - c. Fences and Screening - Broken, sagging, unsightly, rotting, or mildewing fences and screening.
 - d. Gutters - Broken, sagging, unsightly or mildewing gutters.
 - e. Private Sidewalks and Driveways - private sidewalks and driveways must be maintained and repaired to match the original.
 - f. Screens - All window and pool screens must be kept in good repair.
 - g. Lanai/Pool Enclosures - Painting of the pool enclosure frames and supports must be in a white or bronze color. A palette of pre-approved colors is located online: <https://www.bellerivefoxhollow.com/arc-forms> and a color swatch book is located at Sherwin-Williams - 11148 Cargo Ct - Odessa, FL 33556-3432 - (727) 376-4541.

Any alterations or additions are subject to ARC approval.

27. **LANDSCAPE REQUIREMENTS** – Florida-friendly Landscaping as described by Florida Statute 373.185, means quality non-desert landscapes that conserve water, protect the environment, are adaptable to local conditions, and provide a reduction of stormwater runoff. The following requirements comply with this law:
- a. Acceptable turf grass Bermuda, St. Augustine, and Zoysia. Bahia grass may be used in backyards only.
 - b. Natural sod is required on all front and side yards. Seeding and sprigging are permitted in the rear yards. On corner lots natural sod is required on the front and sides to the rear of the property line and the width will be the same as the side setback of the dwelling.

- c. Synthetic/artificial turf will be acceptable upon the following requirements.
 - 1. Homeowner must submit an ARC application for approval.
 - 2. Installation of the synthetic/artificial turf must be performed by reputable installer/vendor. Vendor information must be on the ARC application.
 - 3. Homeowner must submit a swatch/sample of the synthetic/artificial turf.

28. **LANDSCAPE MAINTENANCE** - All landscaping shall be maintained in a neat and attractive condition. Minimum maintenance requirements include:

- a. Grass - The grass on all lots including the easement (parcel between the sidewalk and the roadway) shall be mowed, edged, weeded, treated for insects, watered, and fertilized such that it should be healthy, neat, and manicured in appearance. Grass shall be no higher than 6 inches and trimmed around stationary objects and plant beds. If a lawn is 15% or more weeds, bare ground, or dying grass, it must be restored so that such areas are less than 15% of weeds, bare ground, or dying grass.
- b. Flower Beds - Flower beds shall be maintained in a neat manner free of weeds and dead plants.
- c. Shrubbery - Shrubs shall be trimmed and pruned so that they are neat in appearance with dead limbs or branches removed.
- d. Mulches – Florida-friendly Landscaping Statute 373.185 permits wood, leaves, pine straw and bark mulches. These hold moisture in the soil, reduce weed growth, slow erosion, and release nutrients.
- e. Trees - Trees shall be allowed to grow in their natural state but any tree that is dead shall be removed following ARC approval. ARC requires stump grinding. Refer to the "Removal of Trees" section in this document for further requirements.
- f. Underbrush - No underbrush or other unsightly growths shall be permitted to grow or remain on any lot and no refuse piles or unsightly objects shall be allowed to remain anywhere thereon.
- g. Vegetable gardens, raised flower and/or vegetable beds are permissible if they cannot be seen from the parcel frontage, or adjacent dwelling, or adjacent common areas or roadway.

29. **LANDSCAPING LIGHTS** – All landscaping lights require ARC approval prior to installation.

- a. Application for landscaping lights must include plans, sketch or drawing indicating placement, height and type of lights that are being installed.
- b. No landscape lights shall blink, pulse, move or flicker. Only holiday/seasonal lights are allowed during each holiday/seasonal period are allowed to blink, pulse, move or flicker (see HOLIDAY LIGHTING/DECORATIONS section).

30. **PONDS AND WATER FOUNTAINS** - All ponds and water fountains require ARC approval prior to installation. Any pump mechanism required for any pond or water fountain must be concealed from view by shrubbery. Any pond or fountain over two (2) feet deep will be considered as a pool and must meet the requirements of a pool and requires a Pasco County permit. Ponds and water fountains must be maintained to

avoid mosquitoes, algae, and fungal growth.

31. **STATUES** - All statues that can be seen from the road require ARC approval prior to installation.
32. **HURRICANE PROTECTION/STORM SHUTTERS** - The job of any storm shutter is to protect your glass areas from breakage when hit by flying debris during storms. There are many styles and types of both permanent and temporary shutters. **Refer to FL Statute 720.3035(6) for additional information.**

Permanent storm shutters, such as Roll-Up, Colonial, and Bahama, come closest to maintaining the architectural integrity of a Unit. Storm shutters may be closed for no more than ten (10) days prior to the projected arrival of a storm and must be opened within seven (7) days after the storm has passed. All permanent shutters, including any not mentioned above, require ARC approval prior to installation.

Temporary shutters, such as corrugated panels and plywood, require some planning and effort to install and remove. In addition, provisions need to be made for their proper storage inside the garage when not in use. Temporary shutters may be installed ten (10) days prior to the projected arrival of a storm to impact our area. The removal and storage of temporary shutters should occur within seven (7) days after the storm has passed. Due to the time-sensitive nature of temporary shutters, prior approval of the ARC is not necessary. However, it is necessary to adhere to the installation and removal timing noted above.

33. **DISPLAY OF FLAGS AND FLAG POLES** - For complete requirements, see Florida Statute 720.304: Right of owners to peacefully assemble, display of flags, SLAPP suits prohibited, and Florida Statute 720.3075.

34. **WELLS** - No well will be drilled by the homeowner and/or unlicensed personnel. The well drilling prerequisites document may be found online: <http://www.bellerivefoxhollow.com>. Prior to drilling, the homeowner will be required to provide a signed and notarized prerequisites document that will be provided to the homeowner with the approval letter from the ARC. Though the approval has been provided to the homeowner, however, to begin the drilling process, the following conditions set forth in the prerequisites document and as specified below must be met:

- a) The homeowner shall submit all required documents for their assigned contractor, including: a License, Certificate of Liability, and any other documents deemed necessary prior to the drilling of the well, including the signed and notarized prerequisites document.
- b) Copy of any and/or all required permit(s) shall be submitted to the ARC.
- c) The contractor's Scope of Work (SOW) shall be submitted to the ARC.
- d) The homeowner's plat or other media shall be provided with an approximate indication of the designated drill area. Distance from the lot lines and the nearest structures shall be included.

- e) Designated drilling area shall not be within five (5) feet of another homeowner's property line.
- f) **All work** related to the drilling of the well shall be done by a bonded and insured contractor.
- g) The homeowner shall submit the seal casing type (component) to the ARC.
- h) The homeowner will be required to provide, upon completion of the project, a **"Pass or Approved"** inspection or other official document conducted by either the state, county and/or local governing or other responsible entity.
- i) The purpose of the well is to draw/pump non-potable water for **irrigation use only**.
- j) The homeowner should provide, if required, on a quarterly schedule, a water level report to the ARC.
- k) The well **must not be a nuisance** to any homeowner, the community or to the HOA. All nuisance(s), violation(s) and/or complaint(s) must be **immediately addressed** by the homeowner. Nuisance is identified but not limited to: smell, staining, and water encroachment onto another homeowner's property.
- l) The homeowner shall be required to have an iron treatment/filtration system installed to minimize iron-related staining.
- m) The decibel noise level of the well pump shall not exceed 80 dBA measured at three feet from the well.
- n) The well pump and its components shall be camouflaged from view from the dwelling frontage/side, or adjacent dwelling, or adjacent to the common area or roadway.
- o) Design of the well water supply line to the existing irrigation system shall meet the Florida Governmental Utility Authority (FGUA) and/or Swiftmud Water Management backflow prevention and cross-connection control program requirements.
- p) All above specified required/requested documents shall be sent to Management and Associates by either USPS mail and/or email.
- q) The homeowner shall need to submit the completed prerequisites document with their notarized signature within five (5) working days (Saturday/Sunday not included) of receipt of ARC approval of the ARC request form to Management and Associates, 720 Brooker Creek Blvd STE 206, Oldsmar, FL 34677.
- r) Failure to meet the above-mentioned requirements/conditions shall null and void the approved ARC application, and if the project has been completed, shall require the discontinued use of the well.
- s) Any operation, testing, and reporting requirements specified in this section apply to the homeowner which installed the well, and to subsequent homeowners of the property and well.

35. **LANAI**- ARC application will be required for any new construction, or for the replacement of or modification to an existing lanai. Pool cage structure must be either shades of white or bronze. Refer to section 26 for additional painting requirements.

The ARC application must include the following:

- 1. Property plat or survey showing cage and door placement and locations. Doors may not open onto neighbor's property or common area.

2. Pool cage plans to include photographs or drawings of the structure to be built and the color.
3. Landscape plan if required.
4. Contractor required information.

36. **AWNINGS AND SUN/PRIVACY SCREENS** - ARC application will be required for the installation of awnings and/or sun/privacy screens. An ARC application is not required if the awning(s) and/or sun/privacy screen(s) are to be installed within the lanai enclosure.

The ARC application must include the following:

1. Color swatch and/or pattern or a color photograph.
2. Photograph of the location where the item will be installed.
3. Photograph of the dwelling and the roof
4. Contractor required information.

37. **VEHICLE RULES AND REGULATIONS** – All vehicular traffic within this community is governed by the traffic laws of the State of Florida and Pasco County applicable to public streets and roads.

Furthermore, the Association owns the roads and streets within the community and pursuant to the Association's governing documents, the Homeowners (HOA) Board of Directors have the authority to establish, implement, and enforce reasonable rules and regulations concerning vehicular traffic, including golf carts and motorized/electrical recreational entities (i.e. motorized scooters, electric bicycles, hoverboards, low speed vehicles and etc). These rules and regulations may encompass safety measures, speed limits, and modifications to existing traffic rules on community streets and roads.

- a) The streets and roads within the community are private property.
- b) The community current speed limit is twenty (20) miles per hour.
- c) Tailgating at the entrance gate of Bellerive at Fox Hollow is strictly prohibited. Homeowners shall use their remote, vehicle's HomeLink, four-digit PIN or MyQ Community app to gain access into the community.
- d) Reckless operation of any type of motorized vehicle is prohibited.

To ensure compliance, the HOA Board of Directors are empowered to implement appropriate enforcement procedures, which may include violation notices, mediation, the imposition of fines, and other necessary legal actions

It is also important to note that only drivers holding a valid driver's license issued by the State of Florida or any other state are permitted to operate any type of motor vehicle, including golf carts, on any street or road within the community. All vehicle type(s) operated within the community must be driven in an alert, careful, sensible, safe, and quiet manner, with due consideration for the rights of all residents.

Be advised that all licensed guests, family members, invitees, contractors, and/or vendors are required to comply with the community's traffic rules and regulations. Kindly ensure that these individuals are duly informed of these requirements, as homeowners will be held responsible for any violations and will receive the corresponding notification letters.

